



PROPERTY DESCRIPTION

Space is available for lease or building is available for sale. Great opportunity for owner-occupant to use part of the building and generate tenant income. The sales price includes additional mix-use X zoned +/- .48 acres available for development.

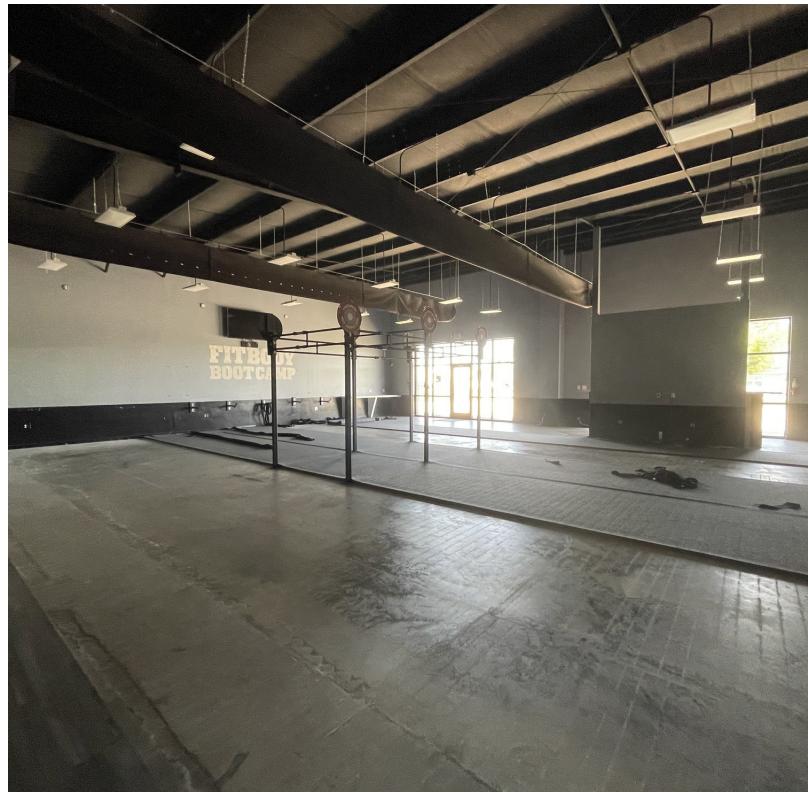
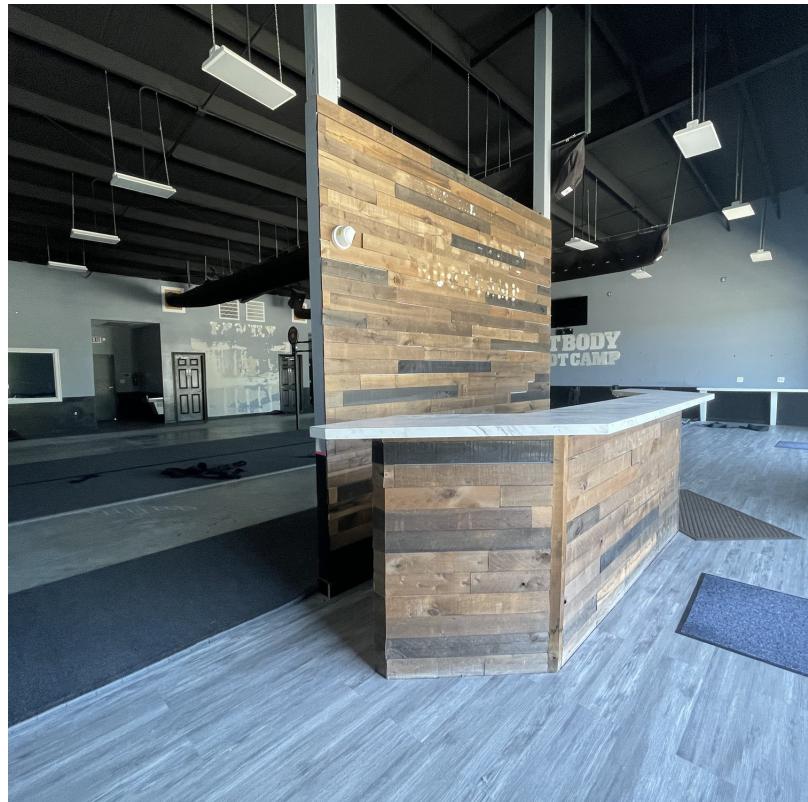
LOCATION DESCRIPTION

- Center is a 3-5 Minute Drive From McNeese State University, Morganfield Development & Mallard Cove Golf Course, Interstate 2-10, Lake Charles Power Center
- Center is a 10 Minute Drive From Downtown Lake Charles, Lake Charles Regional Airport, Interstate 10, L'Auberge and Golden Nugget Casino & Resort
- That Area of E McNeese St Sees an Estimated 19,304 Vehicles per Day
- 140' of Frontage

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Sale Price:	\$1,750,000
Property Size:	+/- 1.3 Acres
Building Size:	6,000 SF
Available SF:	4,540.83
Suite 2 SF:	1,540.83
Suite 3 SF:	3,000
Suite B SF:	3,000
Suite C SF:	1,540.83
Address:	1520 E. McNeese Street Lake Charles, LA 70607

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,386	21,535	35,687
Total Population	8,739	53,690	89,073
Average HH Income	\$62,282	\$75,961	\$79,383



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

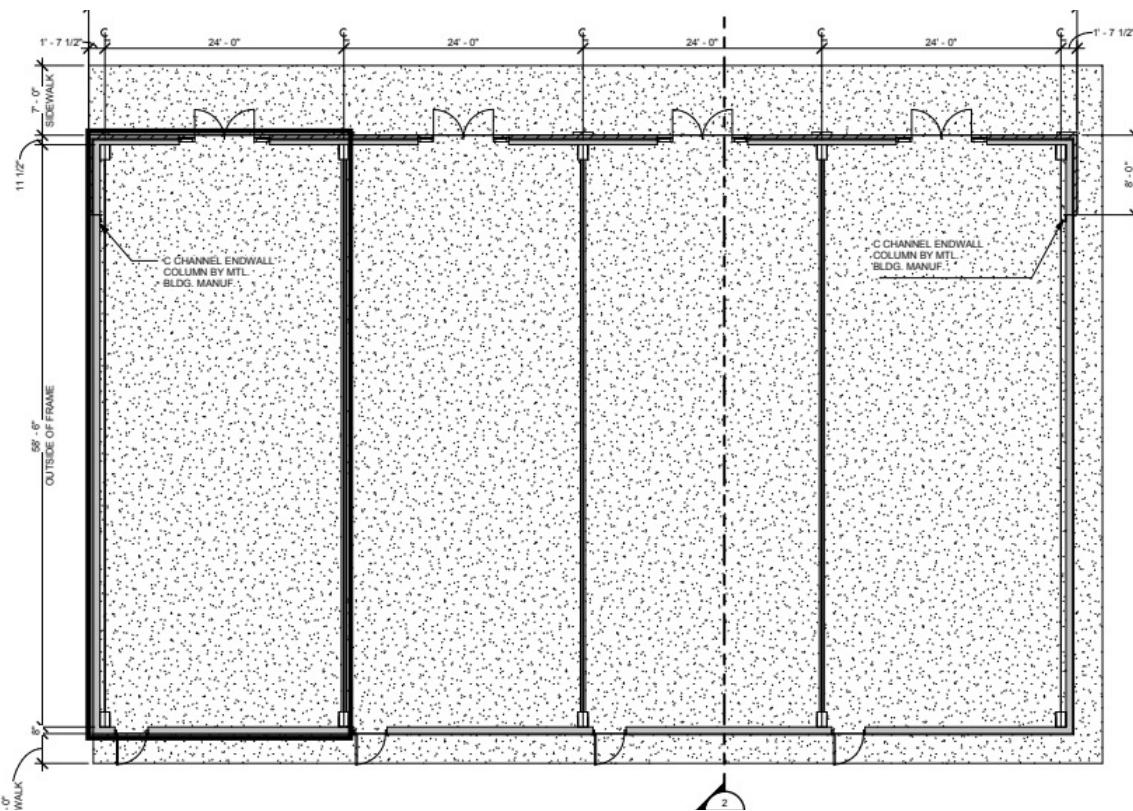
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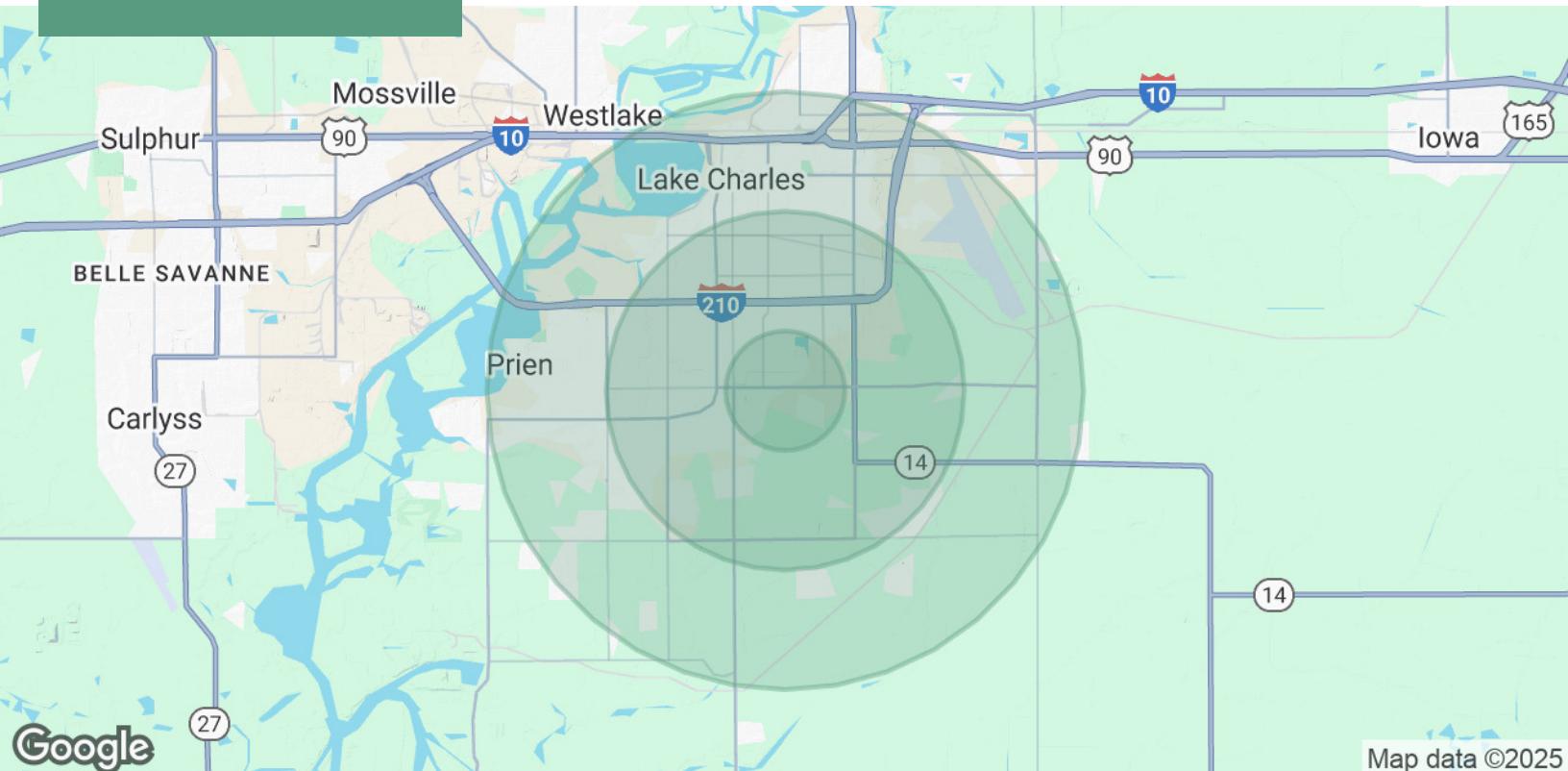
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,739	53,690	89,073
Average Age	36	39	39
Average Age (Male)	34	37	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,386	21,535	35,687
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$62,282	\$75,961	\$79,383
Average House Value	\$199,673	\$229,895	\$254,119

Demographics data derived from AlphaMap



