



### PROPERTY DESCRIPTION

- Building Recently Updated With a Brand New Façade!
- 9,600 SF Space and a 4,800 SF Space Available

### LOCATION DESCRIPTION

- Shopping Center Located in the Heart of Lake Charles; Location Couldn't Be More Prime!
- Located on Lake Charles' Main Mardi Gras Parade Route
- Just a Few Minutes Drive From McNeese State University, Interstate 10 & 2-10, Prien Lake Mall, Downtown Lake Charles, Golden Nugget, L'Auberge, and Horseshoe Casino & Resorts, and Much More

### OFFERING SUMMARY

Lease Rate:	\$8.00 - \$10.00 /yr (NNN)
Number of Units:	5/ 2 Available
Available SF:	9,600 SF   4,800 SF
Building Size:	39,599 SF

SPACES	LEASE RATE	SPACE SIZE
3525	\$8.00 SF/yr	9,600 SF
3517	\$10.00 SF/yr	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,890	25,797	37,680
Total Population	9,089	62,673	93,064
Average HH Income	\$69,771	\$78,516	\$79,776

NVST Real Estate Solutions, LLC  
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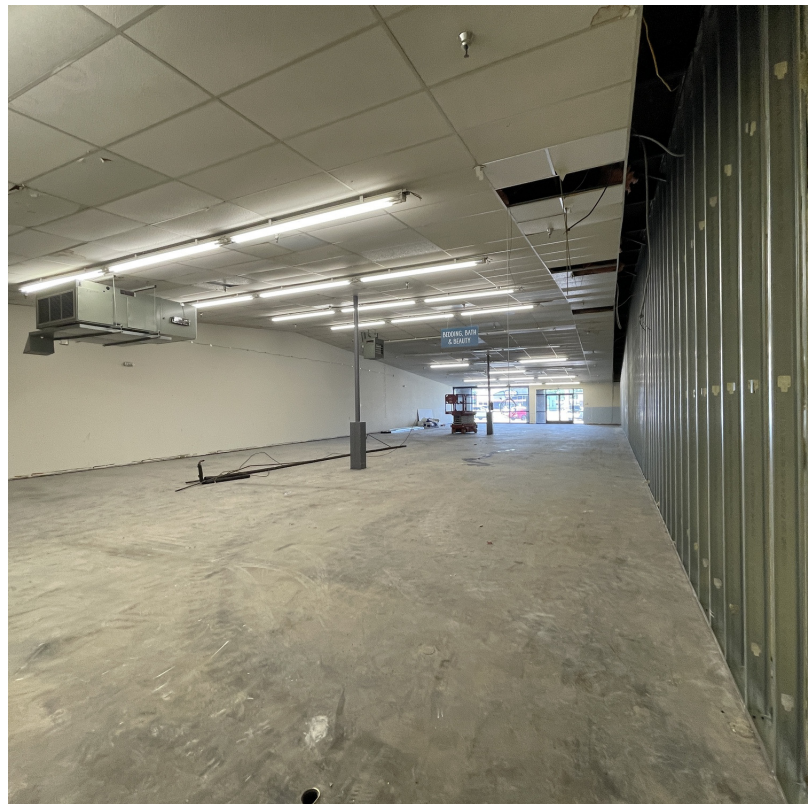


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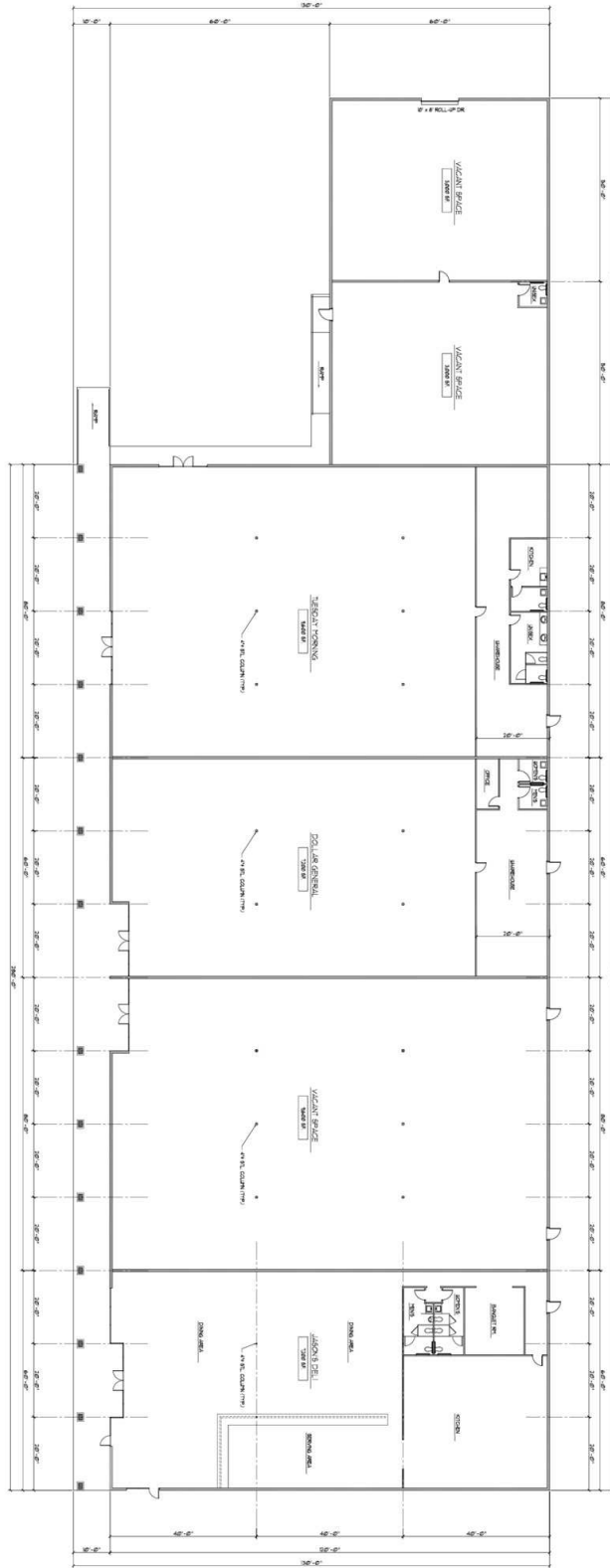
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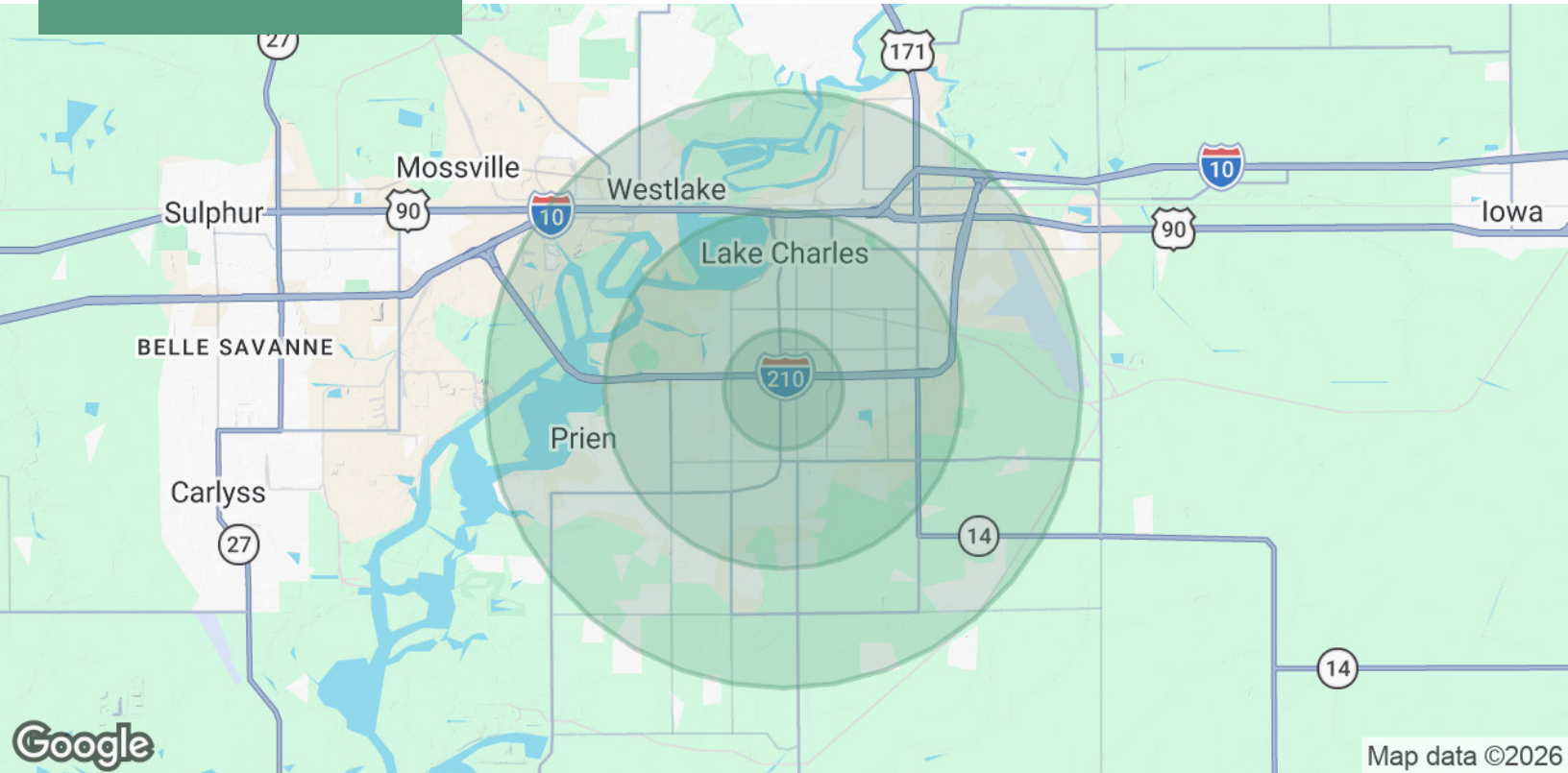
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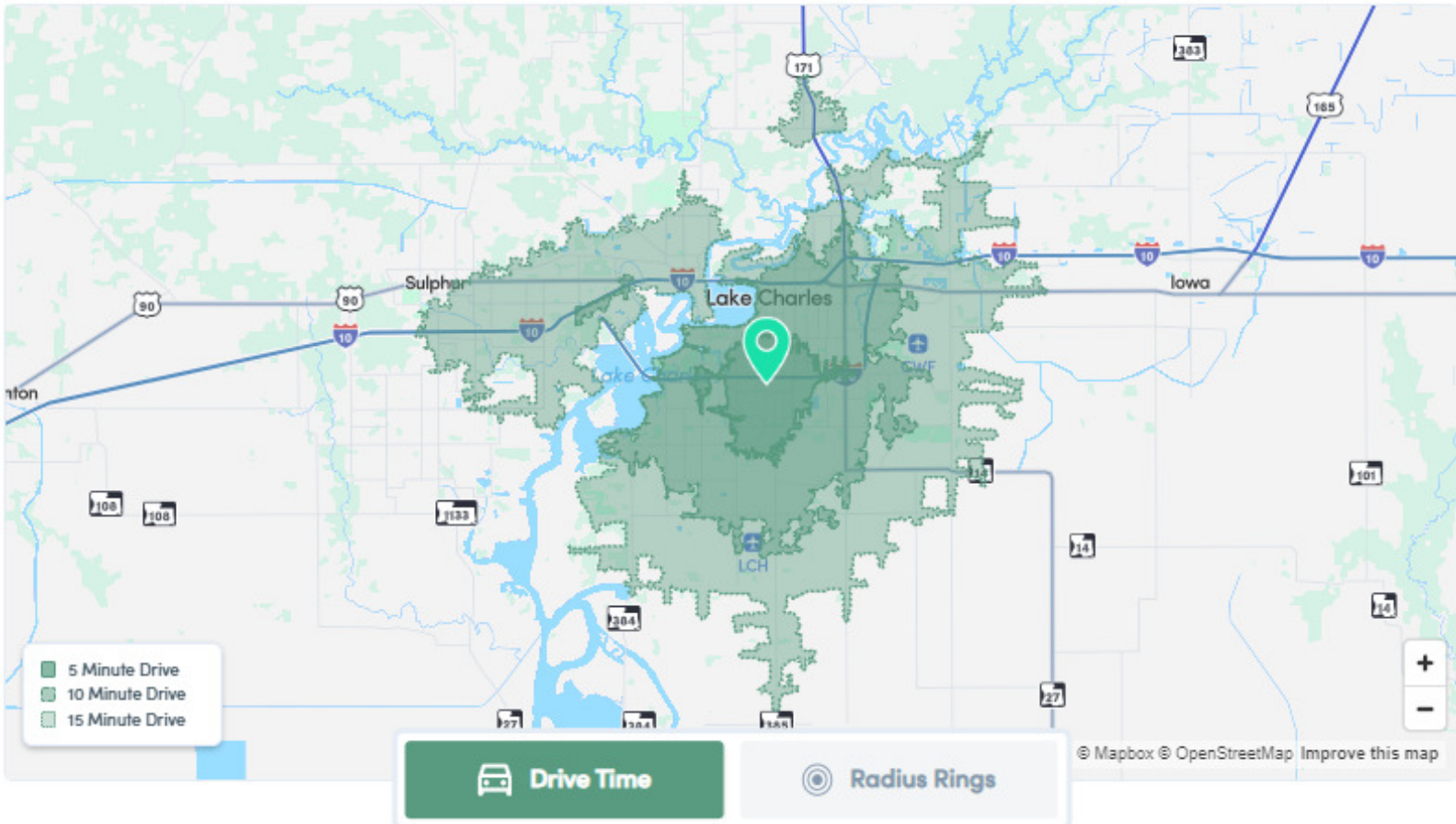
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,089	62,673	93,064
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,890	25,797	37,680
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$69,771	\$78,516	\$79,776
Average House Value	\$201,527	\$248,323	\$264,755

Demographics data derived from AlphaMap

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