



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)

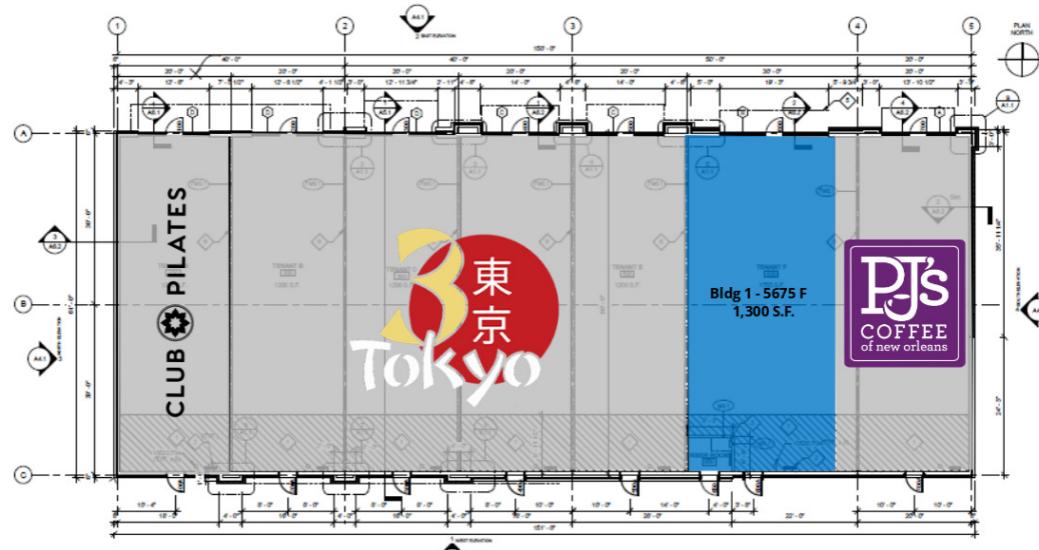
OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| 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

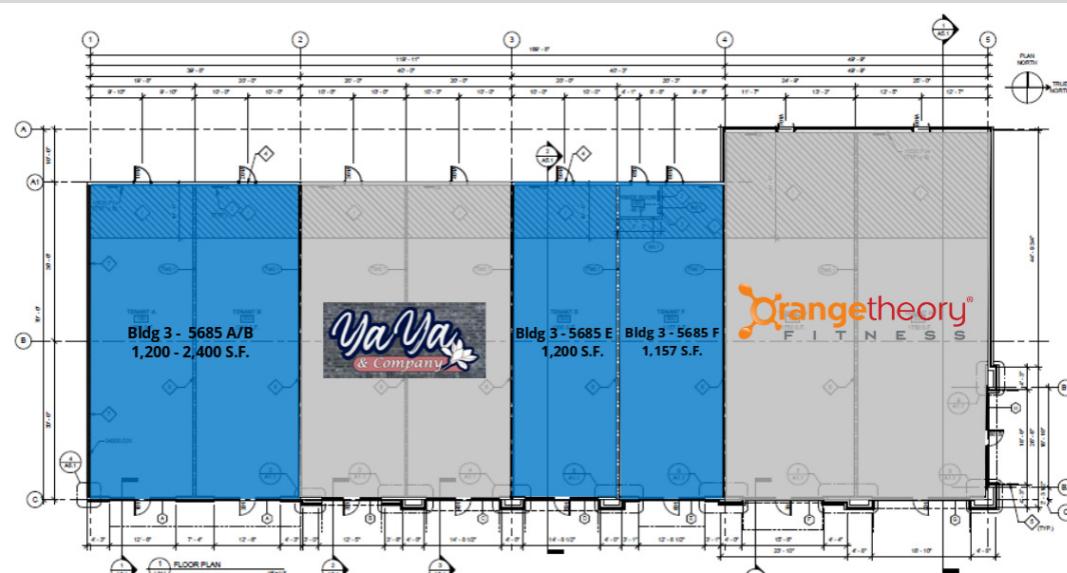
| SUITE | TENANT | SIZE (SF) | LEASE RATE |
|-------------------------|-----------------------|------------------|---------------|
| Bldg 1 - 5675 A | Club Pilates | 1,414 SF | Leased |
| Bldg 1 - 5675 | Tokyo Japan | 4,479 SF | Leased |
| Bldg 1 - 5675 F | Available | 1,332 SF | \$28.00 SF/yr |
| Pad 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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|-----------------|--------------|----------|------|---------------|
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| Bldg 1 - 5675 | Tokyo Japan | 4,479 SF | NNN | - |
| Bldg 1 - 5675 F | Available | 1,332 SF | NNN | \$28.00 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 | - |

stirling

HR CROSSING
5675 NELSON ROAD LAKE CHARLES, LA 70605
Grocery Anchored Retail For Lease



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HR CROSSING

5675 NELSON ROAD LAKE CHARLES, LA 70605

Retail Property For Lease



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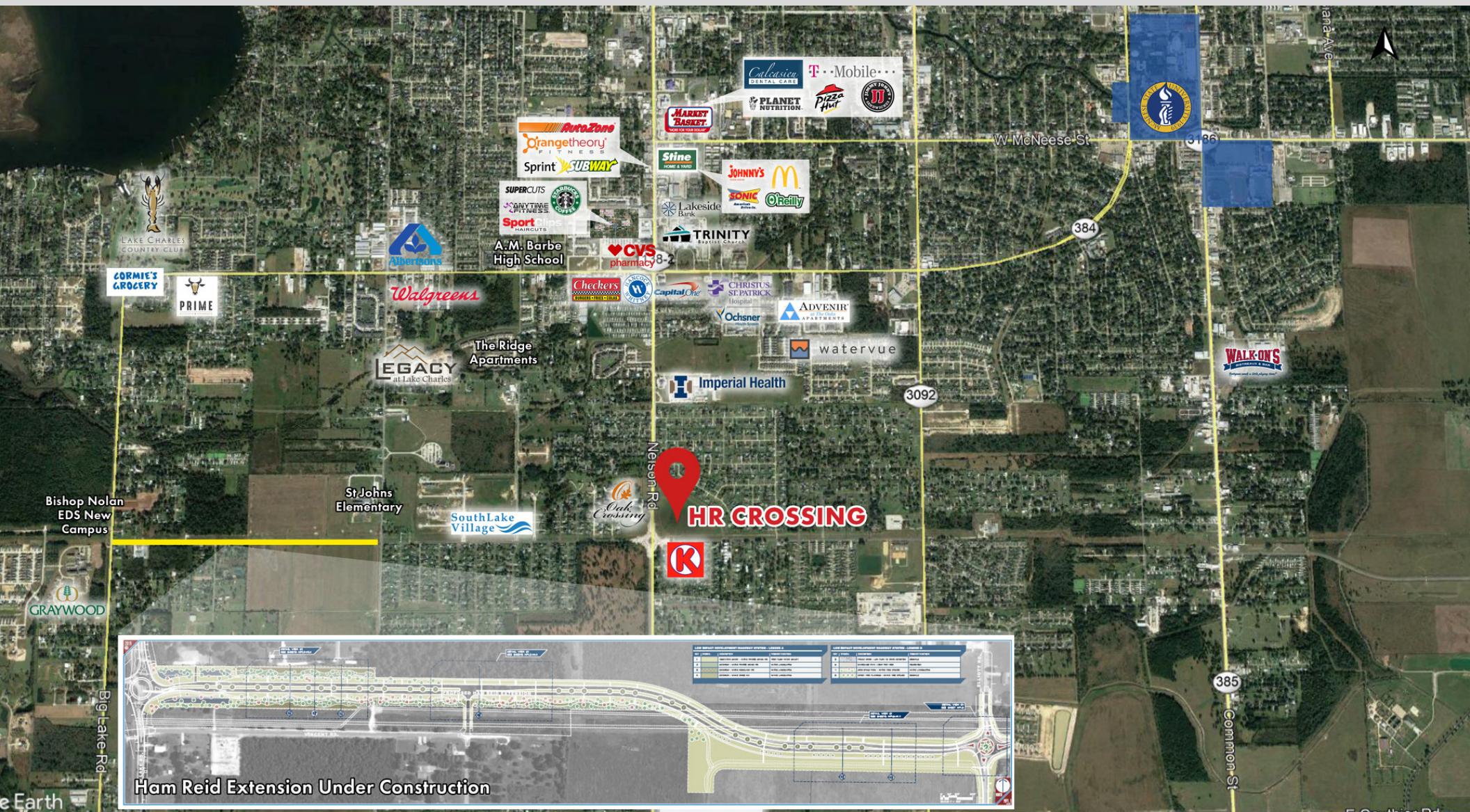
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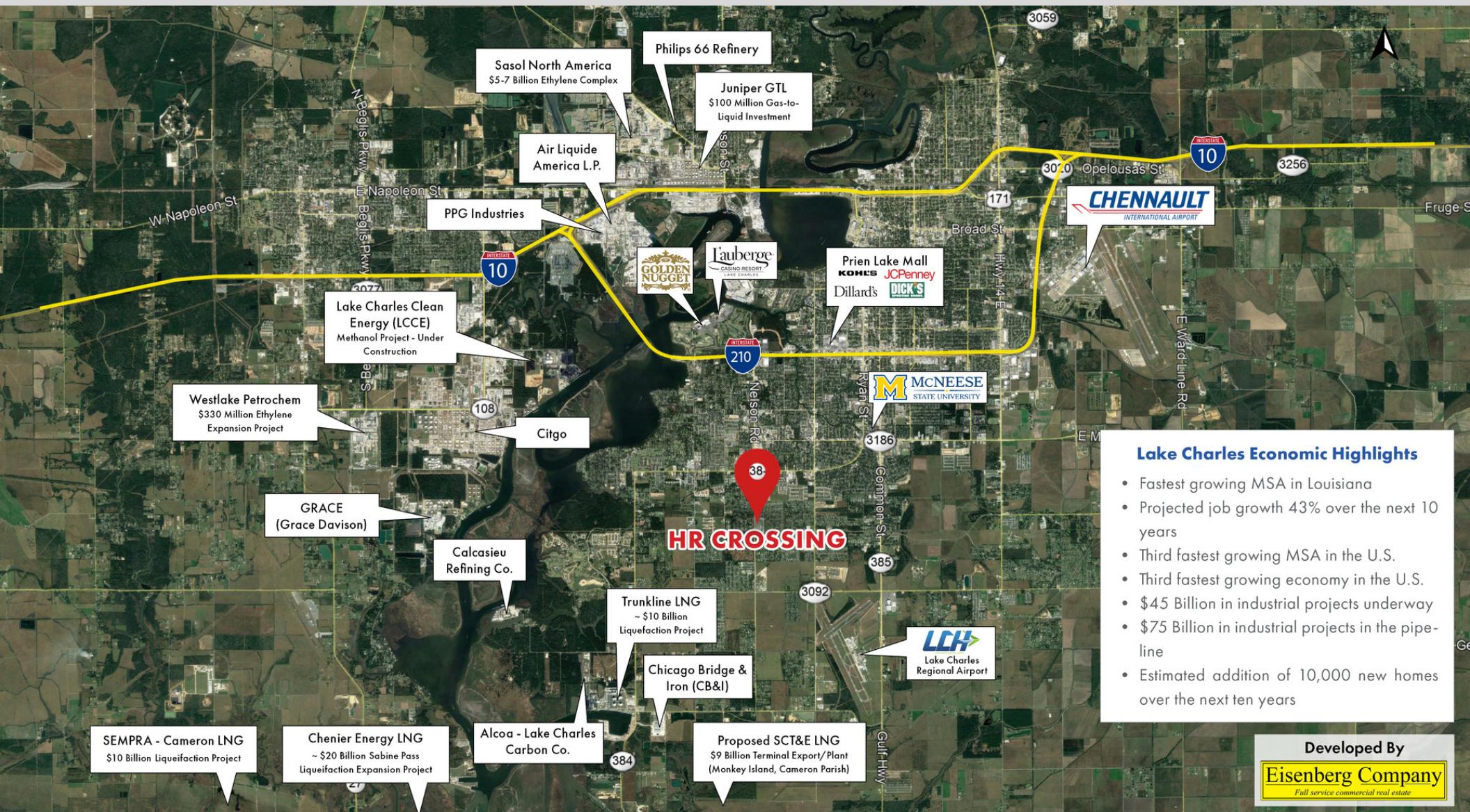
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Lake Charles Economic Highlights

- Fastest growing MSA in Louisiana
- Projected job growth 43% over the next 10 years
- Third fastest growing MSA in the U.S.
- Third fastest growing economy in the U.S.
- \$45 Billion in industrial projects underway
- \$75 Billion in industrial projects in the pipeline
- Estimated addition of 10,000 new homes over the next ten years

Developed By

Eisenberg Company
Full service commercial real estate

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 |

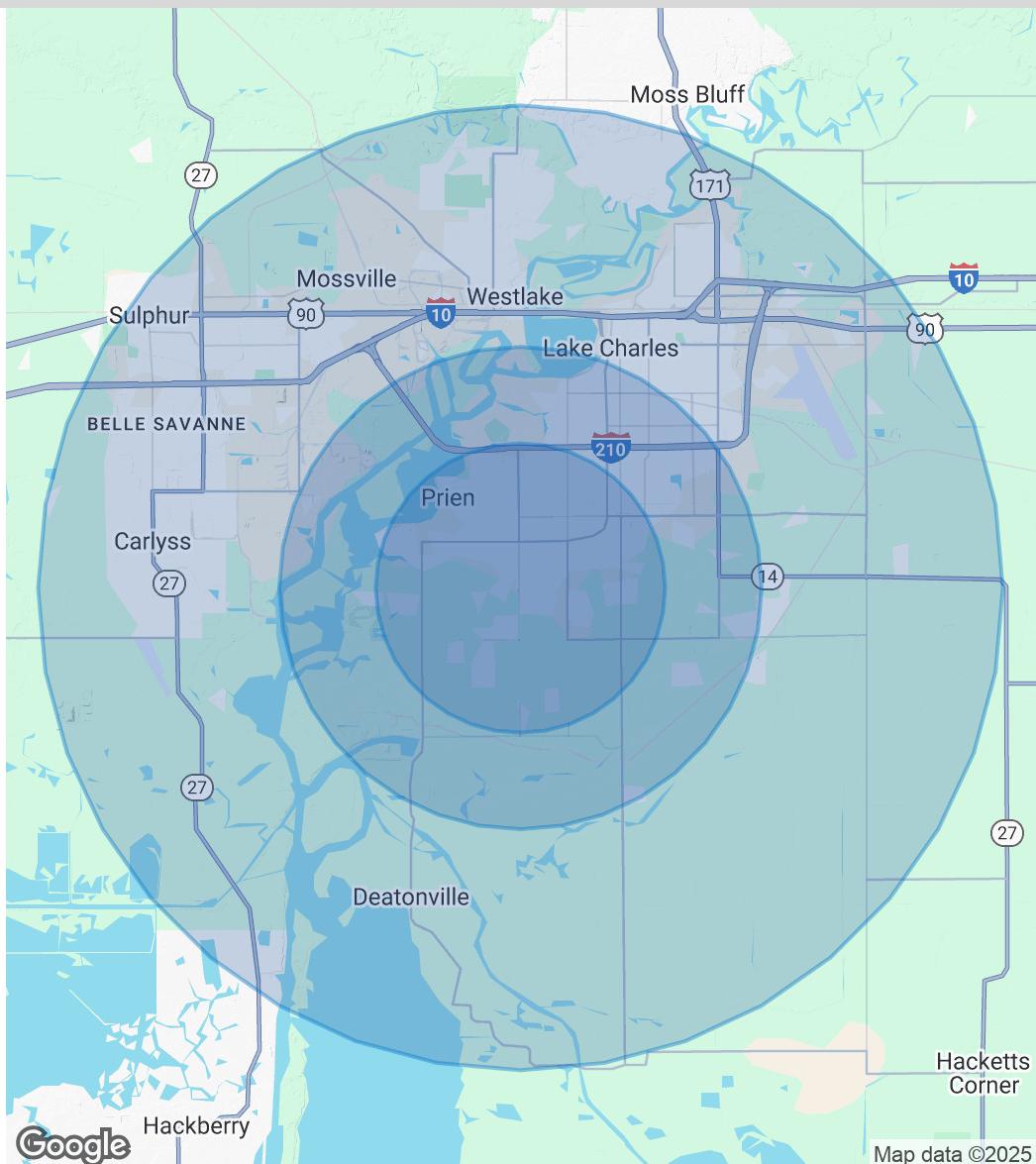
HOUSEHOLDS & INCOME

| | 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 |



Map data ©2025