



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 Markets
- 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)

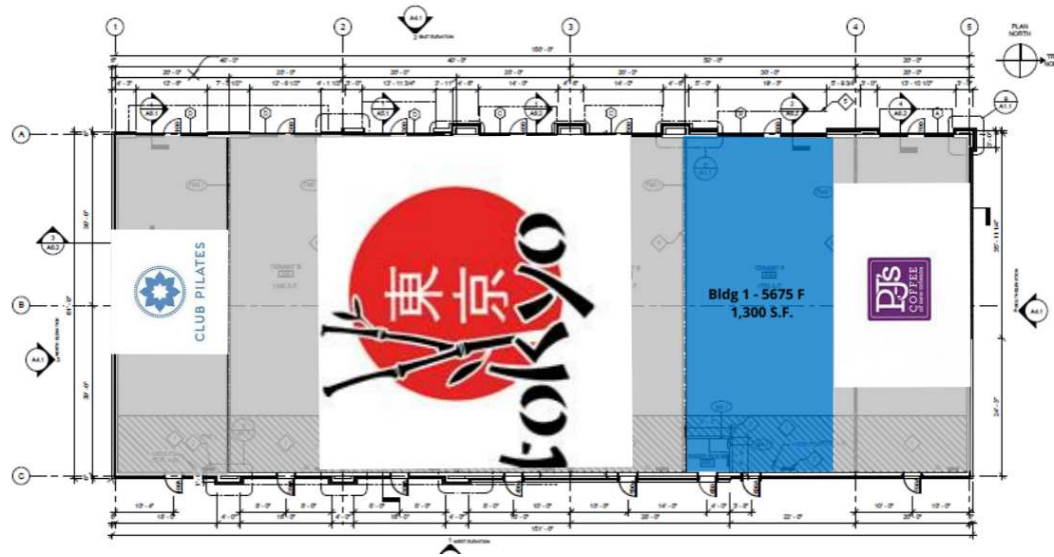
OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| Lease Rate: | \$25.00 - 28.00 SF/yr (NNN) |
| Available SF: | 1,157 - 8,489 SF |
| Land Size: | 10.25 Acres |
| Building Size: | 89,709 SF |

AVAILABLE SPACES

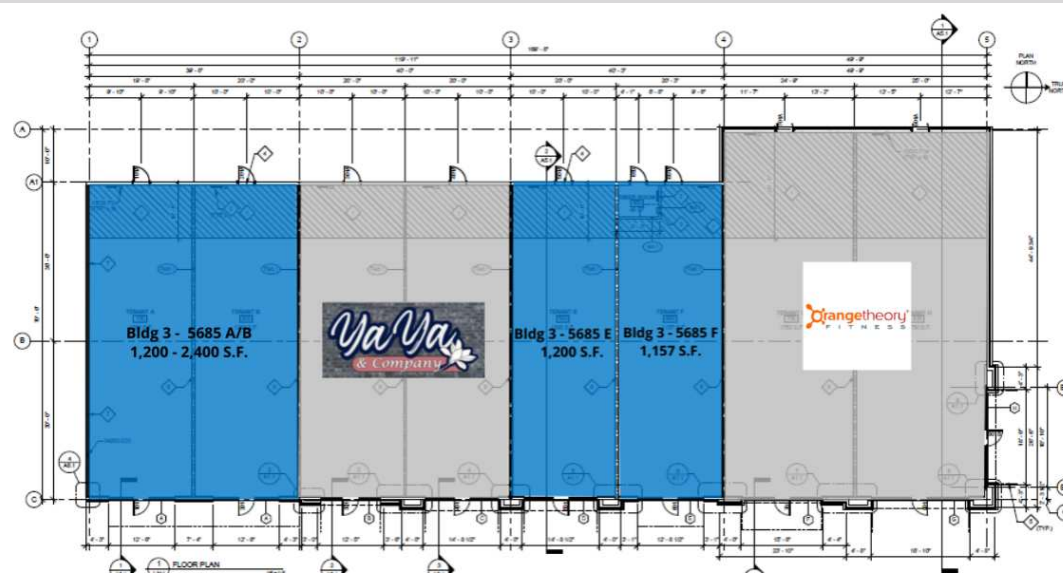
| SUITE | TENANT | SIZE (SF) | LEASE RATE |
|-------------------------|-----------------------|------------------|---------------|
| Bldg 1 - 5675 A | Club Pilates | 1,414 SF | Leased |
| Bldg 1 - 5675 | Tokyo Japan | 4,479 SF | Leased |
| Bldg 1 - 5675 F | Available | 1,332 SF | \$28.00 SF/yr |
| Pad 2 For Sale or Lease | Available | 0.6 Acres | \$32.00 SF/yr |
| Bldg 3 - 5685 A/B | Available | 1,200 - 2,400 SF | \$25.00 SF/yr |
| Bldg 3 - 5685 E | Available | 1,200 SF | \$25.00 SF/yr |
| Bldg 3 - 5685 F | Available | 1,157 SF | \$25.00 SF/yr |
| Bldg 4 - 5645 C | Available | 1,200 SF | \$25.00 SF/yr |
| Bldg 4 - 5645 D | Available | 1,200 SF | \$25.00 SF/yr |
| Bldg 4 - 5645 A/B | Ja'Noir Nail Salon | 3,000 SF | Leased |
| 5665 | Rouses Market | 44,059 SF | Leased |
| YaYa & Company, LLC | Bldg 3 - 5685 C/D | 2,400 SF | Leased |
| Orange Theory Fitness | Orange Theory Fitness | 3,500 SF | Leased |
| PJ's Coffee | PJ's Coffee | 1,540 SF | Leased |





AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-----------------|--------------|----------|------|---------------|
| Bldg 1 - 5675 A | Club Pilates | 1,414 SF | NNN | - |
| Bldg 1 - 5675 | Tokyo Japan | 4,479 SF | NNN | - |
| Bldg 1 - 5675 F | Available | 1,332 SF | NNN | \$28.00 SF/yr |
| PJ's Coffee | PJ's Coffee | 1,540 SF | NNN | - |



AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-----------------------|-----------------------|------------------|------|---------------|
| Bldg 3 - 5685 A/B | Available | 1,200 - 2,400 SF | NNN | \$25.00 SF/yr |
| Bldg 3 - 5685 E | Available | 1,200 SF | NNN | \$25.00 SF/yr |
| Bldg 3 - 5685 F | Available | 1,157 SF | NNN | \$25.00 SF/yr |
| YaYa & Company, LLC | Bldg 3 - 5685 C/D | 2,400 SF | NNN | - |
| Orange Theory Fitness | Orange Theory Fitness | 3,500 SF | NNN | - |



AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------------------|--------------------|----------|------|---------------|
| Bldg 4 - 5645 C | Available | 1,200 SF | NNN | \$25.00 SF/yr |
| Bldg 4 - 5645 D | Available | 1,200 SF | NNN | \$25.00 SF/yr |
| Bldg 4 - 5645 A/B | Ja'Noir Nail Salon | 3,000 SF | NNN | - |



STIRLINGPROPERTIES.COM / f t i n

BEN GRAHAM, CCIM
Licensed in LA
225.329.0268
bgraham@stirlingprop.com

JUSTIN LANGLOIS, CCIM
Licensed in LA
225.329.0287
jlanglois@stirlingprop.com

SETH CITRON
Licensed in LA
337.572.0273
scitron@stirlingprop.com

Member of  /6
RETAIL BROKERS NETWORK



STIRLINGPROPERTIES.COM /    

BEN GRAHAM, CCIM
Licensed in LA
225.329.0268
bgraham@stirlingprop.com

JUSTIN LANGLOIS, CCIM
Licensed in LA
225.329.0287
jlanglois@stirlingprop.com

SETH CITRON
Licensed in LA
337.572.0273
scitron@stirlingprop.com

Member of  RETAIL BROKERS NETWORK



BEN GRAHAM, CCIM

Licensed in LA
225.329.0268

bgraham@stirlingprop.com

JUSTIN LANGLOIS, CCIM

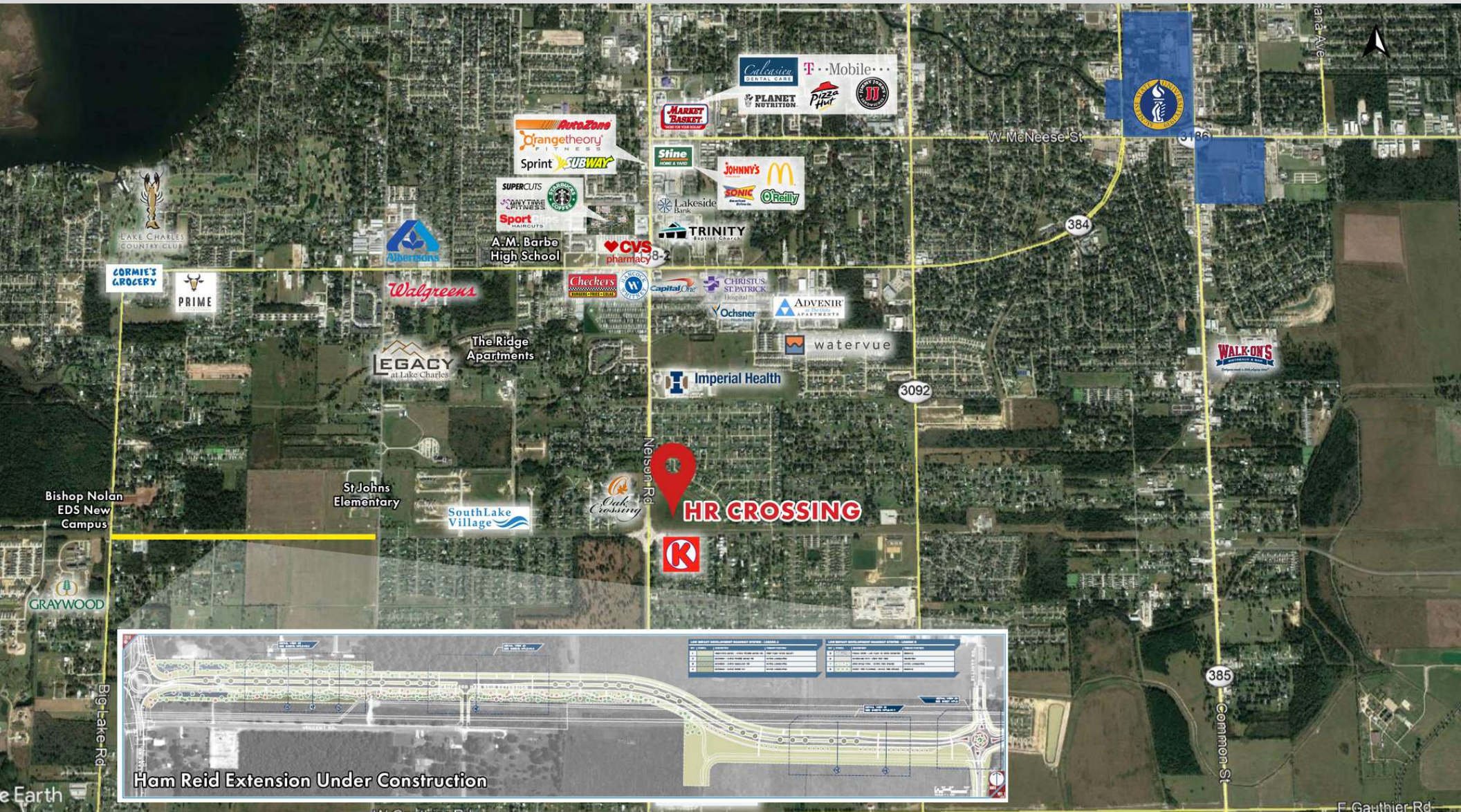
Licensed in LA
225.329.0287

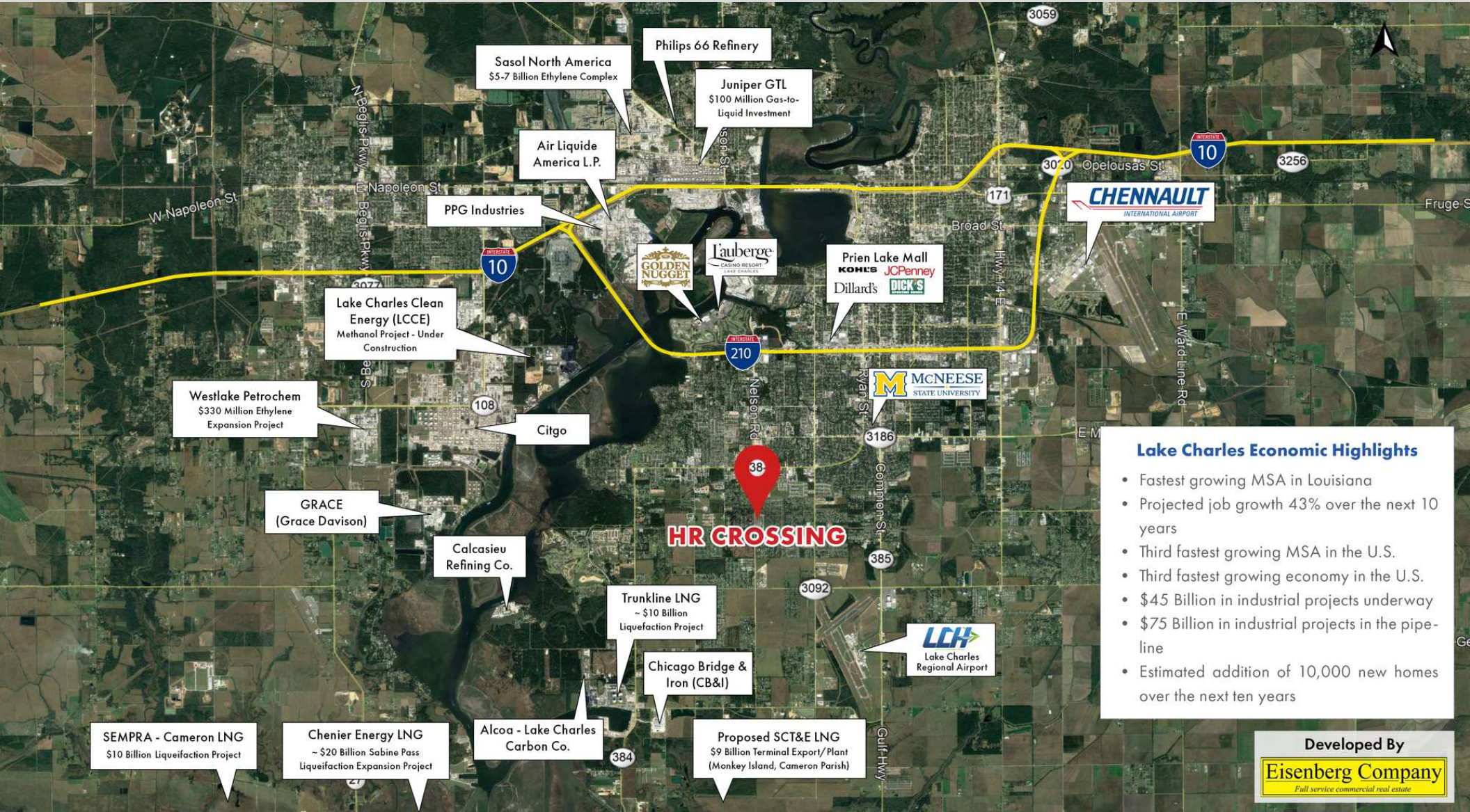
jlanglois@stirlingprop.com

SETH CITRON

Licensed in LA
337.572.0273

scitron@stirlingprop.com





SEMPRA - Cameron LNG
 \$10 Billion Liquefaction Project

Chenier Energy LNG
 ~ \$20 Billion Sabine Pass Liquefaction Expansion Project

Alcoa - Lake Charles Carbon Co.

Trunkline LNG
 ~ \$10 Billion Liquefaction Project

Chicago Bridge & Iron (CB&I)

Proposed SCT&E LNG
 \$9 Billion Terminal Export/Plant (Monkey Island, Cameron Parish)

LCH
 Lake Charles Regional Airport

MCNEESE
 STATE UNIVERSITY

Prien Lake Mall
 KOHLS JCPenney Dillard's DICK'S

Tauberge
 CASINO RESORT

GOLDEN NUGGET
 CASINO RESORT

Air Liquide America L.P.

PPG Industries

Lake Charles Clean Energy (LCCE)
 Methanol Project - Under Construction

Westlake Petrochem
 \$330 Million Ethylene Expansion Project

GRACE
 (Grace Davison)

Calcasieu Refining Co.

Citgo

Sasol North America
 \$5-7 Billion Ethylene Complex

Philips 66 Refinery

Juniper GTL
 \$100 Million Gas-to-Liquid Investment

CHENNAULT
 INTERNATIONAL AIRPORT

POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 37,795 | 71,807 | 145,147 |
| Average Age | 36.5 | 36.2 | 37.6 |
| Average Age (Male) | 36.1 | 34.6 | 36.2 |
| Average Age (Female) | 37.5 | 38.6 | 38.8 |

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 16,374 | 33,119 | 67,803 |
| # of Persons per HH | 2.3 | 2.2 | 2.1 |
| Average HH Income | \$80,650 | \$67,701 | \$62,511 |
| Average House Value | \$226,966 | \$187,220 | \$170,409 |

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS (ADT 2021)

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

