



### LOCATION DESCRIPTION

Located in Westlake on Miller Avenue near the Horseshoe Casino Resort with easy access to I-10, HWY 90 and I-210. Prime Location on a Main Corridor in Westlake close to Several Industries.

-Located Near Port Aggregates and Dunham Price.

-5 Minute Drive to Several Industrial Plants including Sasol and Phillips 66

-10 Minute Drive to Sulphur and Lake Charles

### OFFERING SUMMARY

Lease Rate:	\$7.50 - \$11.50 SF/yr (NNN)
Available SF:	3,750 - 12,000 SF
Calcasieu River Frontage:	+/- 5.85 Acres
Additional Property:	Available

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	585	8,436	30,054
Total Population	1,474	19,526	74,162
Average HH Income	\$70,239	\$79,912	\$83,177

**NVST Real Estate Solutions, LLC**

500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

**Blake Soto, CCIM**

337.764.6556

bsoto@nvstrealestate.com

**J. Hardtner Klumpp, CCIM**

337.263.2397

hklumpp@nvstrealestate.com



Lease Rate

**\$11.50 SF/NNN**

### LOCATION INFORMATION

Street Address	510 Miller Ave
City, State, Zip	Westlake, LA 70669
County	Calcasieu

### BUILDING INFORMATION

Building Size	3,750 SF
Building Type	Warehouse
Laydown Yard	+/- .83 Acres
Additional Adjacent Laydown Yard Available	+/- .6 Acres



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Lease Rate

**\$7,500 NNN**

### LOCATION INFORMATION

Street Address	523 Miller Ave
City, State, Zip	Westlake, LA 70669
County	Calcasieu

### BUILDING INFORMATION

Building Size	12,000 SF
Building Type	Office/Warehouse
Laydown Yard	+/- .41 Acres



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Lease Rate

**\$1.367 NNN**

### LOCATION INFORMATION

Street Address 520 Miller Ave

City, State, Zip Westlake, LA 70669

County Calcasieu

### BUILDING INFORMATION

Building Size 1,367 SF

Building Type B



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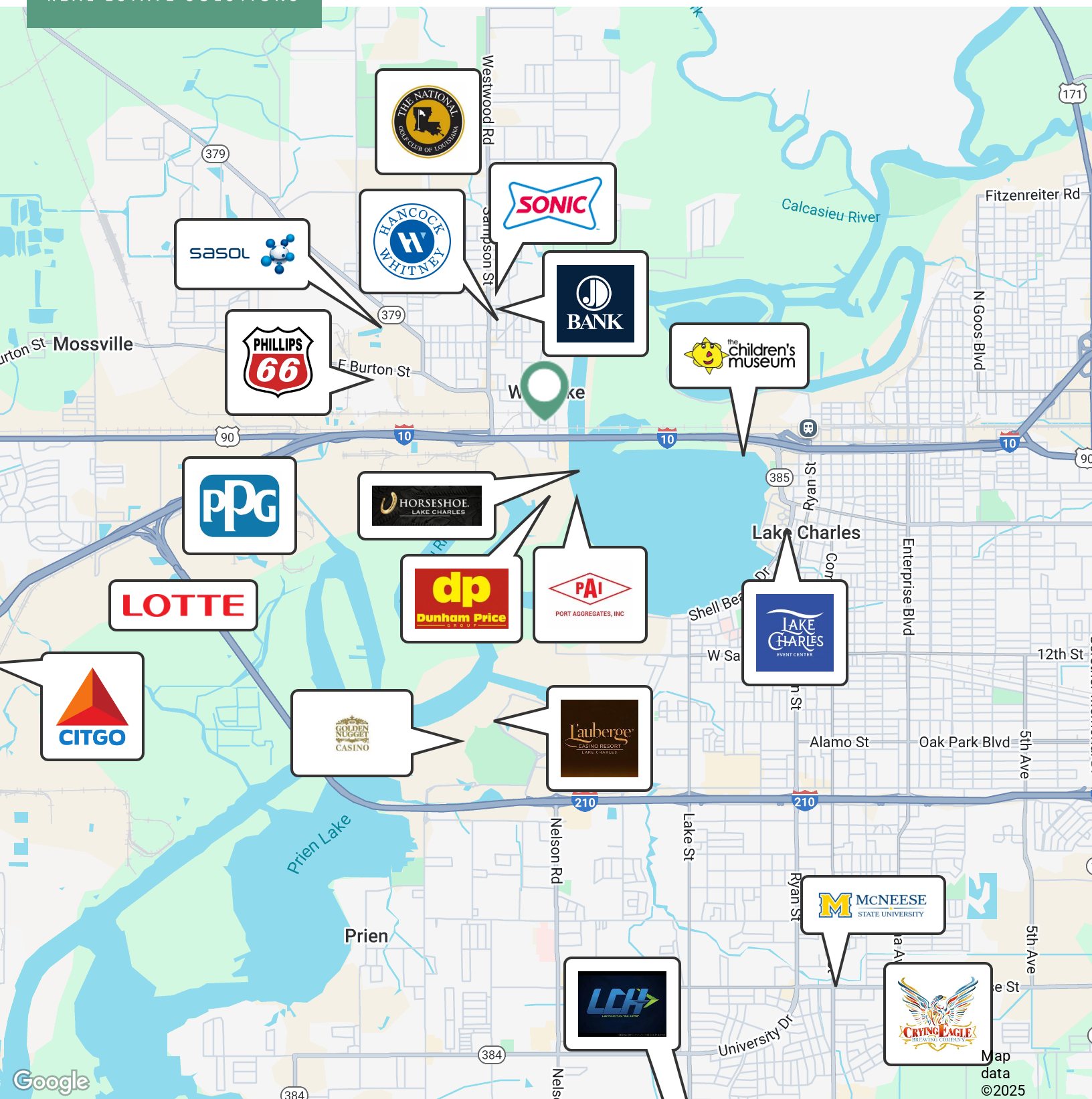
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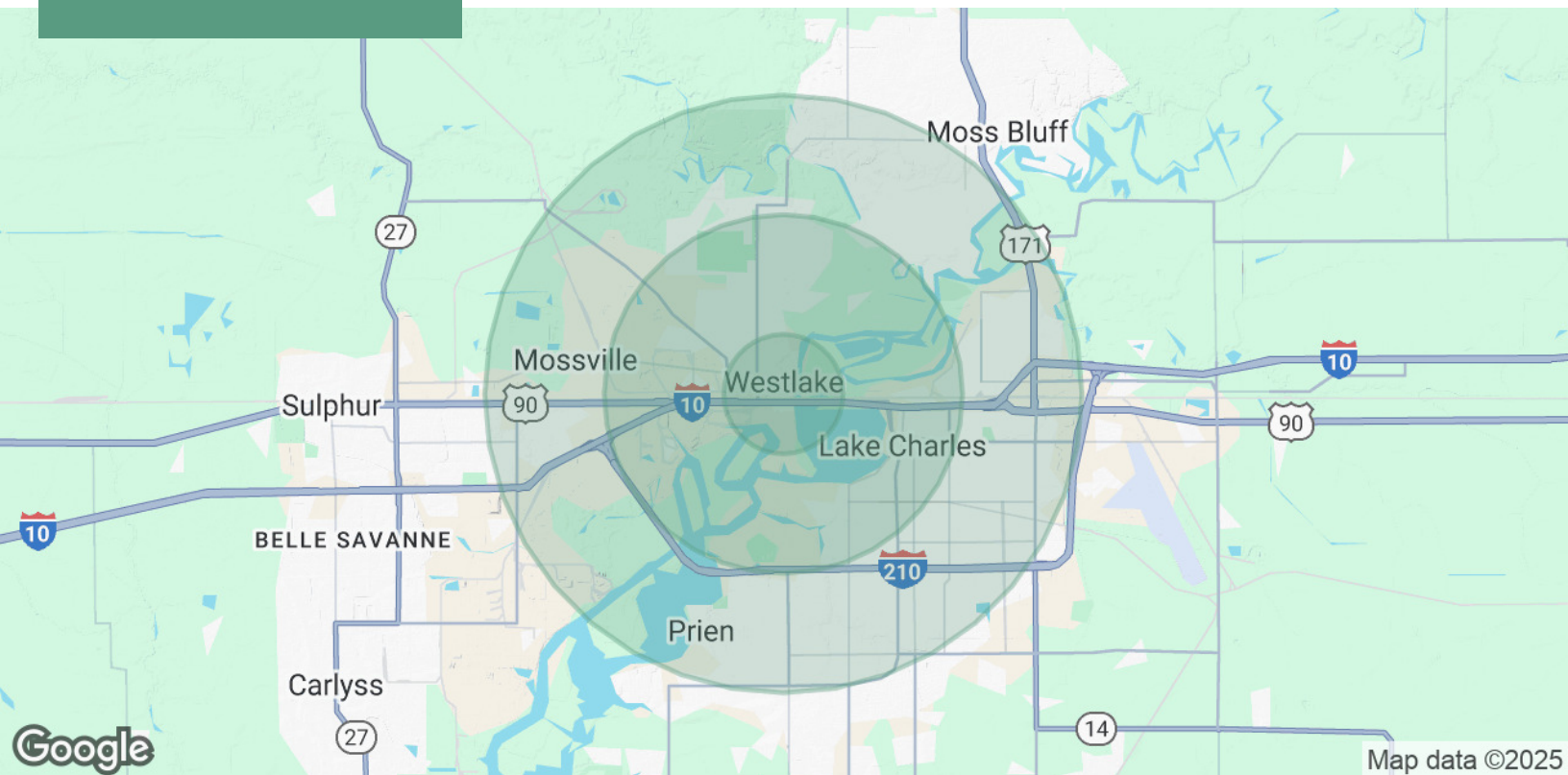
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,474	19,526	74,162
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	585	8,436	30,054
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$70,239	\$79,912	\$83,177
Average House Value	\$176,983	\$261,674	\$268,289

Demographics data derived from AlphaMap

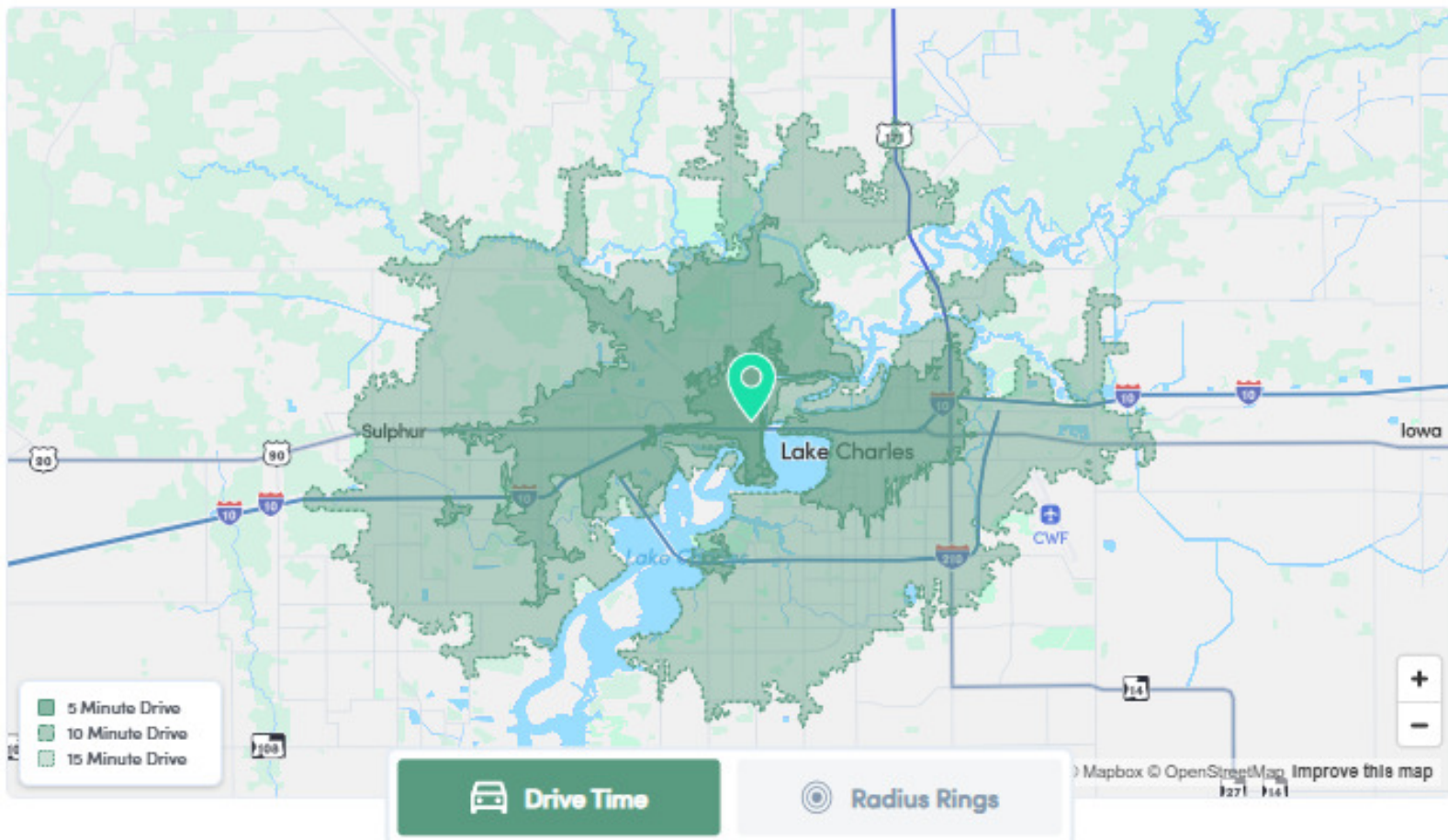
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