



- target
- ROSS DRESS FOR LESS
- carter's
- Marshalls
- Pizza Hut
- CVS pharmacy
- DICKEY'S BARBECUE PIT
- HUFFALO WILD WINGS
- Olive Garden
- SONIC
- sam's club
- OCharleys
- Residence INN BY HARRIOTT
- SPRINGHILL SUITES MARRIOTT
- WINGATE BY WYNDHAM

- tru by miller
- HOME2 HOTELS BY HILTON
- Hampton by Hilton
- Holiday Inn Express
- LA QUINTA INN & SUITES
- STAYBRIDGE SUITES

- Walmart
- TEXAS ROADHOUSE
- Chick-fil-A
- SUBWAY
- TORCHYS

- Starbucks
- five BELOW
- TJ-MAXX
- Denny's
- DICK'S SPORTING GOODS
- TORRID
- francesca's
- HOT TOPIC
- JCPenney
- THE VITAMIN SHOPPE
- maurices
- chico's
- EXPRESS
- KOHL'S
- Dillard's
- MEN'S WEARHOUSE
- VICTORIA'S SECRET
- AÉROPOSTALE
- AMERICAN EAGLE
- Buckle
- MCALISTER'S DELI

- Walgreens
- DOLLAR TREE
- FIVE GUYS BURGERS AND FRIES
- FAMILY DOLLAR
- SUBWAY
- Precision Tune Auto Care
- AAMCO AUTO CARE
- Checkers
- TACO BELL
- POPEYES
- golden cOTTAGE Italian & Grill
- TIRECHOICE AUTO SERVICE CENTERS
- Firestone
- meLLOW MUSHROOM
- Tuesday Morning
- DOLLAR GENERAL
- cicis pizza
- jason's deli

FOR LEASE

PROPERTY SUMMARY

Marcel Contraband Pointe delivers an update on a suburban mixed-use development model, one that integrates creative lifestyle amenities and a fresh take on the community retail experience. A collection of retail shops, office and restaurants will provide visitors an experience that flows inside to outside and connect with pristine landscaped spaces that weave together local residential communities. These open-air spaces will host entertainment and special events to foster unique experiences and opportunities for interaction and discovery. Marcel Contraband Pointe includes multiple restaurant and retail sites, as well as one of the only waterside restaurants in Lake Charles, and a dedicated building space to house an APEX Executive Suites, a flexible community co-working facility.

NEARBY RETAILERS

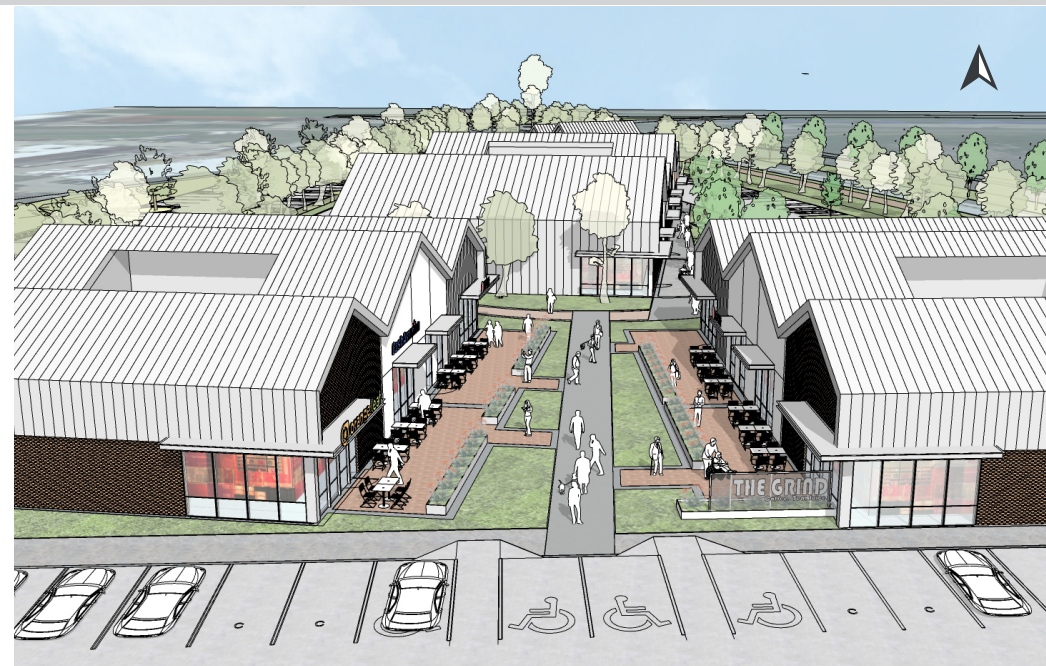
- Target
- Sams
- Walmart
- Hobby Lobby
- Ross
- Sleep Number
- Chick Fil A
- Panera
- Torchy's Tacos

LOCATION HIGHLIGHTS

- Nearly 3,000 hotel rooms within 1.5 miles of the development (This includes the luxurious L'Auberge and Golden Nugget casino resorts)
- Of these rooms, 900+ rooms are located within walking distance of Contraband Pointe!

PRICING

- See agent for details.



BUILDING/USE	PARKING RATIO	AREA (SF)	PARKING REQ.
E - OFFICE	3.3	16,416	55
F - RETAIL	4	8,208	66
G - RETAIL	4	8,208	66
H - REST	5	6,000	30
I - REST	5	6,000	30
J - RETAIL	4	12,160	49
K - REST	5	2,760	14

Total required spaces = 244

Standard Spaces, Compact Spaces, ADA Spaces Total Parking Provided = 301

2022 DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	4,774	47,182	95,987
Avg. HH Income	\$96,633	\$86,932	\$77,446