



PROPERTY DESCRIPTION

Rouses Market-anchored development in Lake Charles, Louisiana is open for business. This grocery-anchored development is located approximately 3 miles south of Interstate 210 (I-210) and only a 5-minute drive from McNeese State University. The surrounding area consists of single-family residential neighborhoods boasting an average household income of \$80,650. The area is in the midst of an economic boom with more than 10,000 new homes expected to be built over the next 5 years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going \$97 Billion industrial expansion taking place in Southwest Louisiana.

TENANTS

- Rouses Markets
- PJ's Coffee
- Orange Theory Fitness
- Ja'Noir Nails
- YaYa & Company
- Tokyo Cafe
- Club Pilates

PROPERTY HIGHLIGHTS

- New construction grocery-anchored center
- Pad sites and shop space available
- Excellent visibility and exposure
- Centrally located within fastest growing area in the region
- Ideal tenants include QSR's, soft goods, services, restaurants
- Average Daily Traffic on Nelson Road: 9,805 (2021)

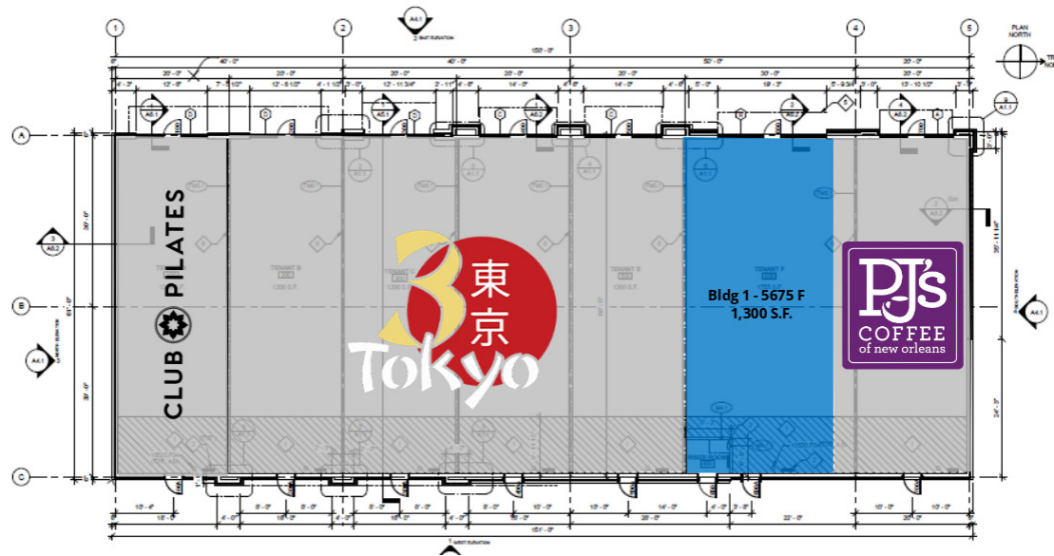
OFFERING SUMMARY

Lease Rate:	\$25.00 - 28.00 SF/yr (NNN)
Available SF:	1,157 - 8,489 SF
Land Size:	10.25 Acres
Building Size:	89,709 SF

AVAILABLE SPACES

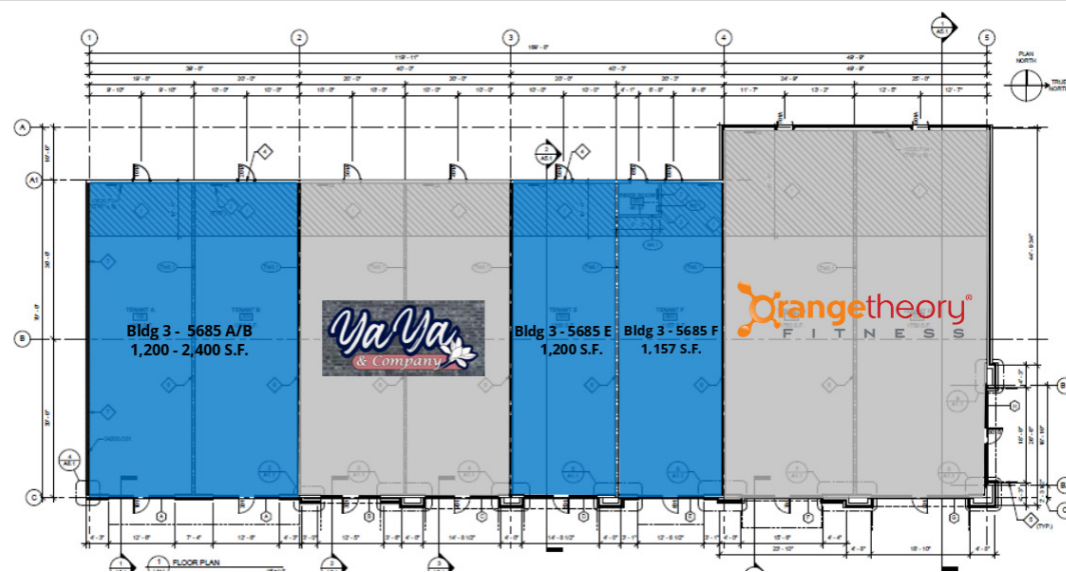
SUITE	TENANT	SIZE (SF)	LEASE RATE
Bldg 1 - 5675 A	Club Pilates	1,414 SF	Leased
Bldg 1 - 5675	Tokyo Japan	4,479 SF	Leased
Bldg 1 - 5675 F	Available	1,332 SF	\$28.00 SF/yr
Pad 2 For Sale or Lease	Available	0.6 Acres	\$32.00 SF/yr
Bldg 3 - 5685 A/B	Available	1,200 - 2,400 SF	\$25.00 SF/yr
Bldg 3 - 5685 E	Available	1,200 SF	\$25.00 SF/yr
Bldg 3 - 5685 F	Available	1,157 SF	\$25.00 SF/yr
Bldg 4 - 5645 C	Available	1,200 SF	\$25.00 SF/yr
Bldg 4 - 5645 D	Available	1,200 SF	\$25.00 SF/yr
Bldg 4 - 5645 A/B	Ja'Noir Nail Salon	3,000 SF	Leased
5665	Rouses Market	44,059 SF	Leased
YaYa & Company, LLC	Bldg 3 - 5685 C/D	2,400 SF	Leased
Orange Theory Fitness	Orange Theory Fitness	3,500 SF	Leased
PJ's Coffee	PJ's Coffee	1,540 SF	Leased





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Bldg 1 - 5675 F	Available	1,332 SF	NNN	\$28.00 SF/yr
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Bldg 3 - 5685 F	Available	1,157 SF	NNN	\$25.00 SF/yr
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Bldg 4 - 5645 D	Available	1,200 SF	NNN	\$25.00 SF/yr
Bldg 4 - 5645 A/B	Ja'Noir Nail Salon	3,000 SF	NNN	-

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HR CROSSING

5675 NELSON ROAD LAKE CHARLES, LA 70605

Grocery Anchored Retail For Lease



STIRLINGPROPERTIES.COM / f t i in

BEN GRAHAM, CCIM
Licensed in LA
225.329.0268
bgraham@stirlingprop.com

JUSTIN LANGLOIS, CCIM
Licensed in LA
225.329.0287
jlanglois@stirlingprop.com

SETH CITRON
Licensed in LA
337.572.0273
scitron@stirlingprop.com

Member of /6
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Retail Property For Lease



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BEN GRAHAM, CCIM
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225.329.0268
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JUSTIN LANGLOIS, CCIM
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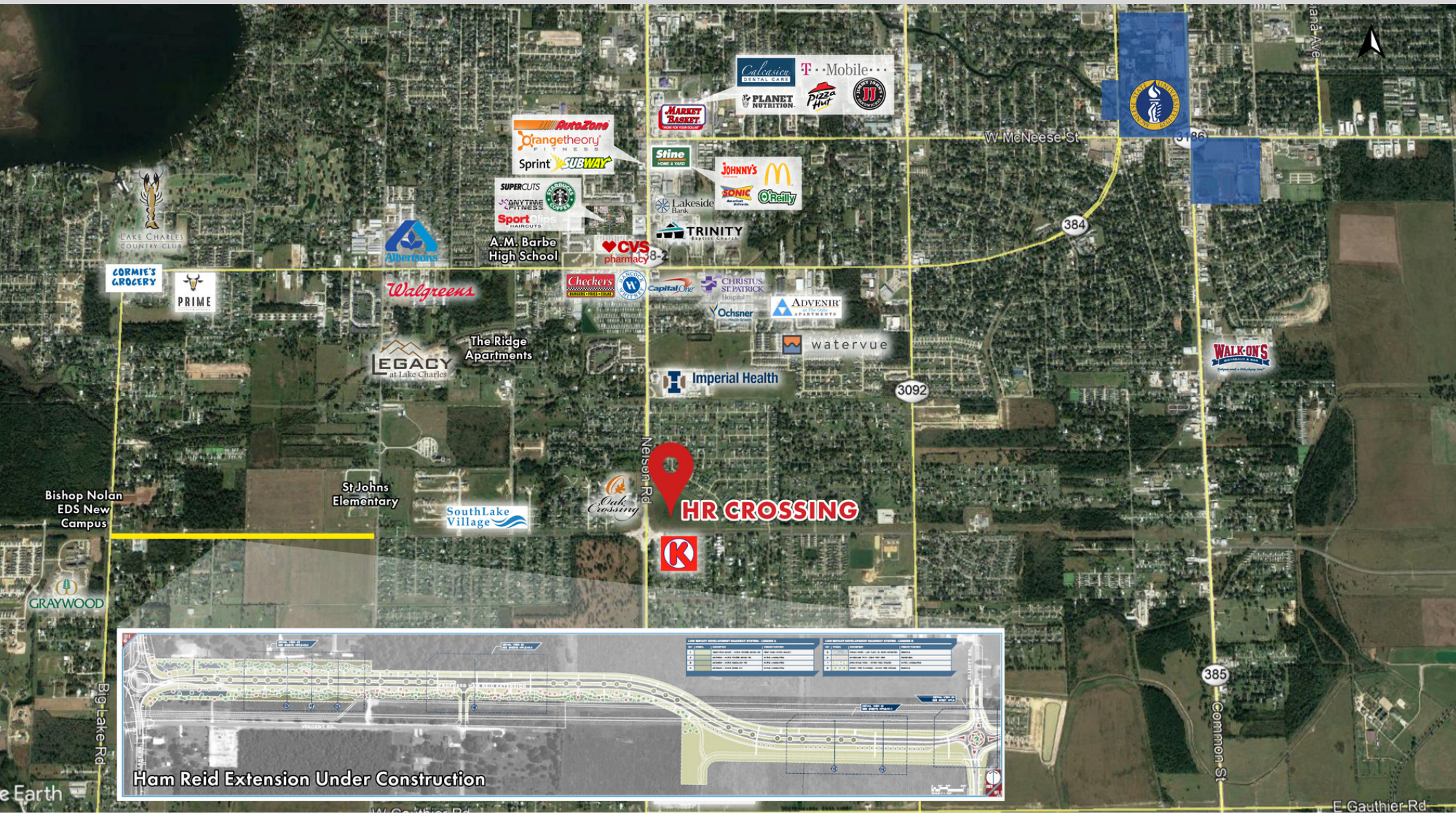
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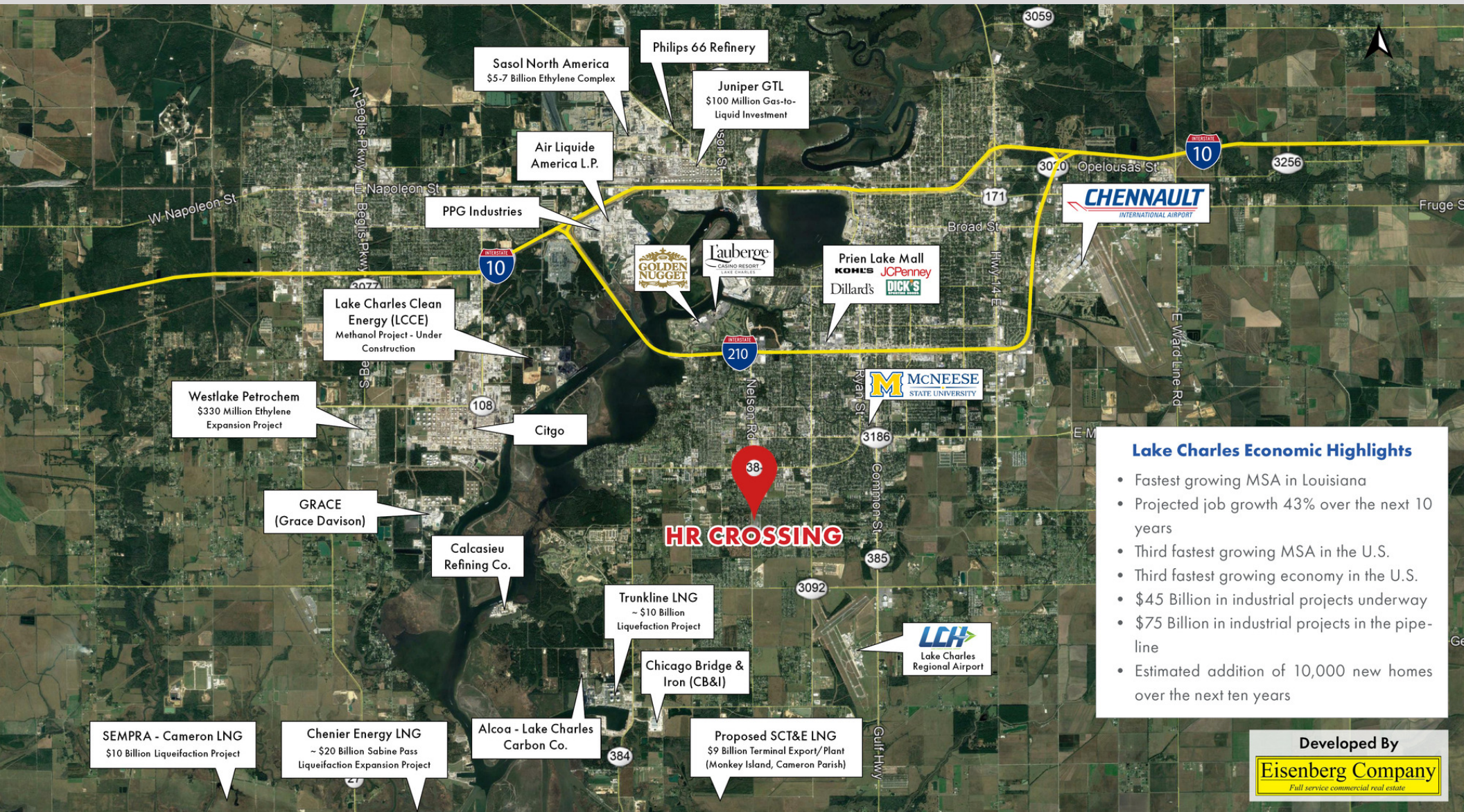
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	39,361	66,360	132,824
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

Total Households	15,889	26,817	52,439
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$111,355	\$96,749	\$86,137
Average House Value	\$344,201	\$303,467	\$274,464

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS (ADT 2021)

I-210	49,287
Nelson Road	9,805
McNeese Street	15,652

