



RETAIL CENTER FOR LEASE IN LAKE CHARLES, LOUISIANA

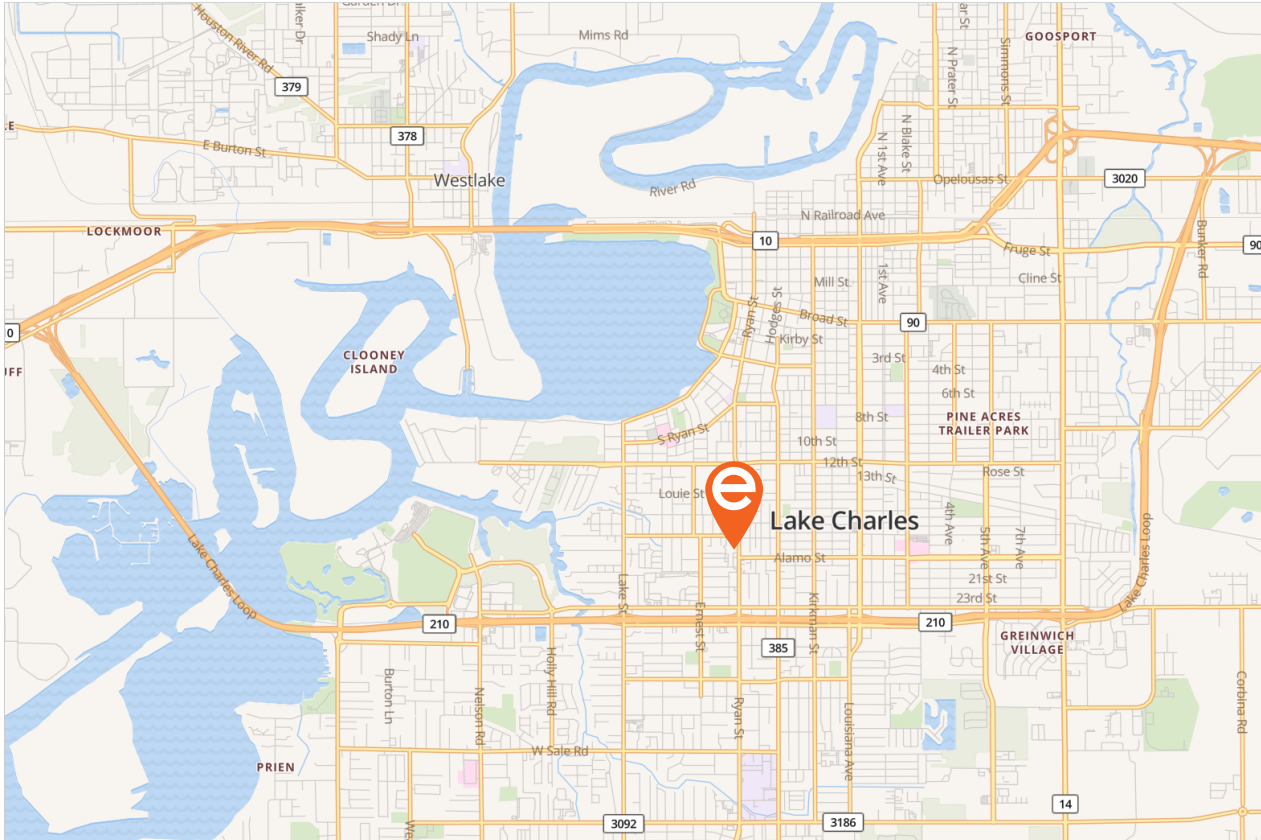


# Southgate Shopping Center

2710 Ryan St, Lake Charles, Louisiana 70601

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**LOCATION**

**2710 Ryan St.**  
**Lake Charles, Louisiana 70601**



**AVAILABLE**

**See Site Plan for Availability**



**RATE**

**Please Call for Pricing**



**NNN**

**\$3.57**



**TRAFFIC COUNTS (KALIBRATE 2024)**

**25,547 CPD**

Ryan St

**8,566 CPD**

Alamo St



**2023 DEMOGRAPHIC SNAPSHOT**

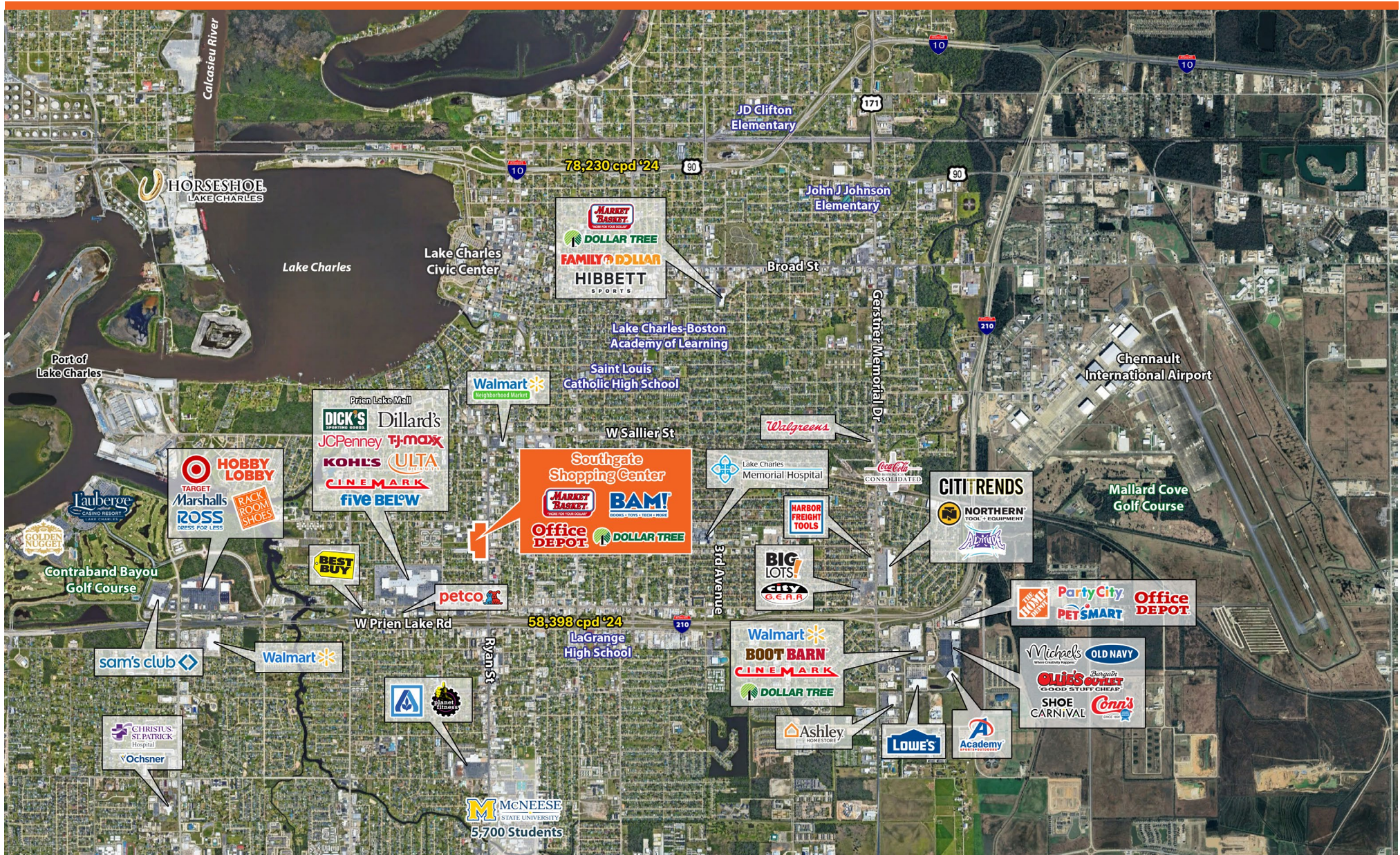
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	8,475	60,613	96,882
<b>DAYTIME POPULATION</b>	16,785	75,265	107,051
<b>AVG HH INCOME</b>	\$61,735	\$64,546	\$68,963

**AREA RETAILERS**

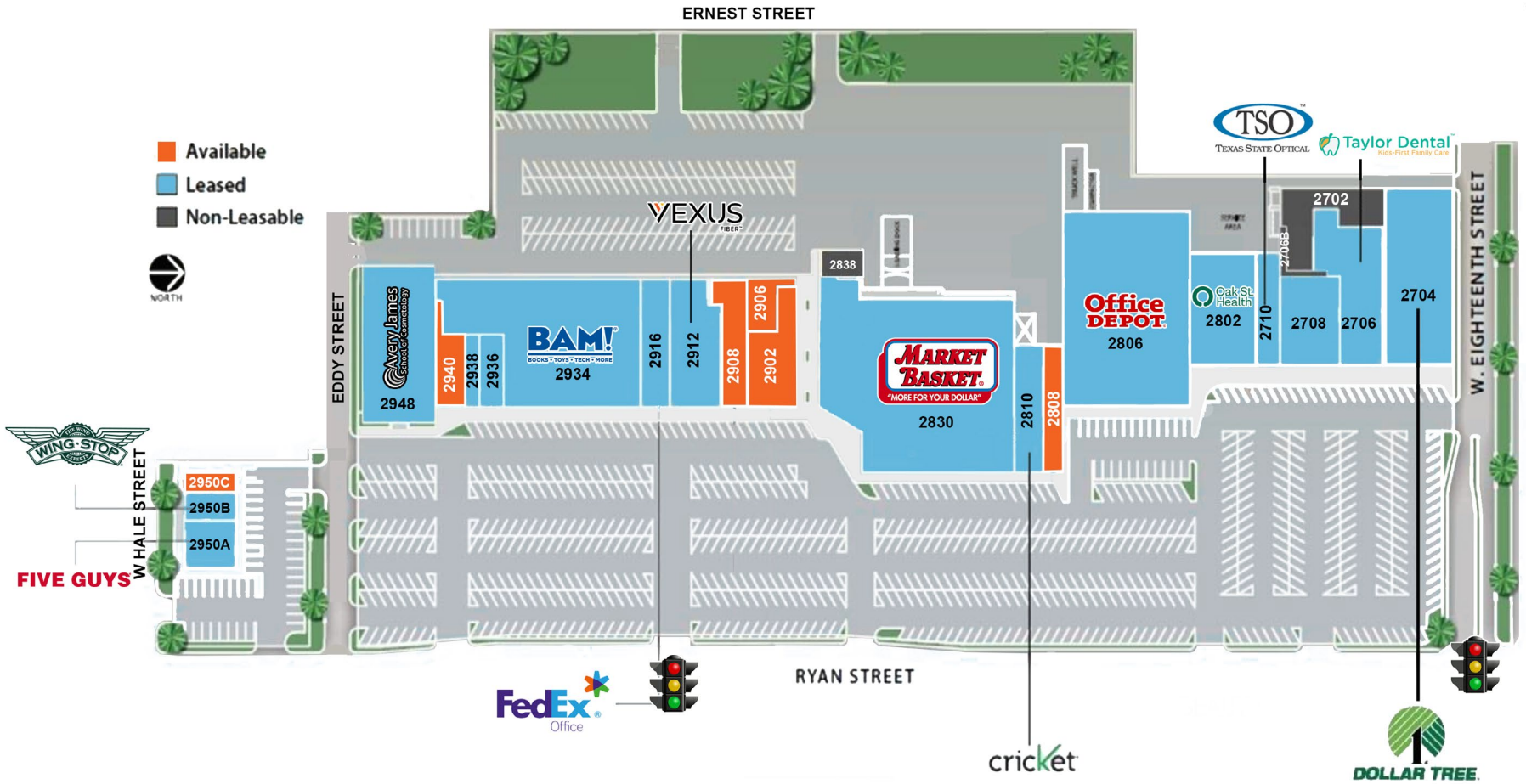
Prien Lake Mall; Dillards, JCPenny, HomeGoods, Kohls, Dick's Sporting Goods, D-BAT Batting Cage, Walmart, Walgreens, Five Guys, Wingstop, Subway, BeauxDines', Casa Manana Mexican, Pappy's Sports Pub, Capital One, First Horizon Bank

**PROPERTY INFORMATION**

- Southgate Shopping Center Receives 1.3M Visits Annually
- Center Recent Redevelopment
- Anchor Tenants Include Market Basket, Office Depot, Dollar Tree, and Books-A-Million
- Close Proximity to the Prien Lake Mall which Receives 3.7M Visits Annually
- Daytime Population Count Over 100,000 within a 3 Mile Radius  
*\* Visitor data from Placer.ai*







SPACE	NAME	SF	SPACE	NAME	SF	SPACE	NAME	SF
2950A	Five Guy's Burgers & Fry's	2,500	2912	Vexus	6,400	2802	Oak Street Health	7,300
2950B	Wing Stop	1,500	<b>2908</b>	<b>Vacant</b>	<b>3,500</b>	2710	Texas State Optical	2,750
<b>2950C</b>	<b>Vacant</b>	<b>1,000</b>	<b>2902</b>	<b>Vacant</b>	<b>4,501</b>	2708	United State Armed Forces	5,100
2948	Avery James	11,308	<b>2906</b>	<b>Vacant</b>	<b>1,800</b>	2706	Taylor Dental	6,000
<b>2940</b>	<b>Vacant</b>	<b>2,300</b>	UL2838	Unleaseable Space	1,100	2704	Dollar Tree	10,221
2938	Go Auto Low Cost Auto Insurance	1,072	2830	Market Basket	37,442	UL2706	Unleaseable Space	160
2936	Mariner Finance	1,900	2810	Cricket Wireless	3,750	UL2702	Unleaseable Space	7,179
2934	Books-a-Million	21,310	<b>2808</b>	<b>Vacant</b>	<b>2,490</b>			
2916	FedEx Kinko's	3,750	2806	Office Depot	24,985			





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## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S** MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner

of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:**

This notice is being provided for information purposes. It does not create an obligation for

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809