



### PROPERTY DESCRIPTION

- Includes: 3 Offices, 1 Conference Room, Lobby/Work Area, Kitchen, Bathroom.
- Building recently renovated and move-in ready.
- Ample parking
- Very close proximity to I-10, National Golf Club of Louisiana, Horseshoe Casino, Ponderosa Park, Westlake High School, Westlake Chemical, Phillips 66, PPG, Sasol.

### OFFERING SUMMARY

Lease Rate:	\$2,250.00 per Month (NNN)
Number of Units:	1
Available SF:	1,752 SF
Lot Size:	1 AC
Building Size:	1,752 SF
Address:	2512 Westwood Road Westlake, LA 70669

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,435	4,321	18,612
Total Population	3,609	11,075	46,448
Average HH Income	\$76,593	\$93,895	\$91,873

NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM  
337.794.7620  
jmklumpp@nvstrealestate.com



NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM  
337.794.7620  
jmklumpp@nvstrealestate.com

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*



**NVST Real Estate Solutions, LLC**  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | [NVStrealstate.com](http://NVStrealstate.com)

**John Michael Klumpp, CCIM**  
337.794.7620  
[jmklumpp@nvstrealstate.com](mailto:jmklumpp@nvstrealstate.com)

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*



National  
Golf Club

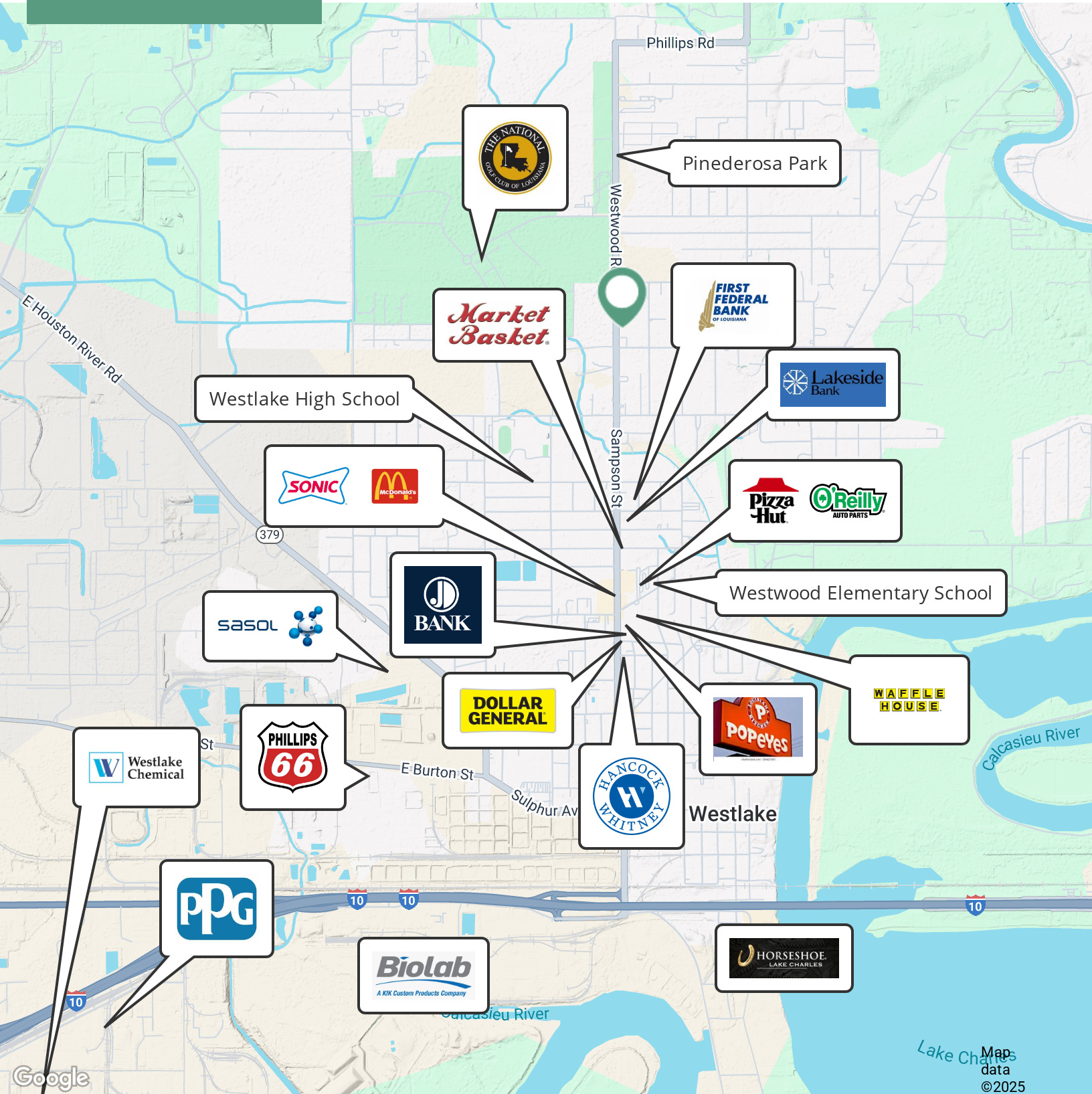


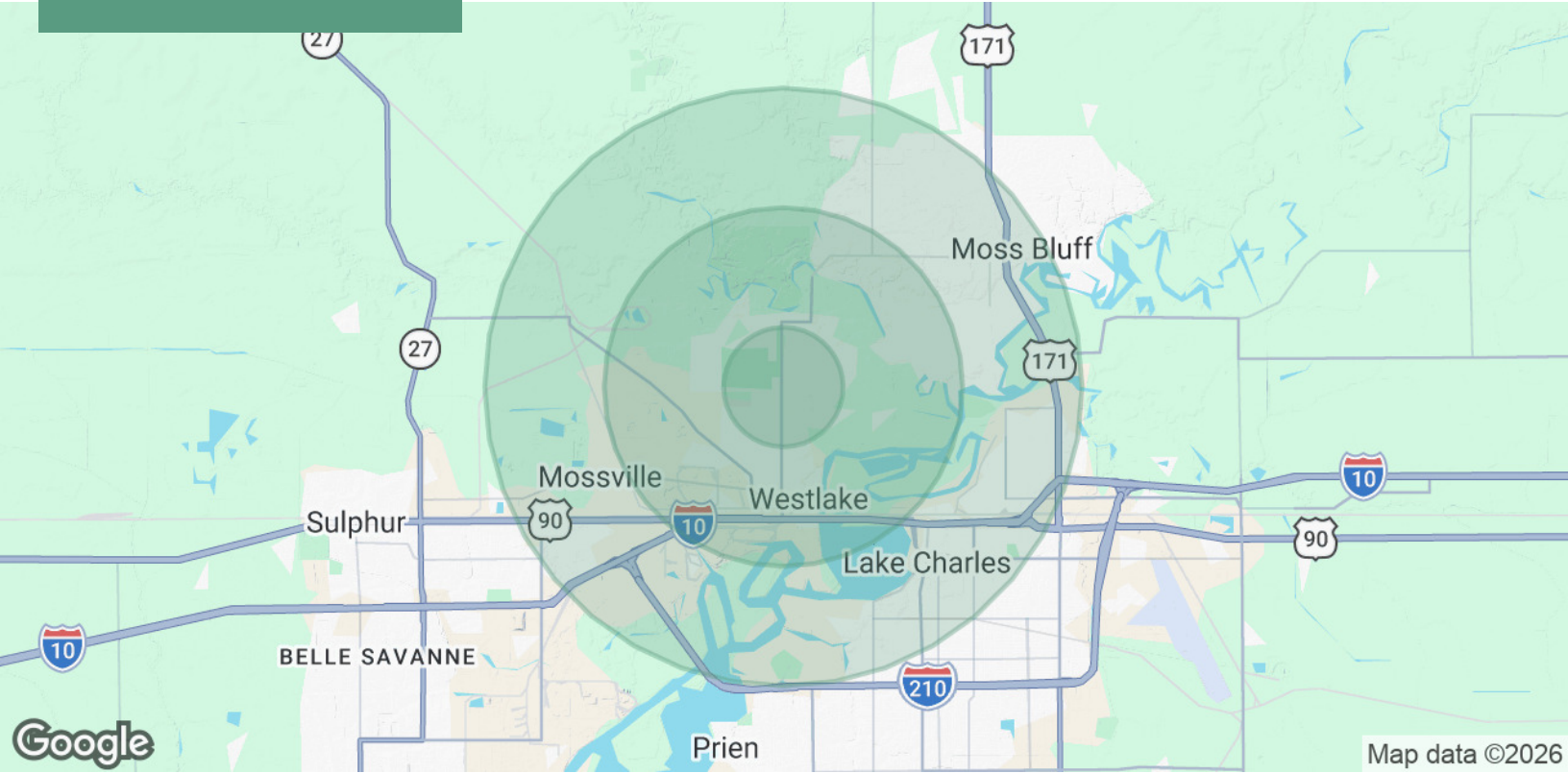
Pinederosa Park

NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM  
337.794.7620  
jmklumpp@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.





### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,609	11,075	46,448
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,435	4,321	18,612
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$76,593	\$93,895	\$91,873
Average House Value	\$199,002	\$233,938	\$288,161

Demographics data derived from AlphaMap

