



## PROPERTY DESCRIPTION

The property is located on HWY 14 with 200 SF of frontage with two points of entry and exit from Hwy 14, and access points on the north and south sides. The north and south side of the shop feature 12 x 10 roll up doors and additionally the south side includes an additional 10x10 roll up door. Additionally, there is an 8x8 roll-up door leading from the showroom to the shop. The property also includes gated access to the side and rear areas. There is plenty of recently leveled space behind the building, offering additional room and potential uses. The offices, restroom and show room totaling approximately 7,000 square feet and are heated and cooled. Property is available for sale or lease.

## OWNER FINANCING

5% Available for Qualified Buyers

## OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	\$6,000 month (NNN)
Number of Units:	1
Building Size:	12,800 SF
Lot Size:	1.88 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,507	13,033	32,130
Total Population	3,827	33,142	80,842
Average HH Income	\$62,974	\$68,626	\$78,386

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

Louie D. Barbe IV, CCIM

337.526.8404

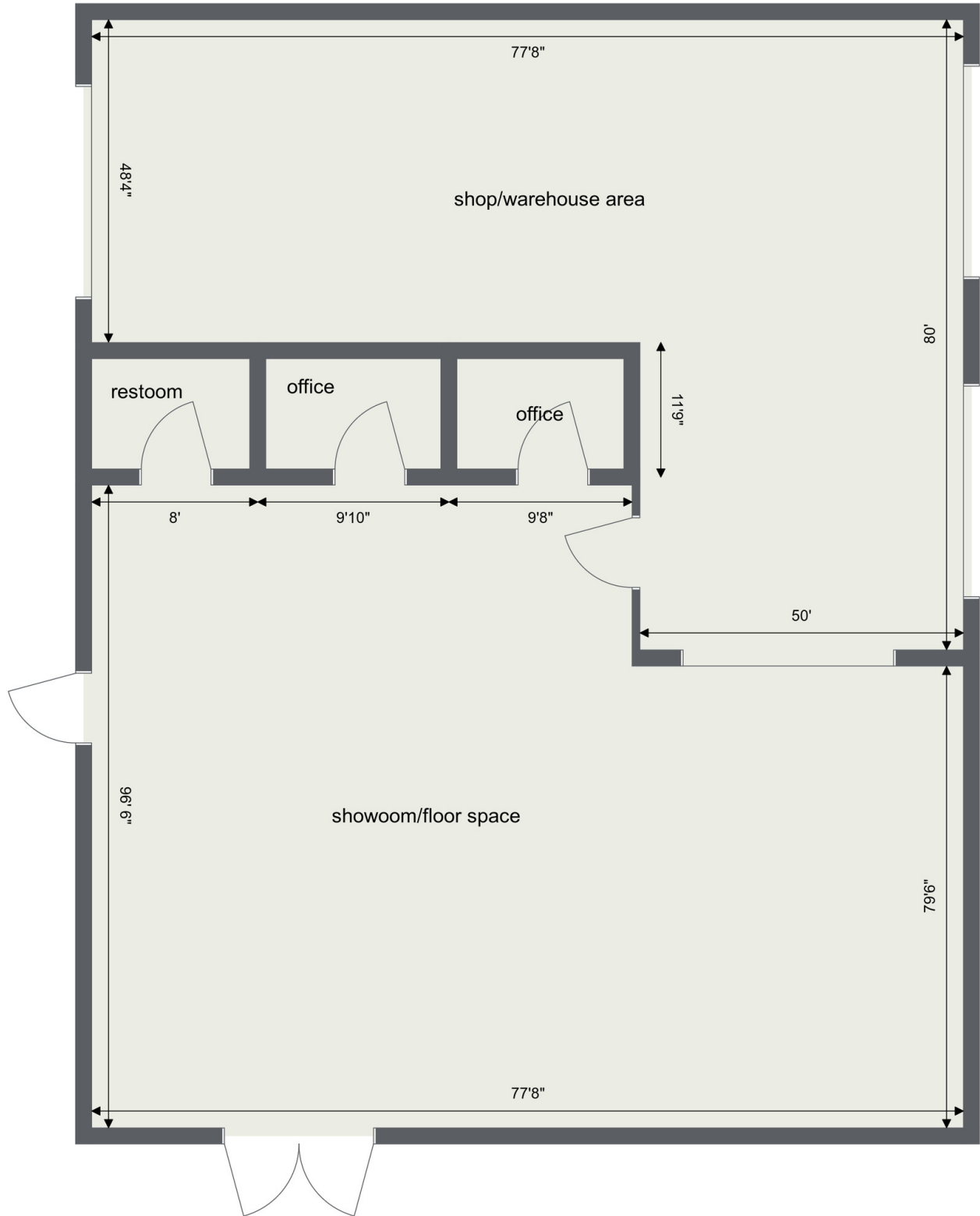
lbarbe@nvstrealestate.com

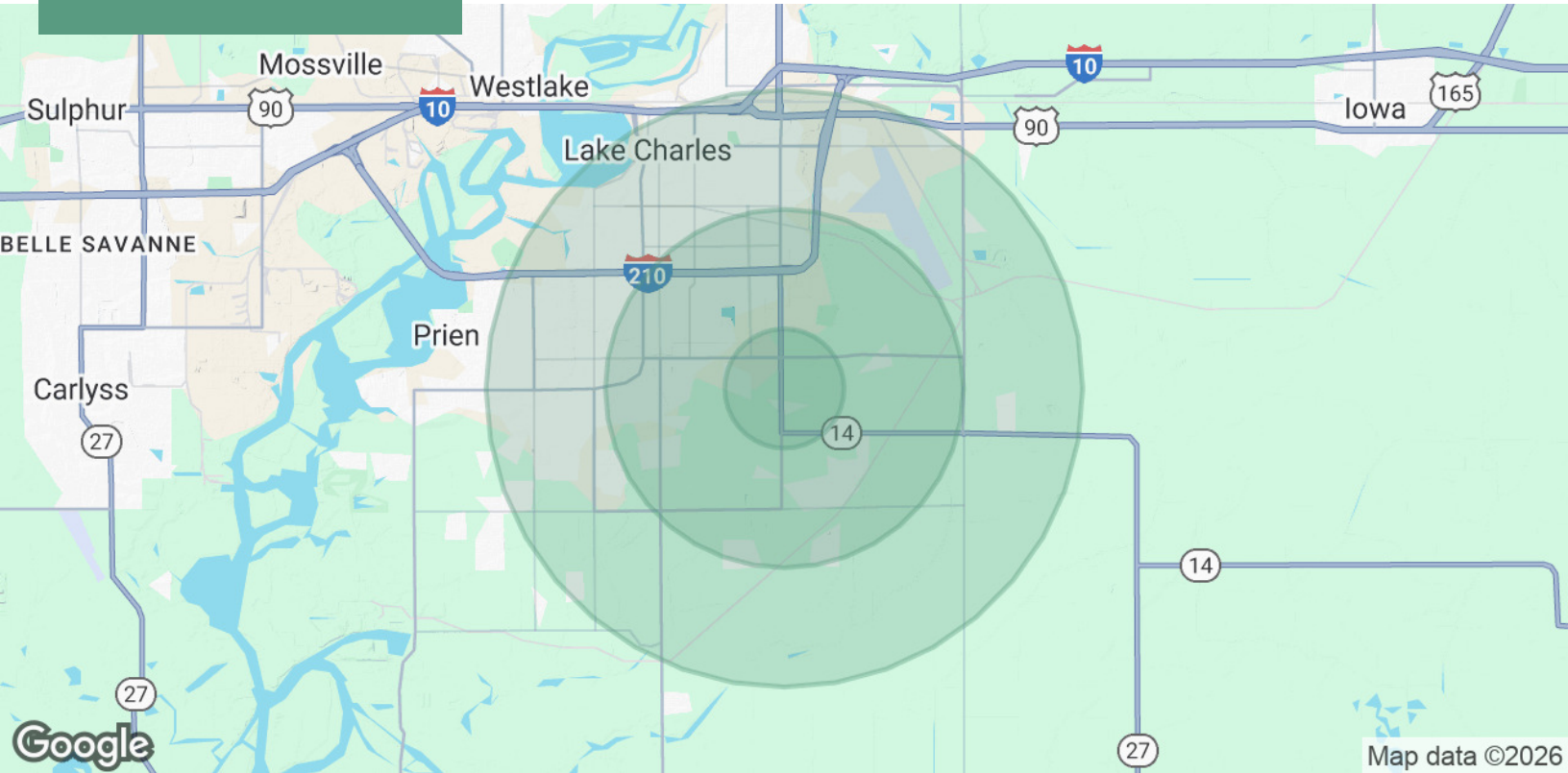


NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVStrealstate.com

Louie D. Barbe IV, CCIM  
337.526.8404  
lbarbe@nvstrealstate.com

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





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,827	33,142	80,842
Average Age	37	38	39
Average Age (Male)	35	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,507	13,033	32,130
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$62,974	\$68,626	\$78,386
Average House Value	\$202,477	\$206,938	\$249,858

Demographics data derived from AlphaMap



