



PROPERTY DESCRIPTION

This future shopping center is located on the busy South Cities Service Highway with a traffic count of approximately 18,000+ vehicles per day. This retail center will be ideal for business traffic with its proximity to Interstate-10 and Maplewood Drive.

OFFERING SUMMARY

Lease Rate:	Contact Agent for Pricing
Available SF:	6,600 SF
Building Size:	6,600 SF

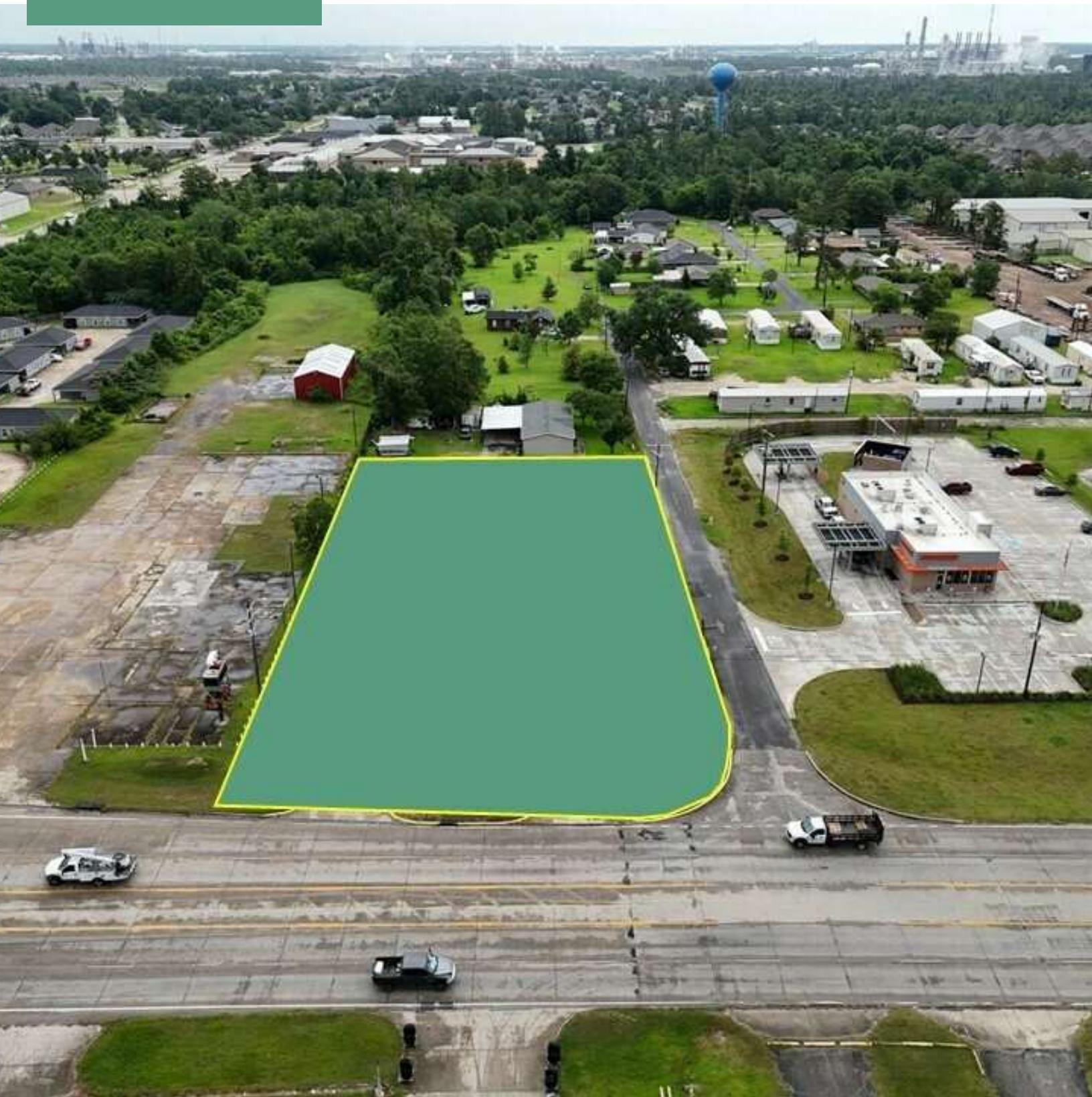
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,185	16,011	58,715
Total Population	15,767	40,721	148,911
Average HH Income	\$78,030	\$85,600	\$90,685



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

J. Hardtner Klumpp, CCIM
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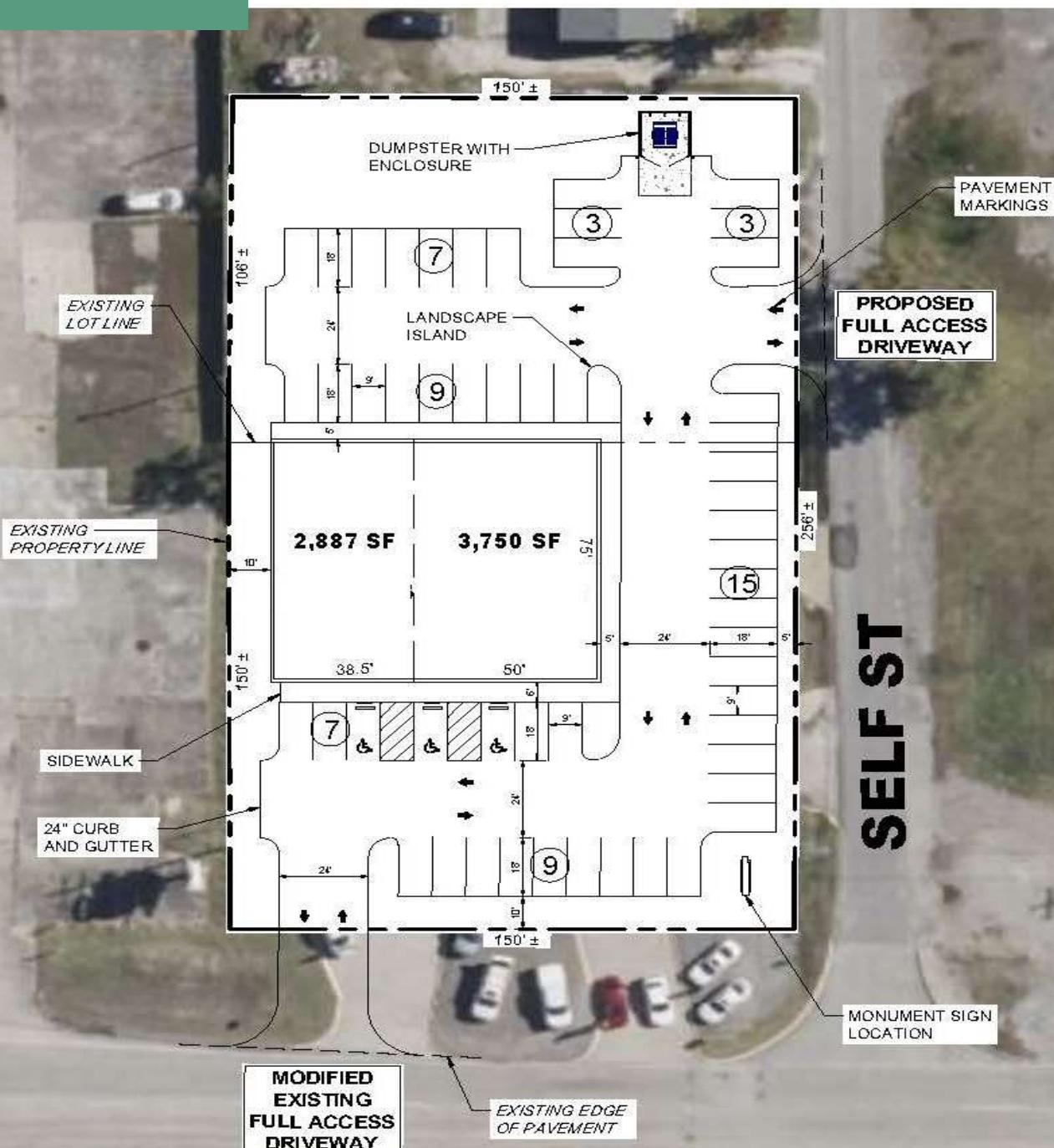
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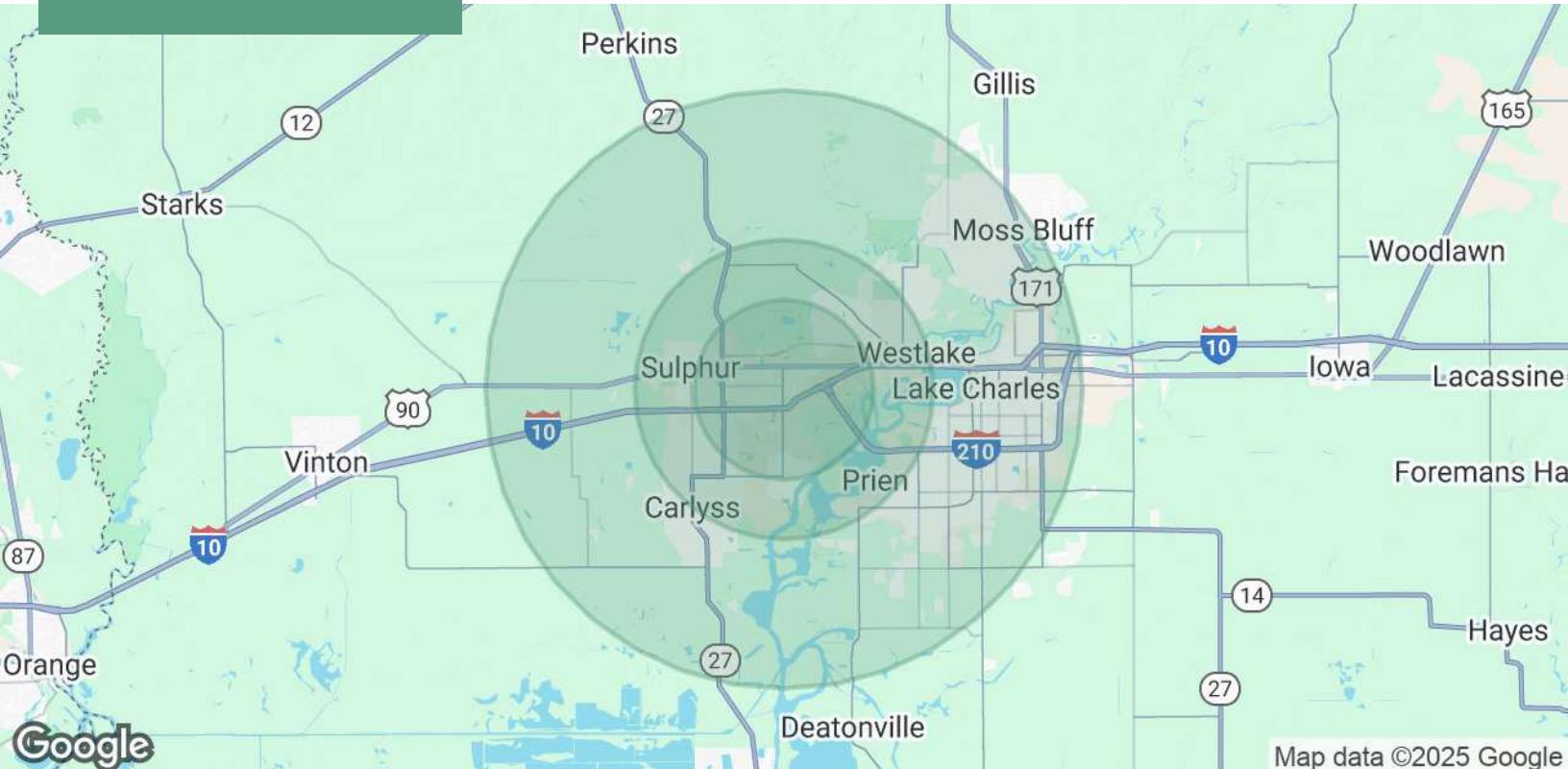


S CITIES SERVICE HWY

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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	15,767	40,721	148,911
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	6,185	16,011	58,715
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,030	\$85,600	\$90,685
Average House Value	\$215,521	\$258,851	\$269,770

Demographics data derived from AlphaMap

