NVST
REAL ESTATE SOLUTIONS

181 HWY 171 MOSS BLUFF | SHOPPING CENTER

PROPERTY DESCRIPTION

Located at the highly traveled intersection of HWY 171 and Sam Houston Jones Parkway, available space ranges from ±5,269 to ±20,769 SF. While not included in the sale, this center is anchored by Tractor Supply. This property is ideal for investors and owner occupants.

OFFERING SUMMARY

Sale Price:	$895,000
Lease Rate:	$6.25 SF/yr (NNN)
NNN:	$2.82 PSF
Available Square Footage:	5,269 - 20,769 SF
Building Size:	20,769 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	840	5,810	15,716
Total Population	2,229	15,694	41,278
Average HH Income	$131,502	$118,423	$92,467

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

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealestate.com

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

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PROPERTY PHOTOS

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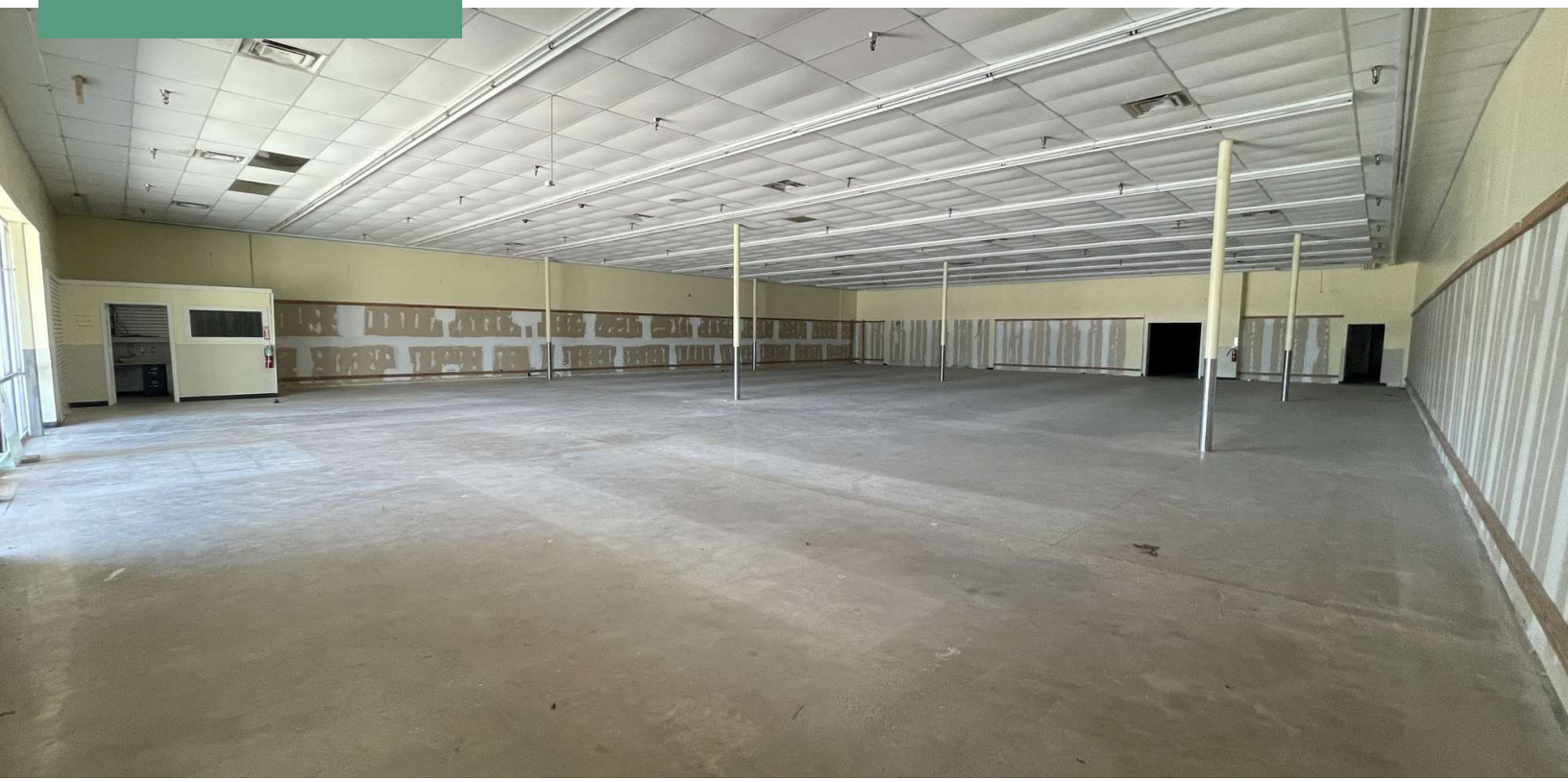

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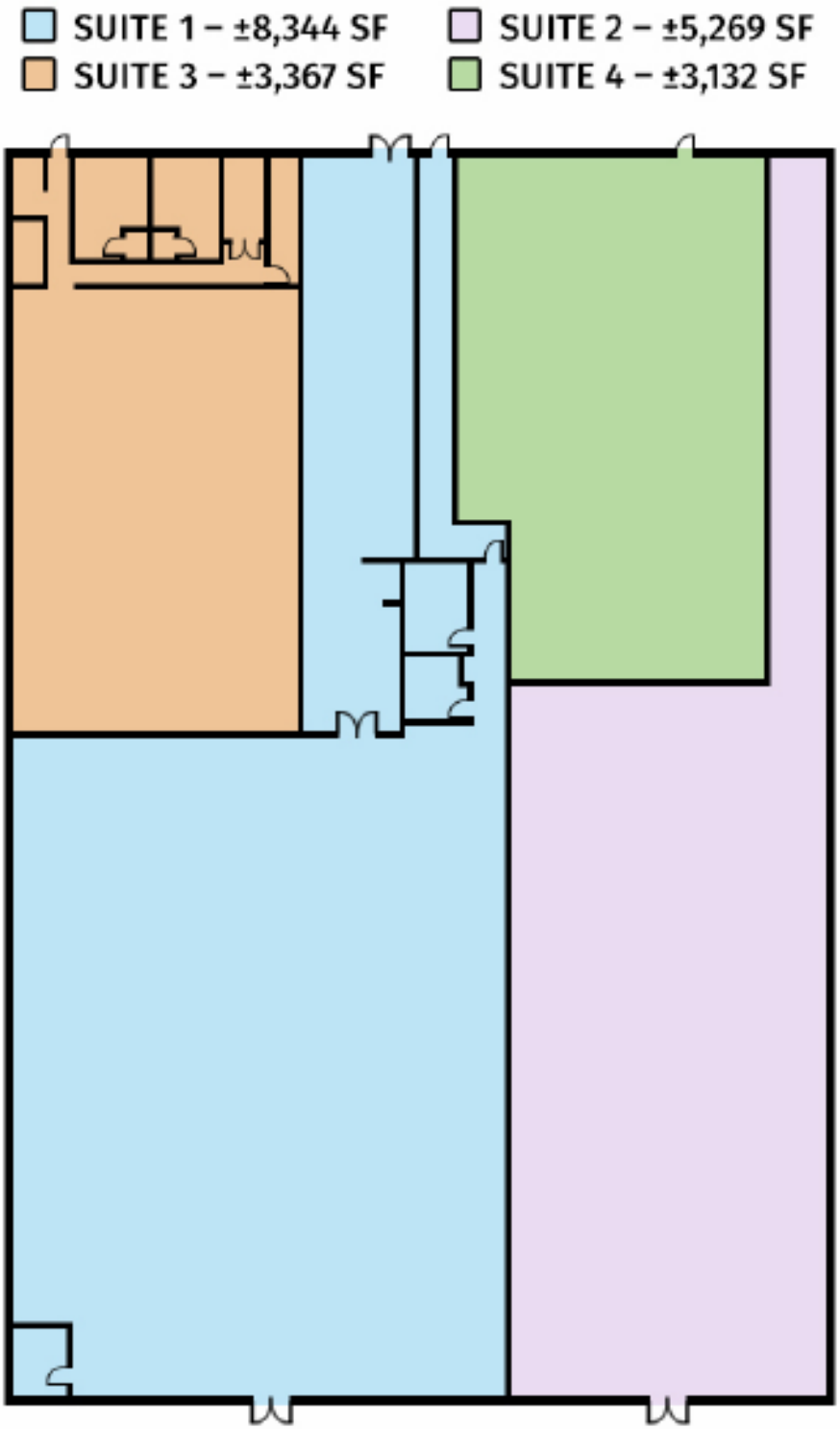
FLOOR PLAN



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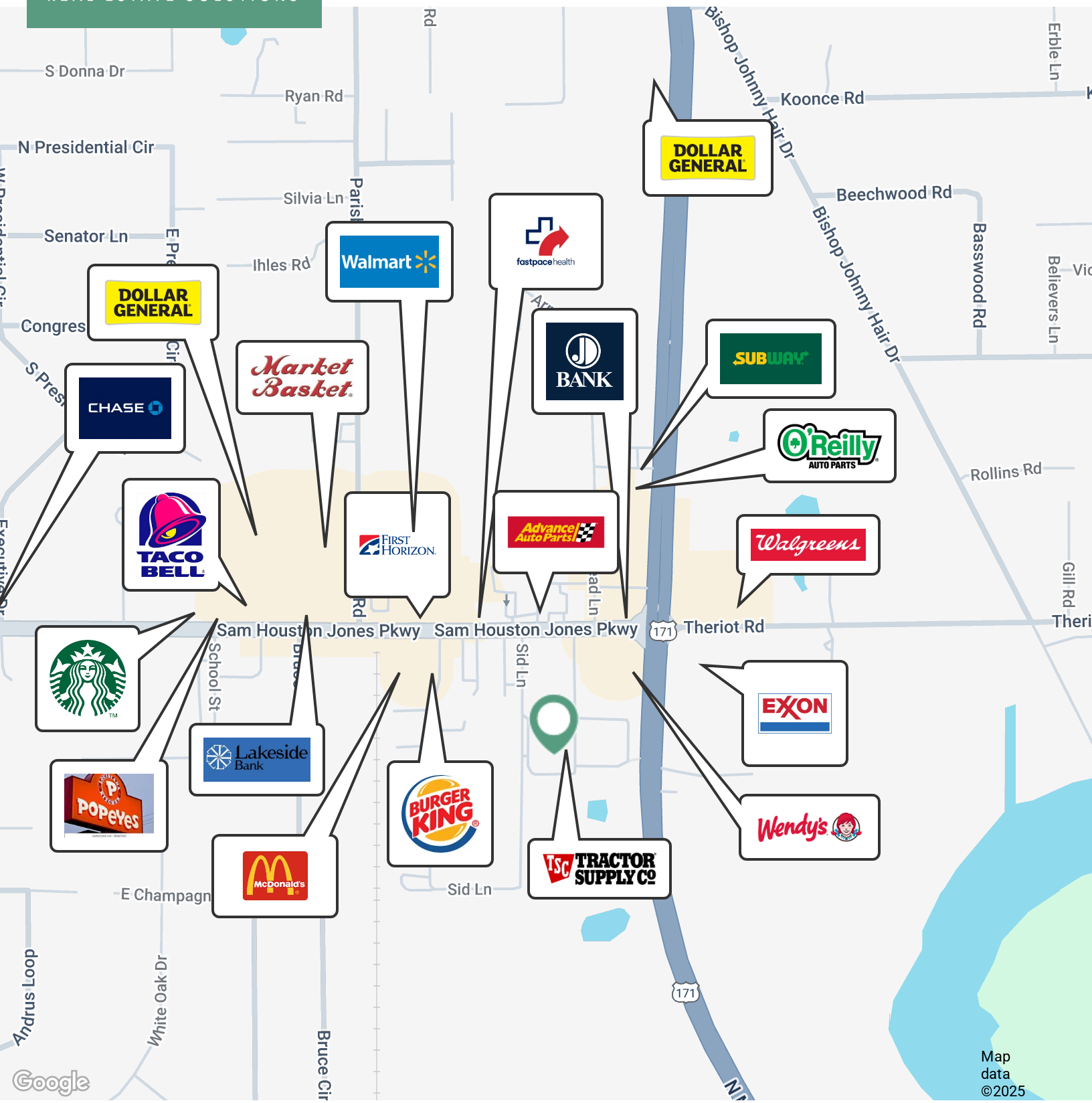
RETAILER MAP



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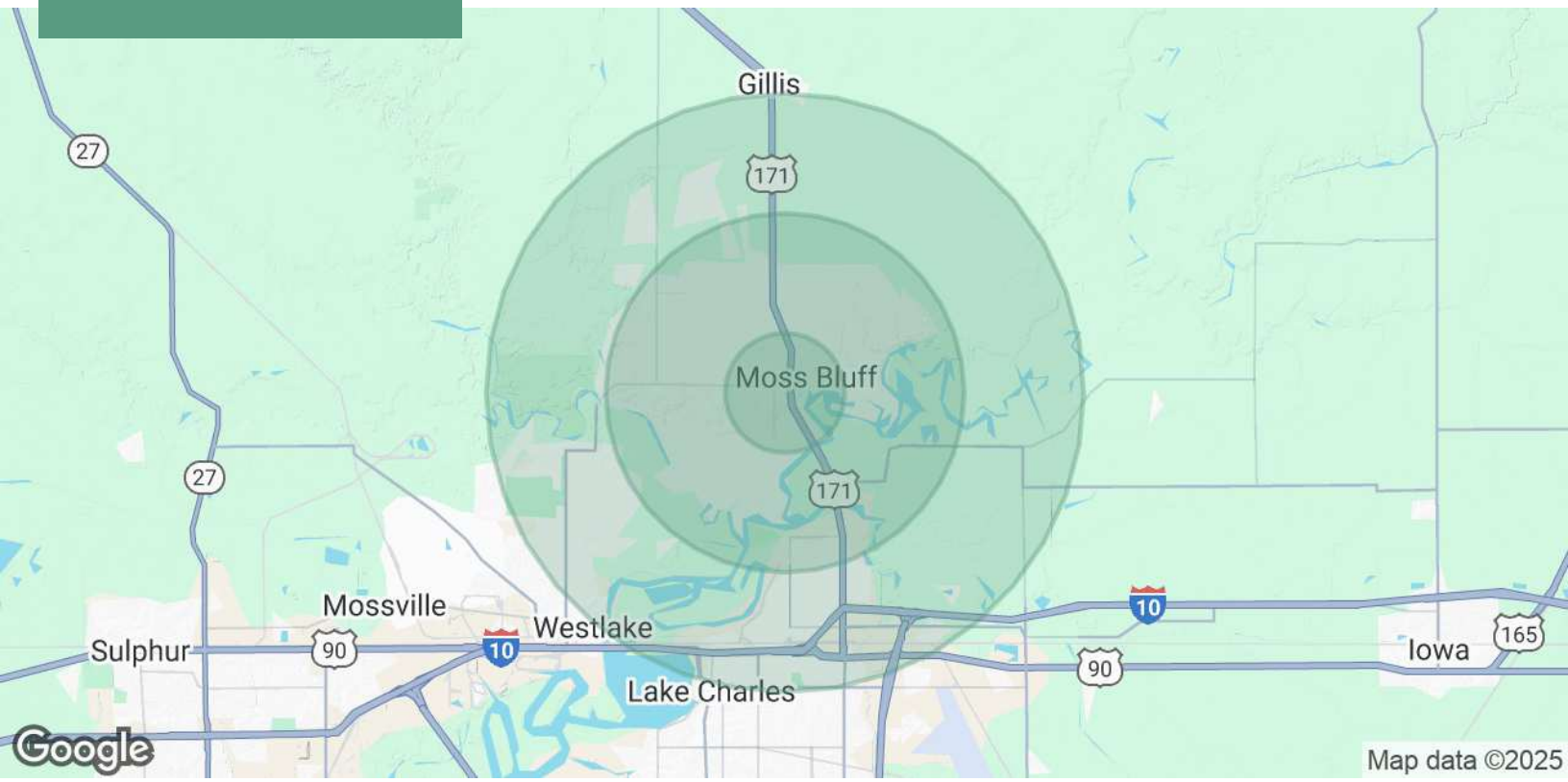
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,229	15,694	41,278
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	840	5,810	15,716
# of Persons per HH	2.7	2.7	2.6
Average HH Income	$131,502	$118,423	$92,467
Average House Value	$269,645	$344,238	$278,157

Demographics data derived from AlphaMap

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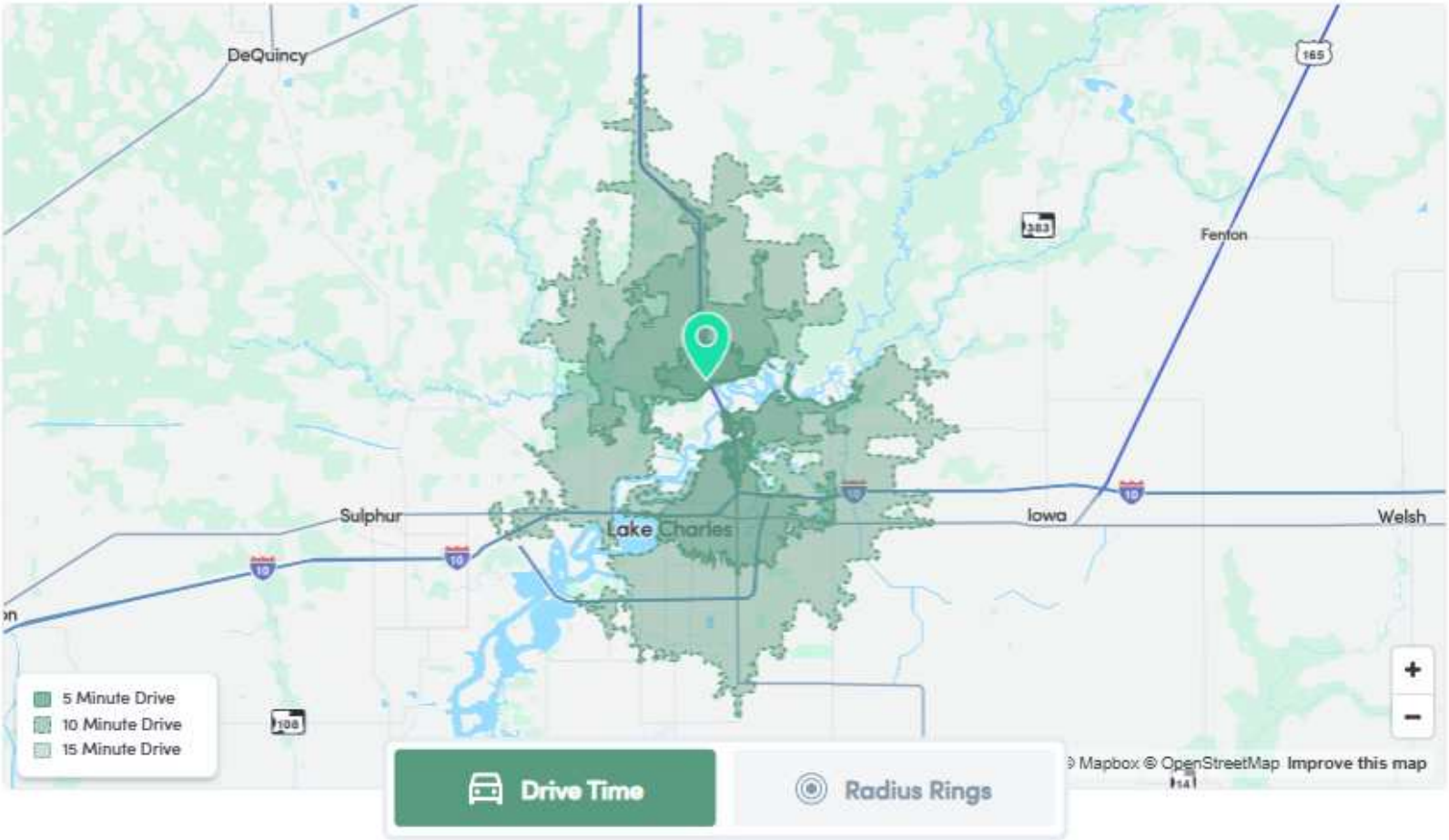
DRIVE TIMES



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