



### PROPERTY DESCRIPTION

This prime retail space offers 1,000 to 4,000 square feet of highly visible, new construction along the bustling McNeese Street in Lake Charles, Louisiana. The property features excellent frontage, high traffic, and is minutes from McNeese State University. With ample parking and a potential drive-thru option, this location is ideal for retail or service-oriented businesses looking to benefit from the rapidly growing local economy and student population. This site stands out as a strategic opportunity in one of Lake Charles' fastest-growing areas

### LOCATION DESCRIPTION

Conveniently situated in the heart of Lake Charles, LA, this prime location offers easy access to nearby amenities and McNeese State University, within close proximity to I-210.

### PROPERTY HIGHLIGHTS

- Located on a highly-visible, high-traffic, five-lane highway (E.McNeese St.)
- +/- 300 SF of frontage on E. McNeese Street
- Located minutes from McNeese State University
- Suites 6/7 can be combined into one unit of 3,000 SF

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$23.00 SF/yr (NNN)
<b>Available Units:</b>	3
<b>Available SF:</b>	1,000 - 3,000 SF
<b>Lot Size:</b>	2.86 Acres
<b>Building Size:</b>	15,000 SF

# stirling

**1530 E. MCNEESE STREET**  
1530 E MCNEESE ST LAKE CHARLES, LA 70607  
Retail Property For Lease



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

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Member of   
RETAIL BROKERS NETWORK

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Lake Charles Family Dental Care

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,277	52,287	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	3,203	20,986	35,687
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$62,280	\$75,044	\$79,383
Average House Value	\$201,357	\$226,003	\$254,119

Demographics data derived from AlphaMap