

# RETAIL FOR LEASE

## Parkway Village

1355 Sam Houston Jones Parkway, Moss Bluff, LA 70611



### PROPERTY DESCRIPTION

- 1,500 SF Available
- 33,600 SF of Retail Shopping Center
- Anchored by Rouses Grocery Store
- New Construction
- Includes \$45,000 TIA

### LOCATION DESCRIPTION

Parkway Village is the premier shopping destination in Moss Bluff with 1,000 feet of frontage on the major east/west thoroughfare in town. This development is perfect for any food/retail establishment requiring high visibility, high traffic counts, ample parking, and easy ingress and egress.

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$114 Billion in Capital Investments creating 60,000 jobs in our immediate area. Moss Bluff's vicinity to the majority of these Capital Investments, along with its excellent public school system, makes it the primary market for growth.

### OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	1,538 SF
Building Size:	33,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	928	7,116	18,341
Total Population	1,911	15,514	37,477
Average HH Income	\$73,789	\$74,635	\$66,208

For More Information:

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**The Investors Group of Louisiana, LLC**

127 Broad Street, Lake Charles, LA 70601  
337.433.0511

*The information contained herein and attached is provided from sources deemed reliable. We do not guarantee any of the information as it is subject to errors, omissions, withdrawal from the market, or change in terms, all without notice.*



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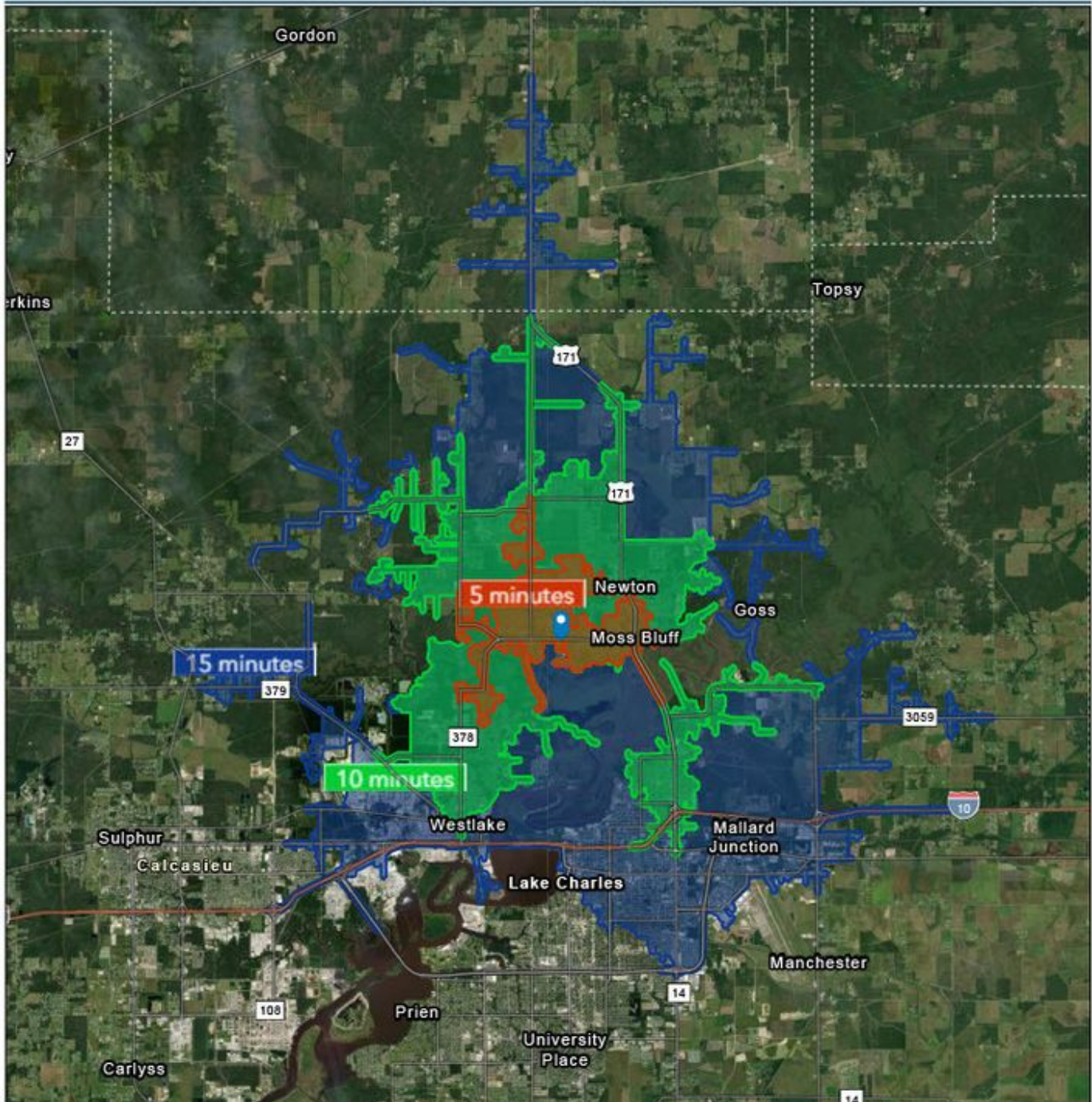
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5, 10 and 15-Minute Drive Times



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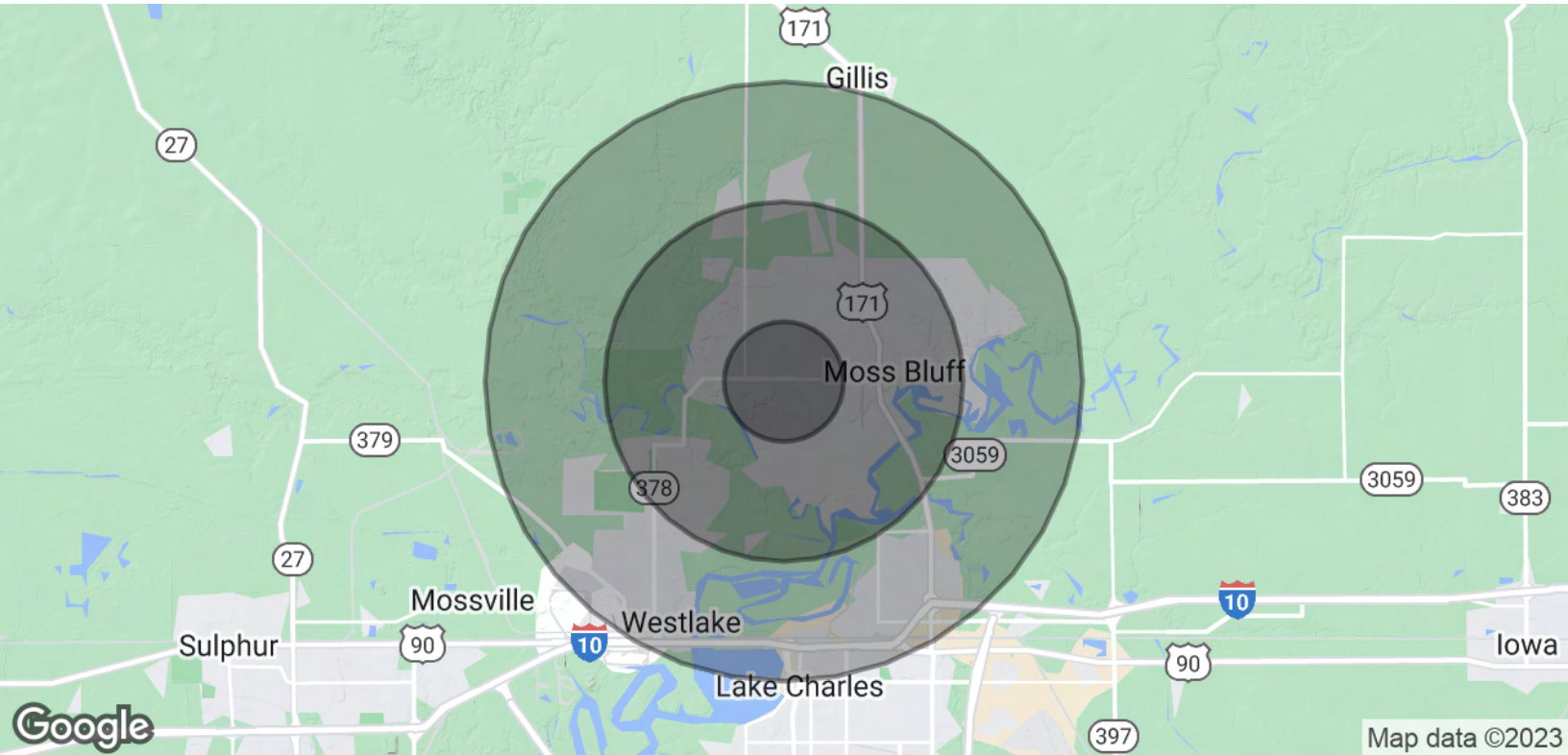
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,911	15,514	37,477
Average Age	41.1	42.0	41.0
Average Age (Male)	38.1	40.5	39.7
Average Age (Female)	42.7	42.4	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	928	7,116	18,341
# of Persons per HH	2.1	2.2	2.0
Average HH Income	\$73,789	\$74,635	\$66,208
Average House Value	\$200,897	\$195,341	\$184,502

\* Demographic data derived from 2020 ACS - US Census

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