



FOR SALE or LEASE




**3735 Kirkman St.
Lake Charles, LA**



Tom Maraist
225-200-4180
tommaraist@gmail.com

Michael Pou
504.915.5082
Office: 504.525.9763
mpou@talbot-realty.com

 **Commercial Real Estate, LLC**
1315 Carrollton Avenue
Baton Rouge, LA 70806

Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.

747 Magazine Street
Suite 7
New Orleans, Louisiana 70130





OVERVIEW

3735 Kirkman St. Lake Charles, LA

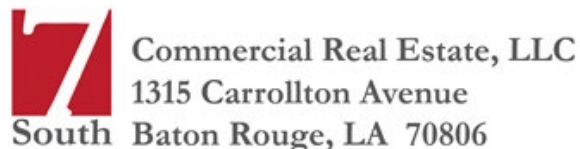


7 South Commercial Real Estate and Talbot Realty Group have teamed up to offer this property located in the heart of Lake Charles, Louisiana. This commercial building is currently a retail store selling education materials. The site is located on a corner lot ½ mile south of I-210. The property is bounded by Kirkman, Tulane and Swanee streets with a rear drive to a roll-up door and warehouse off of Swanee and parking off of Kirkman and Tulane. Business is closed; call for access.

- **Size:** 9,396 SF building on 0.40 Acres +/- (additional land available adjacent to property)
- **Lease Price:** \$8.00/SF
- **Sale Price:** \$585,000.00
- **Flood Zone:** X
- **Zoning:** MU, Mixed Use. For more information, visit this website:
https://www.cityoflakecharles.com/egov/documents/1664387157_56836.pdf

Tom Maraist
225-200-4180
tommaraist@gmail.com

Michael Pou
504.915.5082
Office: 504.525.9763
mpou@talbot-realty.com



Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.

747 Magazine Street
Suite 7
New Orleans, Louisiana 70130





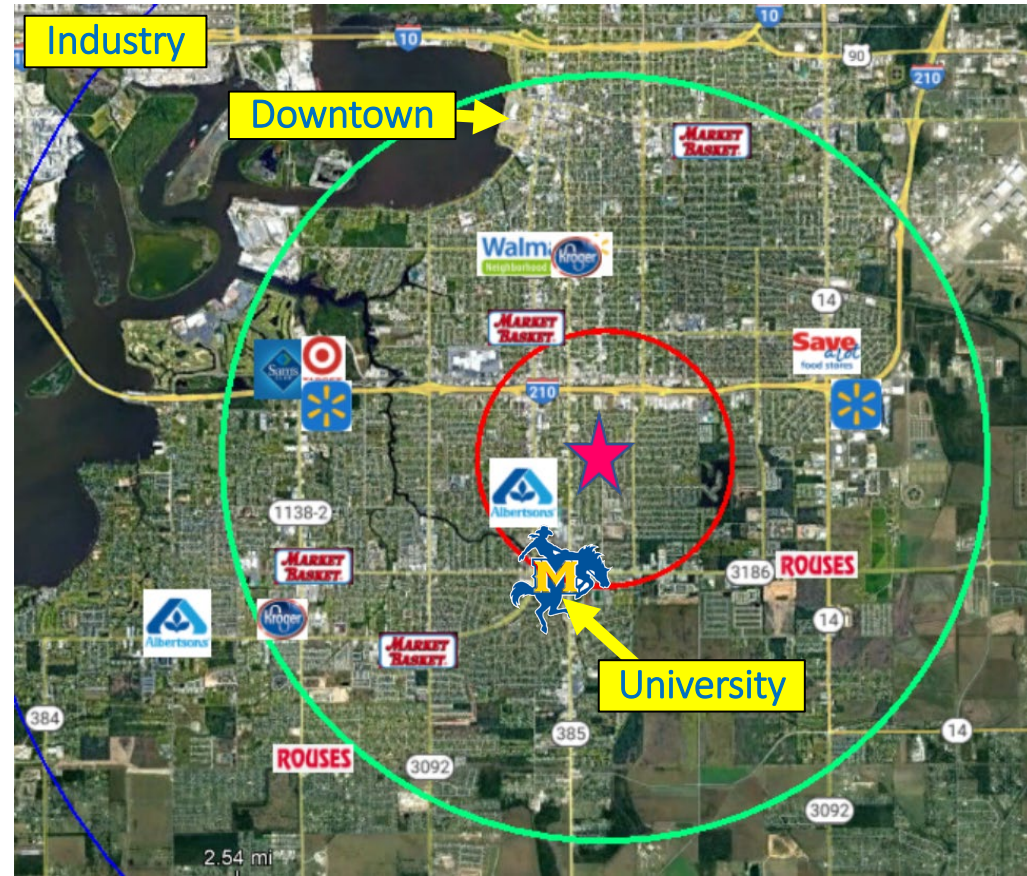
Demographics

3735 Kirkman St. Lake Charles, LA



Lake Charles Metro Area: 210,000
 3 Mile Radius (green): 71,275
 1 Mile Radius (red): 11,921
 Population Density: 3,796/Sq. Mile
 Median Age & Household Incomes:

- 1 Mile: 31.05 & \$30,800
- 3 Miles: 36.21 & \$45,565



Tom Maraist
 225-200-4180
 tommaraist@gmail.com

Michael Pou
 504.915.5082
 Office: 504.525.9763
 mpou@talbot-realty.com



Aerial & Trade Area View



**3735 Kirkman St.
Lake Charles, LA**



Tom Maraist

225-200-4180

tommaraist@gmail.com

Michael Pou

504.915.5082

Office: 504.525.9763

mpou@talbot-realty.com



Commercial Real Estate, LLC
1315 Carrollton Avenue
Baton Rouge, LA 70806

Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.

747 Magazine Street
Suite 7
New Orleans, Louisiana 70130

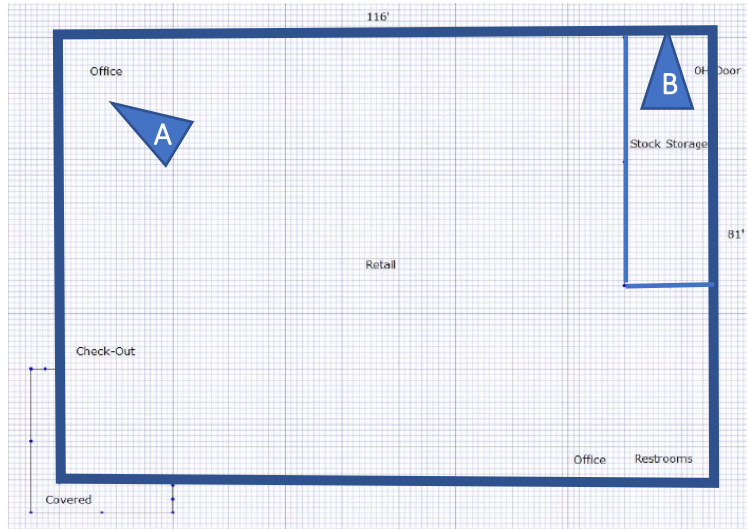




Interior Layout & Photos

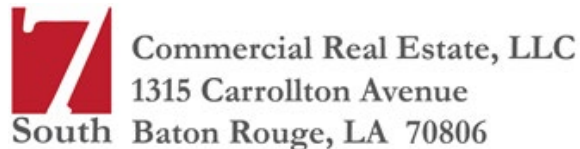


3735 Kirkman St.
Lake Charles, LA



Tom Maraist
225-200-4180
 tommaraist@gmail.com

Michael Pou
504.915.5082
 Office: 504.525.9763
 mpou@talbot-realty.com



Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.

747 Magazine Street
 Suite 7
 New Orleans, Louisiana 70130





Exterior Photos

**3735 Kirkman St.
Lake Charles, LA**



**Tulane St. & Swanee St.
sides of building**

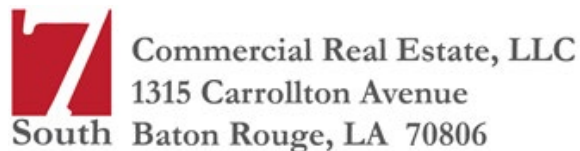
**Swanee St. & North
sides of building**



Tom Maraist

225-200-4180

tommaraist@gmail.com



Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.

747 Magazine Street
Suite 7
New Orleans, Louisiana 70130

