



LOCATION DESCRIPTION

Parkway Village is the premier shopping destination in Moss Bluff with 1,000 feet of frontage on the major east/west thoroughfare in town. This development is perfect for any food/retail establishment requiring high visibility, high traffic counts, ample parking, and easy ingress and egress.

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$88 Billion in Capital Investments creating 60,000 jobs in our immediate area. Moss Bluff's vicinity to the majority of these Capital Investments, along with its above average public school system, makes it the primary market for growth.

Parkway Commons, a 48-townhome development, has recently broken ground and is underway to add new affordable housing to the area of Moss Bluff, where Parkway Village will offer the utmost convenience for residents.

SITE DESCRIPTION

Unit 200 and 205 can be combined for a total of 3,000 contiguous square footage.

Other tenants include Rouses Market, CVS Pharmacy, Crust Pizza, Center for Orthopaedics, CHRISTUS Ochsner Health, Fast Paced Physical Therapy, Maria's, Maplewood Burger, Smoothie King, and several other retail and dining establishments.

OFFERING SUMMARY

Lease Rate:	\$25.00 - 27.00 SF/yr (NNN)
Number of Units:	16 Total / 2 Available
Available SF:	1,500 - 1,538 SF
Building Size:	27,600 SF
Address:	1355 Sam Houston Jones Pkwy, Lake Charles, LA 70611

SPACES	LEASE RATE	SPACE SIZE
Suite 200	\$27.00 SF/yr	1,500 SF
Suite 205	\$25.00 SF/yr	1,538 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	955	6,398	14,353
Total Population	2,512	17,333	37,676
Average HH Income	\$141,608	\$118,925	\$99,457



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