



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

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



NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
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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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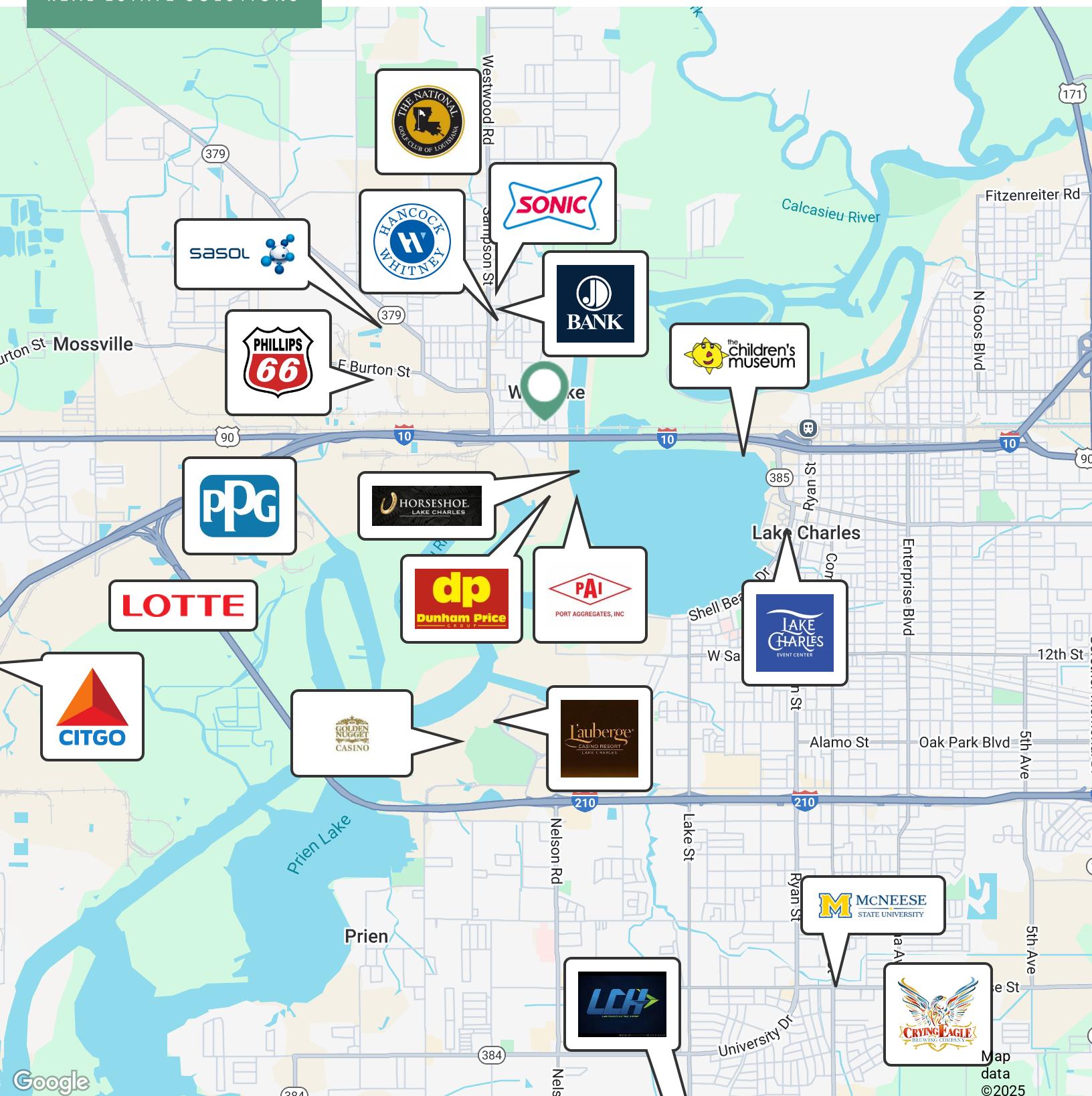
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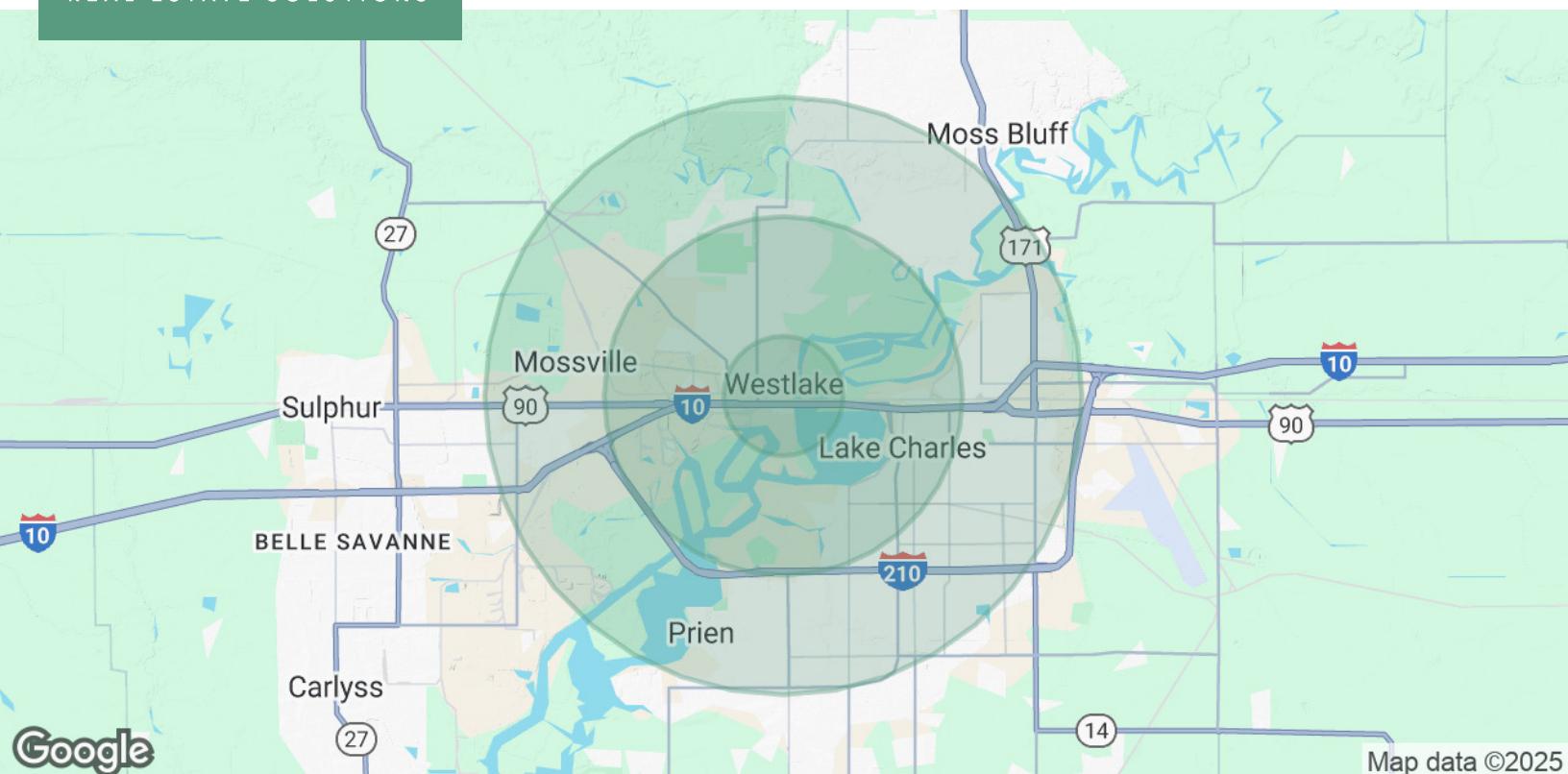
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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

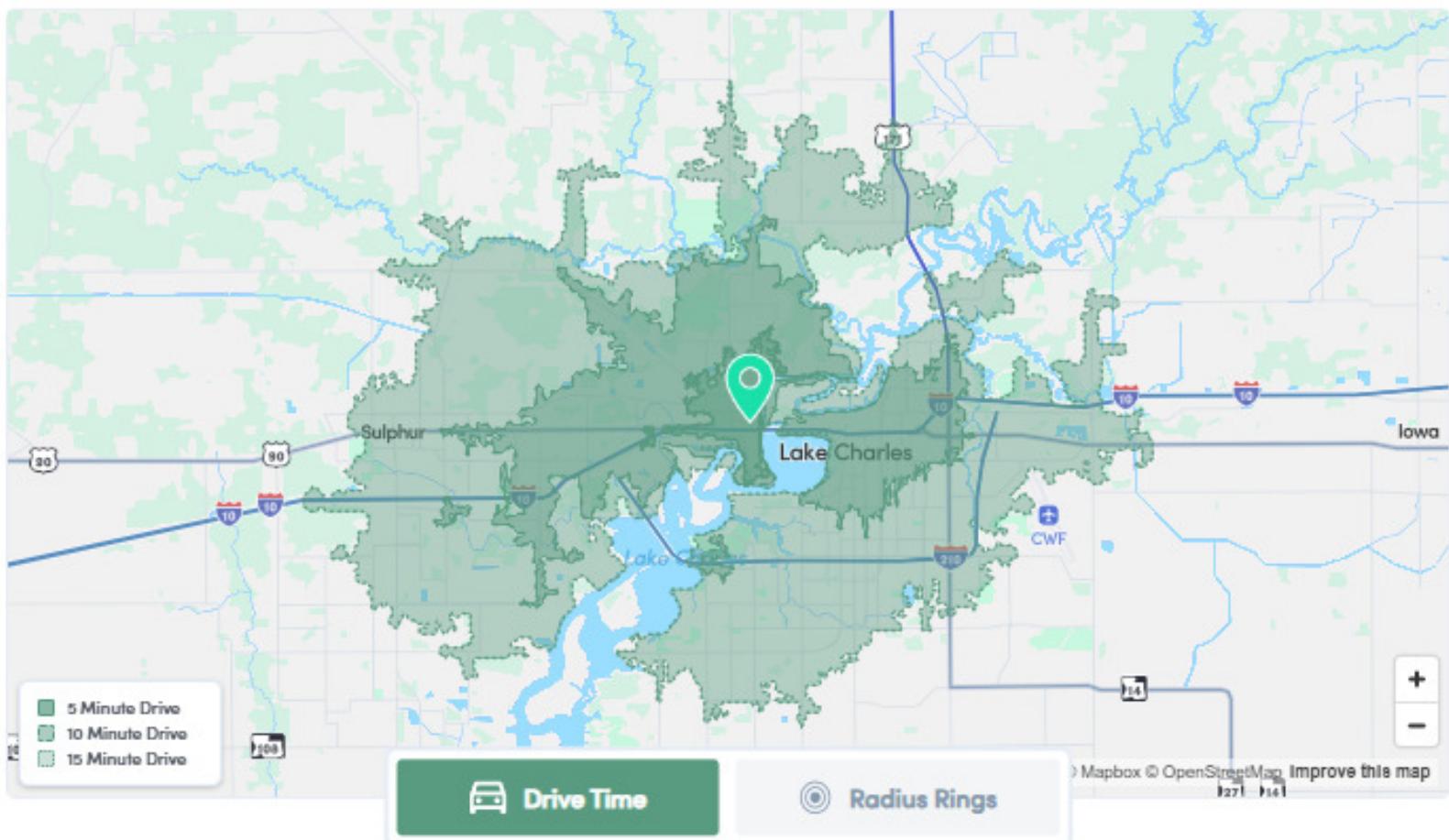
Map
data
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,474	19,526	74,162
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

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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