



PROPERTY DESCRIPTION

Introducing 611 Prien Lake Rd, a prime commercial property available for lease in the heart of Lake Charles, LA. This exceptional space boasts high visibility and excellent accessibility, making it an ideal location for retail or street retail businesses. The property offers ample parking and a versatile layout, providing the perfect canvas for retailers to create a dynamic and engaging space. With its modern design and optimal positioning, this property presents an unparalleled opportunity for businesses seeking a prominent presence in the thriving Lake Charles commercial landscape. Don't miss the chance to make this impressive property the home for your retail venture.

OFFERING SUMMARY

Address:	611 W. Prien Lake Road Lake Charles, LA 70601
Lease Rate:	\$20 NNN
Number of Units:	8 / 1 available
Available SF:	2,228 SF
Building Size:	16,450 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	421	1,590	4,509
Total Population	728	2,758	8,337
Average HH Income	\$60,406	\$59,238	\$62,377



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