



## PROPERTY DESCRIPTION

Rouses Market-anchored development in Lake Charles, Louisiana is open for business. This grocery-anchored development is located approximately 3 miles south of Interstate 210 (I-210) and only a 5-minute drive from McNeese State University. The surrounding area consists of single-family residential neighborhoods boasting an average household income of \$80,650. The area is in the midst of an economic boom with more than 10,000 new homes expected to be built over the next 5 years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going \$97 Billion industrial expansion taking place in Southwest Louisiana.

## TENANTS

- Rouses Market
- PJ's Coffee
- Orange Theory Fitness
- Ja'Noir Nails
- YaYa & Company
- Tokyo Cafe
- Club Pilates

## PROPERTY HIGHLIGHTS

- New construction grocery-anchored center
- Pad sites and shop space available
- Excellent visibility and exposure
- Centrally located within fastest growing area in the region
- Ideal tenants include QSR's, soft goods, services, restaurants
- Average Daily Traffic on Nelson Road: 9,805 (2021)

## OFFERING SUMMARY

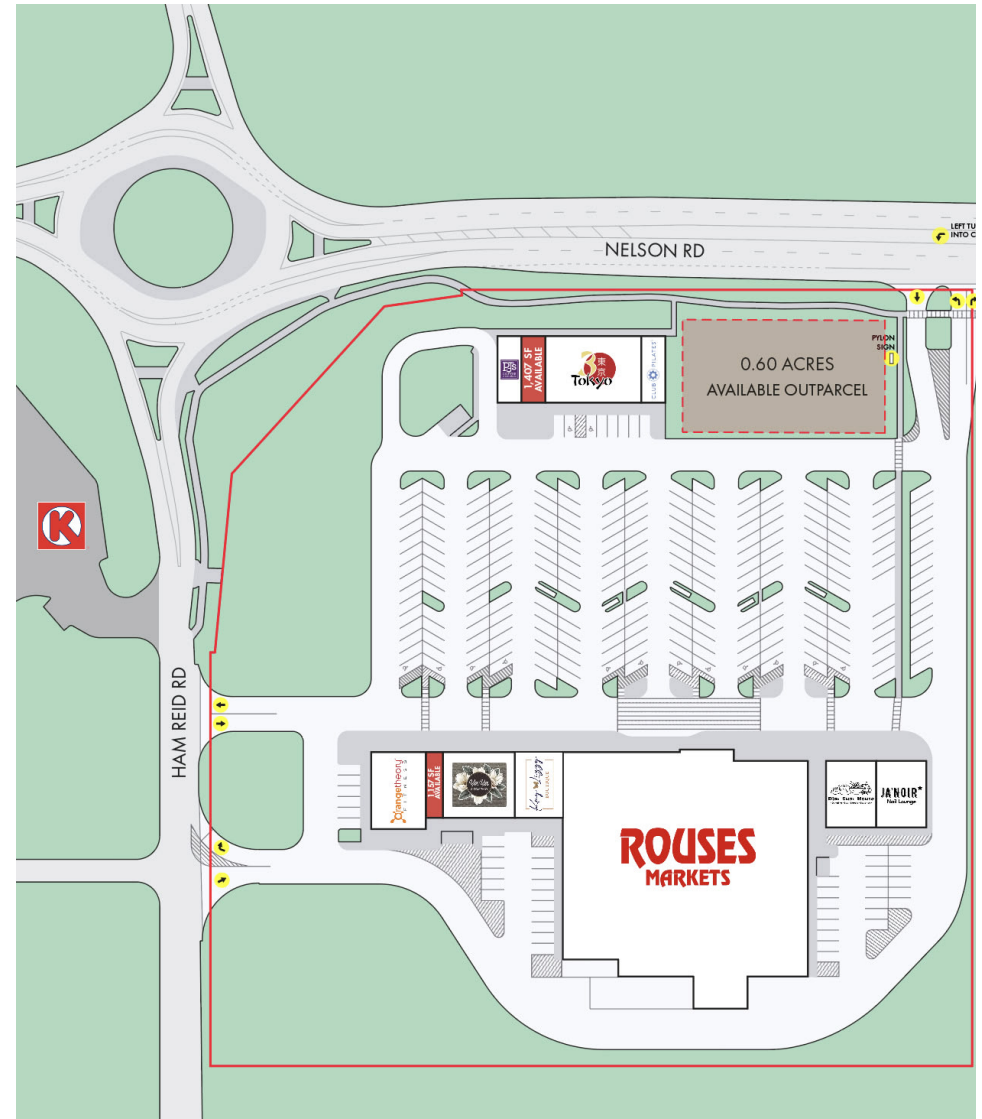
<b>Lease Rate:</b>	\$25 - 32 SF/yr (NNN)
<b>Available SF:</b>	1,157 - 2,489 SF
<b>Land Size:</b>	10.25 Acres
<b>Building Size:</b>	89,709 SF

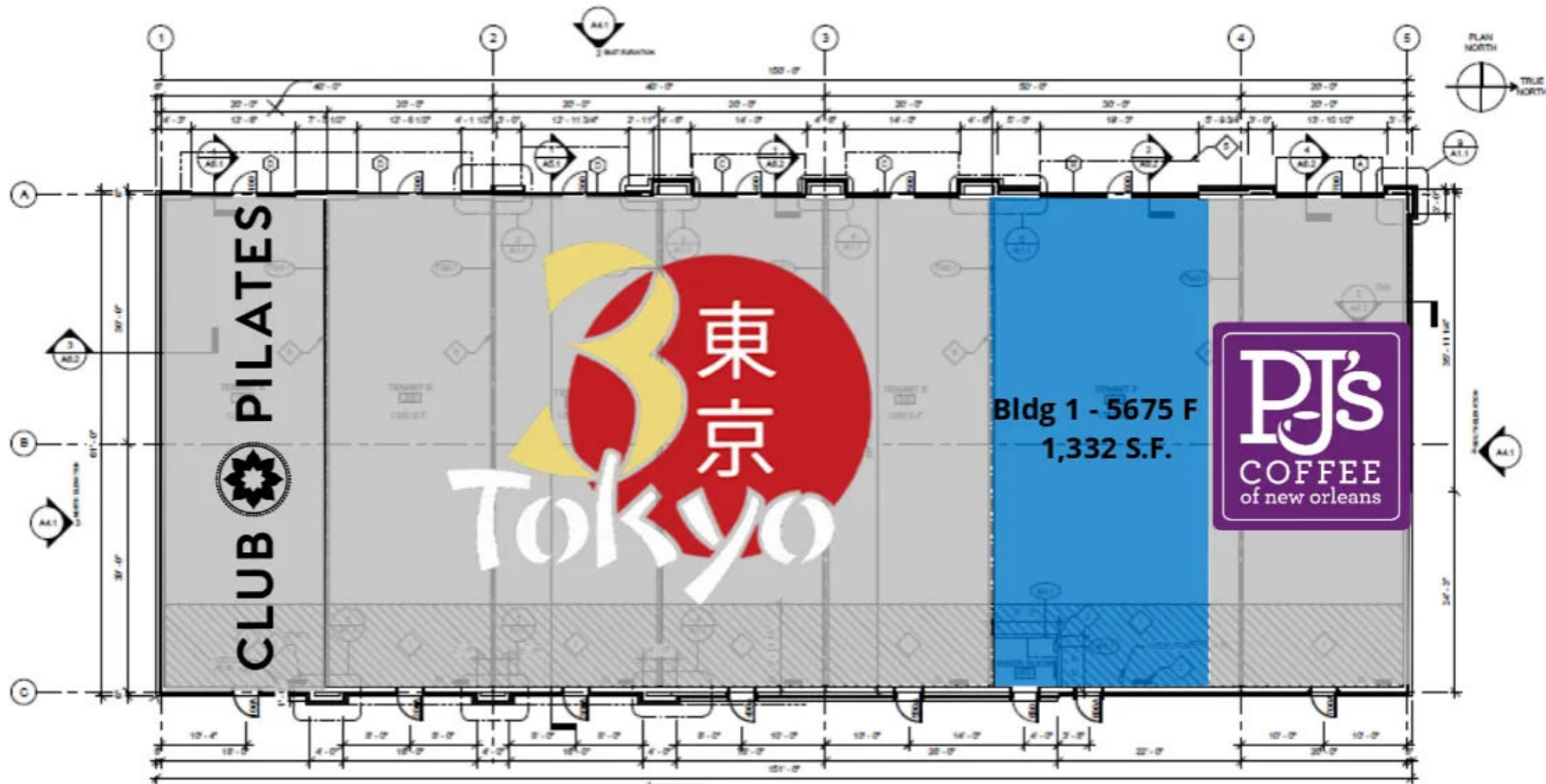
### LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,157 - 2,489 SF	<b>Lease Rate:</b>	\$25 - \$32 SF/yr

### AVAILABLE SPACES

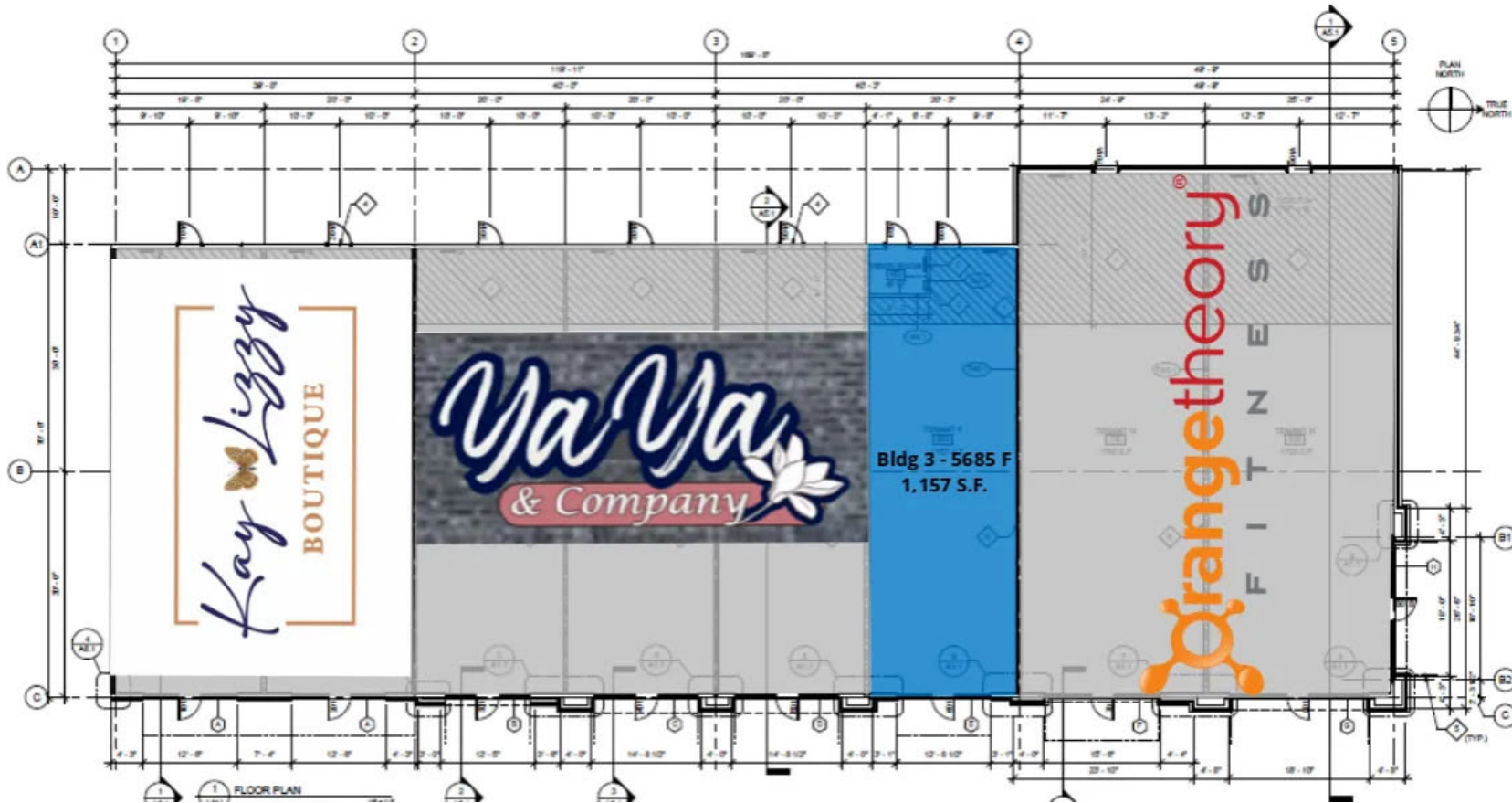
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Bldg 1 - 5675 F	Available	1,332 SF	NNN	\$28.00 SF/yr
Bldg 3 - 5685 F	Available	1,157 SF	NNN	\$25.00 SF/yr
Pad 2 For Sale or Lease	Available	0.6 Acres	NNN	\$32.00 SF/yr
Bldg 1 - 5675 A	Club Pilates	1,414 SF	NNN	Leased
Bldg 1 - 5675	Tokyo Japan	4,479 SF	NNN	Leased
Bldg 3 - 5685 A/B	Kay Lizzy Boutique	2,400 SF	NNN	Negotiable
Dim Sum House	Dim Sum House	2,355 SF	NNN	Leased
Ja'Noir Nail Salon	Ja'Noir Nail Salon	3,000 SF	NNN	Leased
Rouses Market	Rouses Market	44,059 SF	NNN	Leased
YaYa & Company, LLC	Bldg 3 - 5685 C-E	2,400 SF	NNN	Leased
Orange Theory Fitness	Orange Theory Fitness	3,500 SF	NNN	Leased
PJ's Coffee	PJ's Coffee	1,540 SF	NNN	Leased





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Bldg 1 - 5675 A	Club Pilates	1,414 SF	NNN	-
Bldg 1 - 5675	Tokyo Japan	4,479 SF	NNN	-
PJ's Coffee	PJ's Coffee	1,540 SF	NNN	-



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Bldg 3 - 5685 A/B	Kay Lizzy Boutique	2,400 SF	NNN	-	-
YaYa & Company, LLC	Bldg 3 - 5685 C-E	2,400 SF	NNN	-	-
Orange Theory Fitness	Orange Theory Fitness	3,500 SF	NNN	-	-

# stirling

**BEN GRAHAM, CCIM**

Office: 225.329.0268  
bgraham@stirlingprop.com

**JUSTIN LANGLOIS, CCIM, SIOR**

Office: 225.329.0287  
Direct: 225.445.6434  
jlanglois@stirlingprop.com

**SETH CITRON** **HR CROSSING**

Office: 337.572.0273  
scitron@stirlingprop.com

FOR LEASE

5675 Nelson Road Lake Charles, LA 70605



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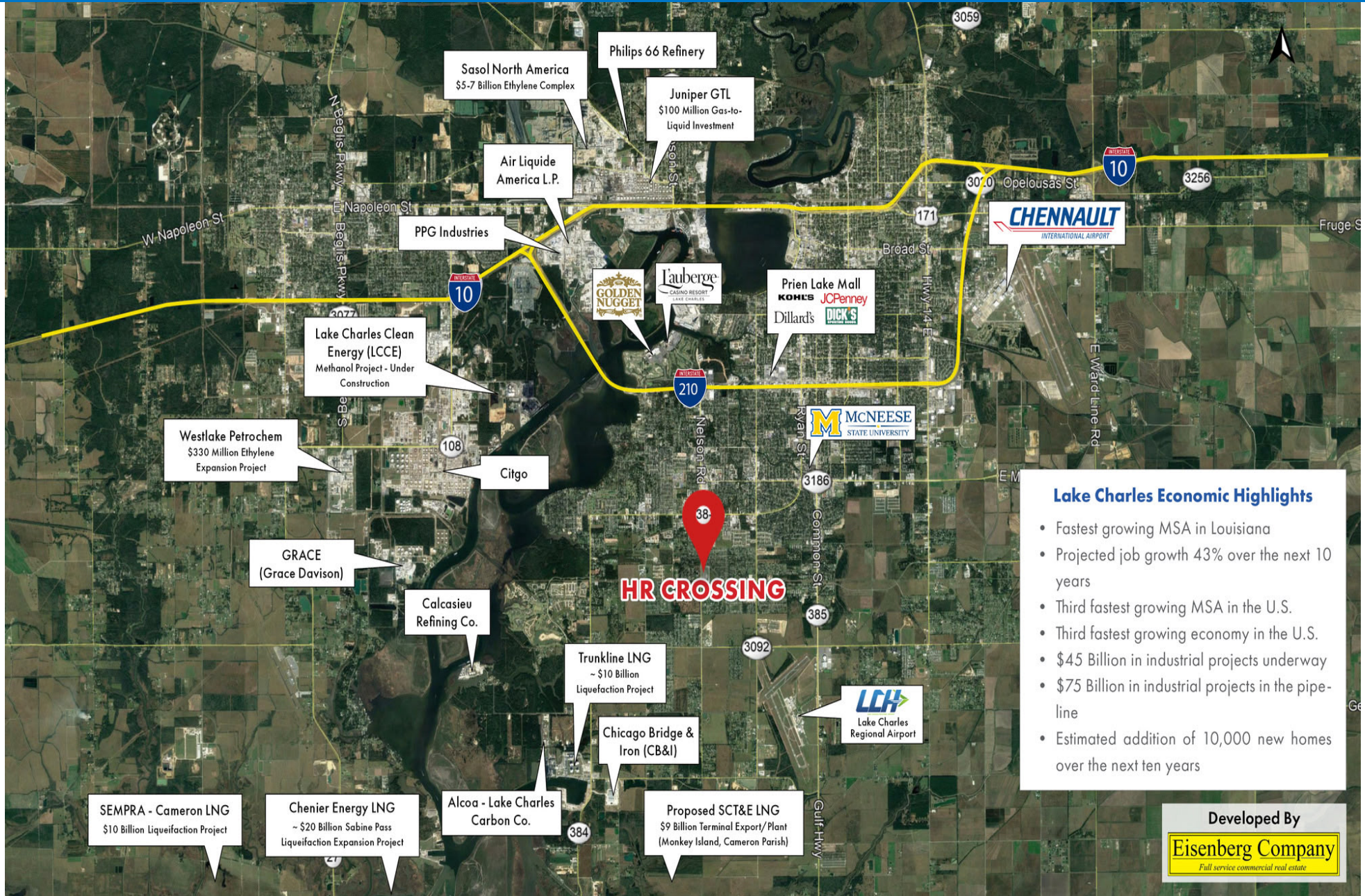
scitron@stirlingprop.com

# HR CROSSING

## FOR LEASE

5675 Nelson Road Lake Charles, LA 70605







### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	39,685	74,019	148,214
Average Age	36.5	36.6	36.9
Average Age (Male)	35.7	35.0	36.8
Average Age (Female)	37.7	39.5	38.8

### HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
Total Households	15,293	28,843	56,510
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$110,154	\$96,287	\$91,742
Average House Value	\$316,161	\$281,027	\$263,116

2023 American Community Survey (ACS)

### Traffic Counts (ADT 2021)

I-210	49,287
Nelson Road	9,805
McNeese Street	15,652

