



### PROPERTY DESCRIPTION

Property is centrally located in Lake Charles next to I-210. Both buildings with the exterior storage building are for sale. Building 1 is fully leased to Southern Home Health, while Building 2 is available for lease.

#### Building 1

- 3,500 SF Office Building
- Fully Lease to Southern Home Health

#### Building 2

- 2,500 SF Office Building
- Available to Lease
- 4 Offices, Large Conference/Meeting Room, Lobby, Kitchen
- Storage building with roll door

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate Building 2:	\$20.00 SF/yr (NNN)
Building 1 (3417) SF:	3,500 SF
Building 2 (3421) SF:	2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,107	25,891	37,796
Total Population	9,701	62,923	94,261
Average HH Income	\$68,349	\$76,274	\$79,585

### NVST Real Estate Solutions, LLC

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337.433.0511 | NVSTrealestate.com

### Blake Soto, CCIM

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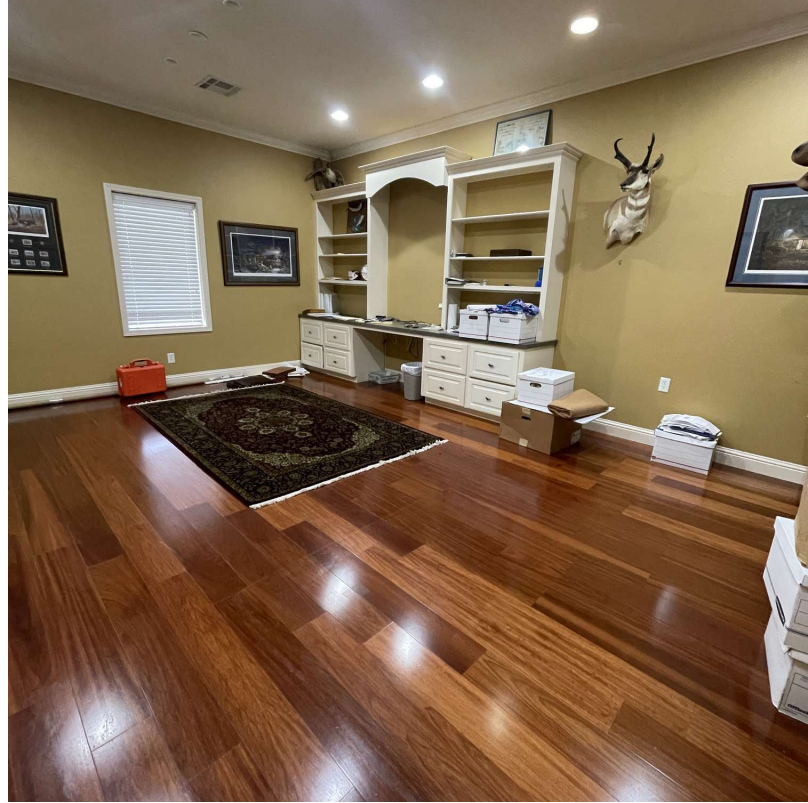


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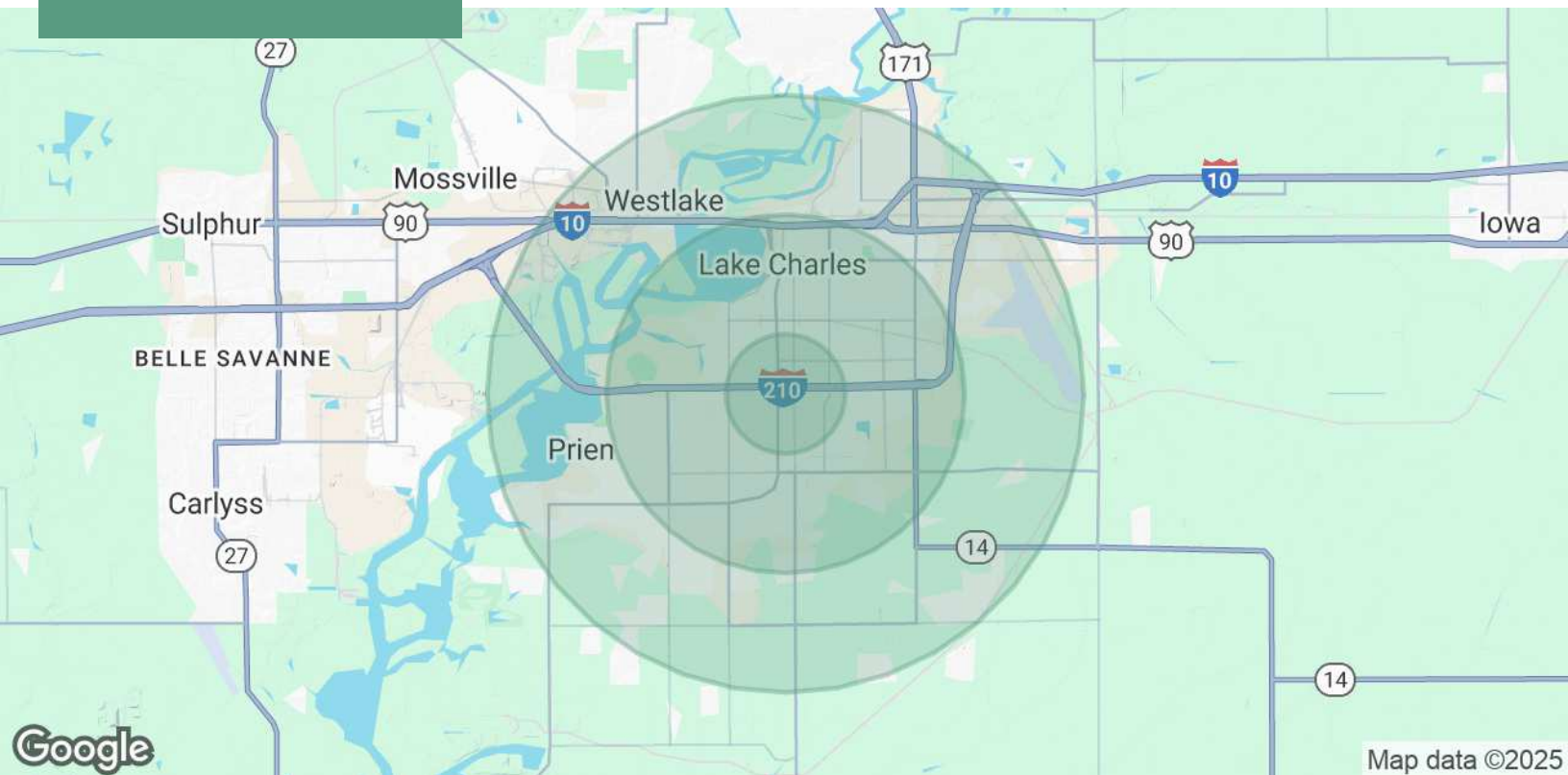




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,701	62,923	94,261
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,107	25,891	37,796
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,349	\$76,274	\$79,585
Average House Value	\$192,635	\$241,765	\$266,320

Demographics data derived from AlphaMap





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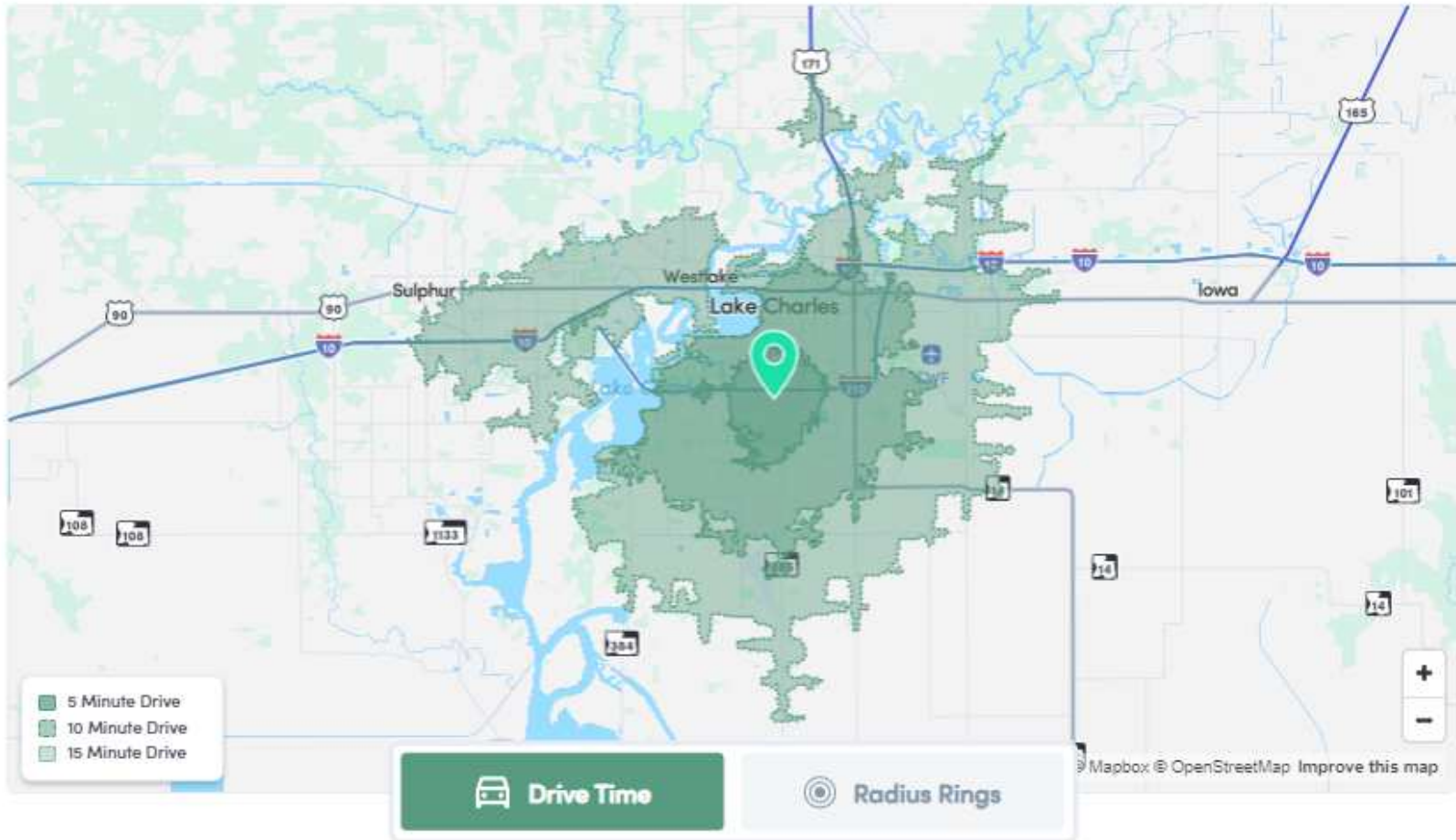
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