



RETAIL PROPERTY FOR LEASE

4444 Lake Street

Lake Charles, LA 70605

Presented By:

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PROPERTY HIGHLIGHTS

- Flexible layout available as one full space or divisible into two suites
- Minimum divisible space: ±3,500 SF
- Located near the corner of Lake Street and West McNeese Street
- High-traffic retail corridor with nearby traffic counts over 16,000 vehicles per day
- In-line shopping center location adjacent to Walgreens, Subway, and salon users
- Ample on-site parking
- Partially built-out space with mostly open floor plan
- Includes 7 private offices and 1 conference room
- Suitable for retail, office, medical, service, restaurant, showroom, or similar users

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	±7,016 SF
Lot Size:	36,072 SF

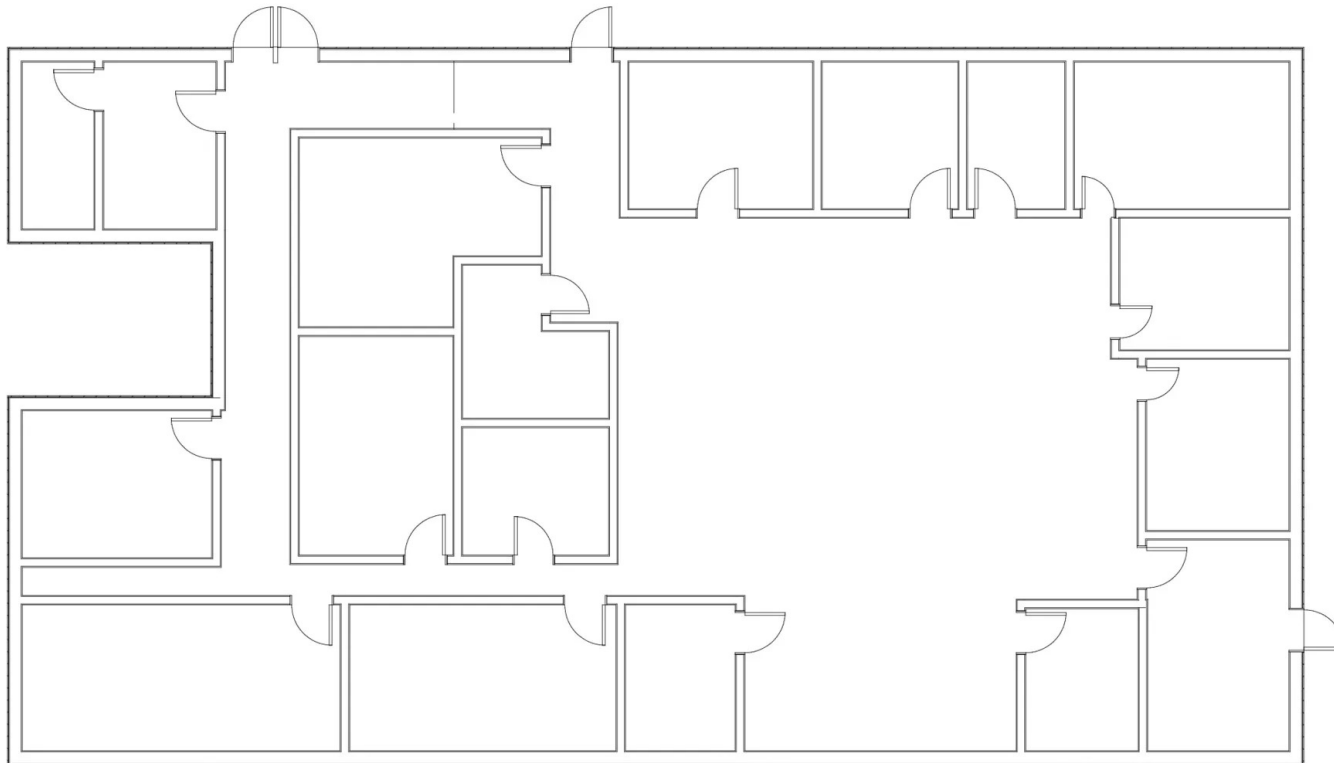
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	914	4,149
Total Population	460	2,081	9,714
Average HH Income	\$85,212	\$88,631	\$90,228

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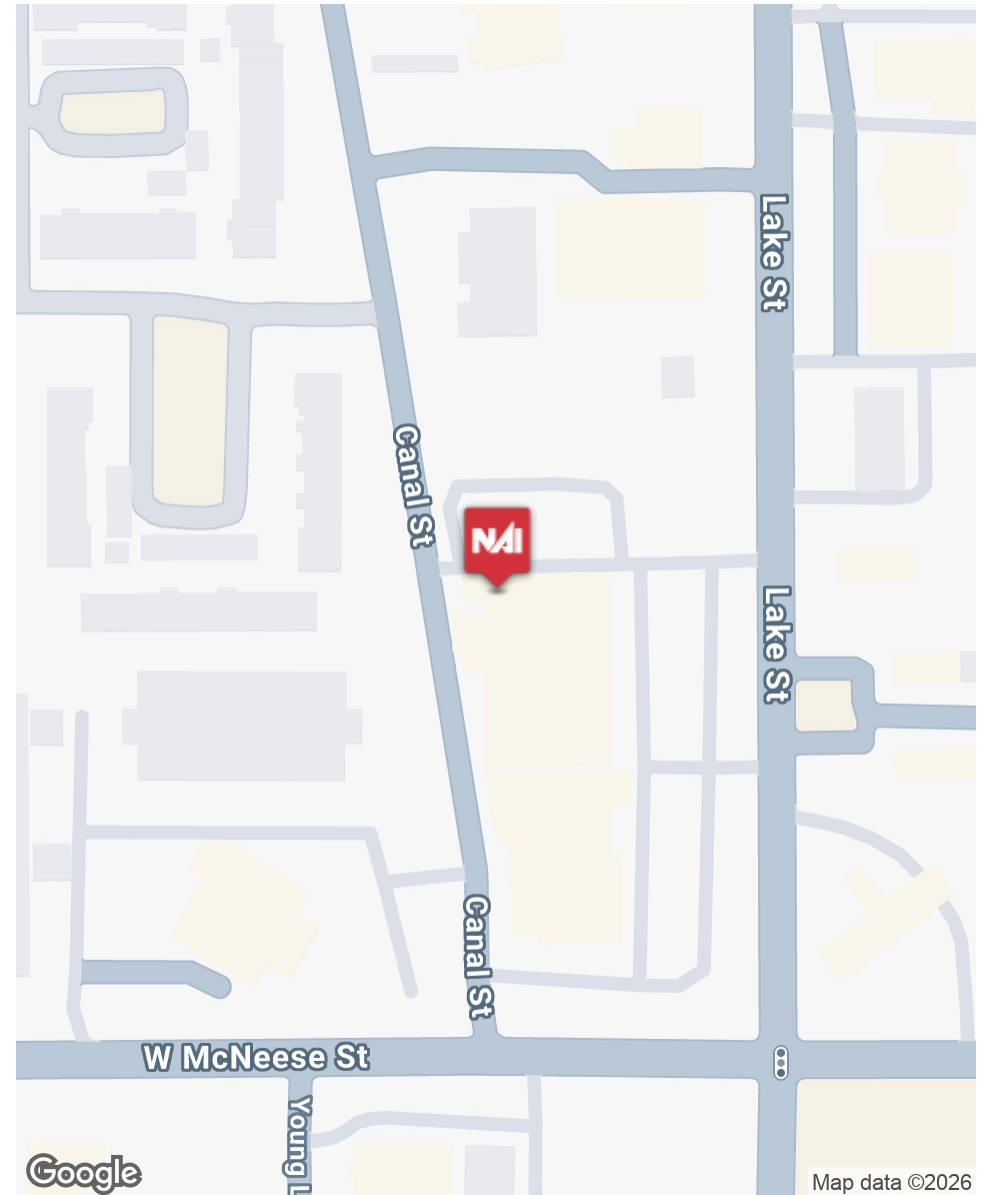
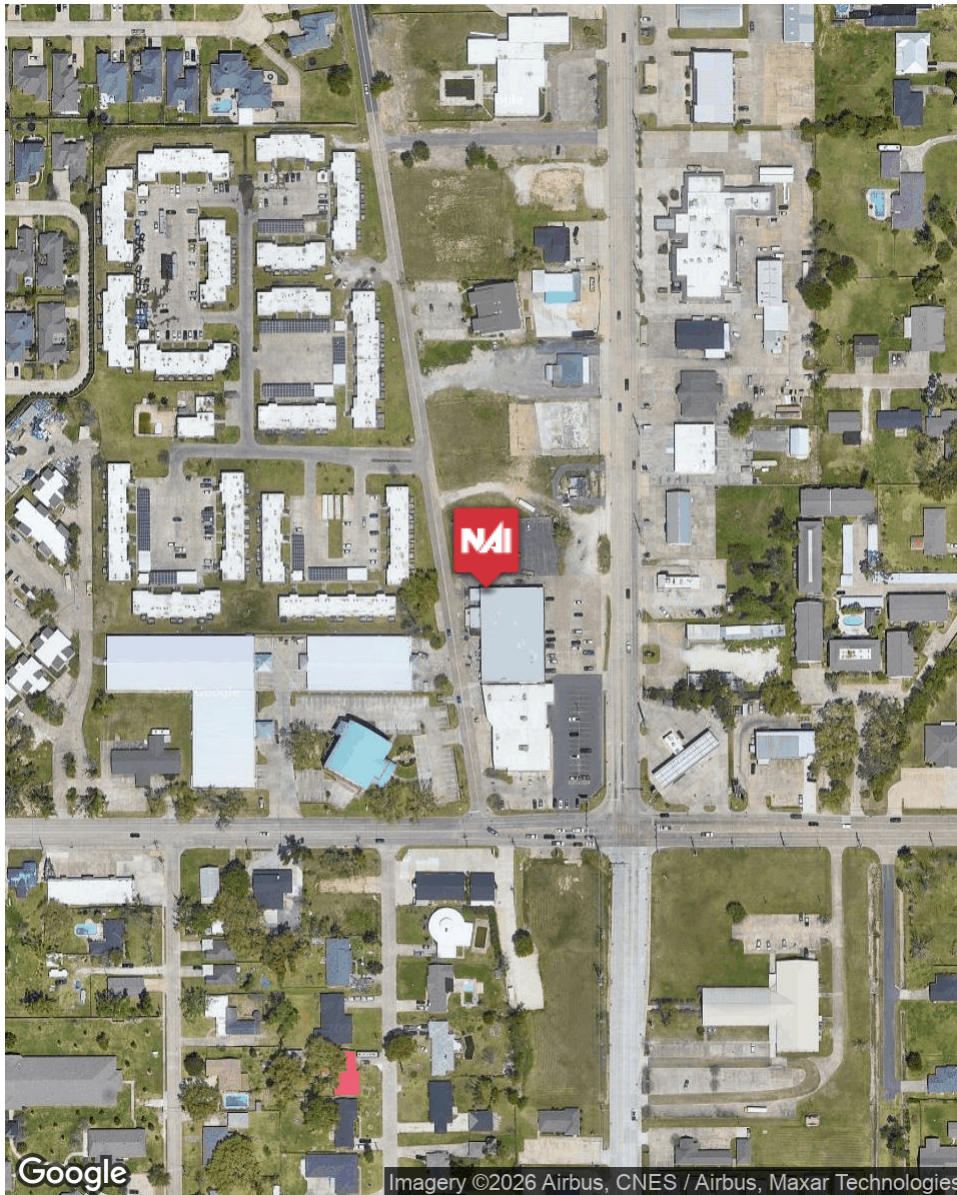


Not drawn to scale, for illustration purposes only

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