

SOUTHGATE II SHOPPING CENTER

EXECUTIVE SUMMARY



TCP REALTY SERVICES, LLC

Commercial Real Estate Investments and Services

RETAIL PROPERTY FOR LEASE // 2950A-C RYAN STREET // LAKE CHARLES, LA 70601



OFFERING SUMMARY

Available SqFt: ±1,000 to 2,500 SqFt

Base Lease Rate: \$20.00 SF/yr

Lot Size: ±13.89 Acres

Building Size: ±171,318 SqFt

PROPERTY OVERVIEW

Southgate Shopping Center is a well-established, grocery-anchored retail destination located in the heart of Lake Charles, Louisiana, strategically positioned between Interstates 10 and 210. The Property is anchored by Market Basket—the leading grocer in Lake Charles with a dominant 34.5% market share—known for its consistent sales growth and long-term presence since 1986.

PROPERTY HIGHLIGHTS

In addition to Market Basket, the center features a strong mix of national and regional tenants, including Five Guys and Wingstop, which further enhance its daily traffic and dining appeal.

Currently 95% occupied, Southgate Shopping Center has maintained its reputation as one of the premier retail destinations within the Lake Charles MSA. The Property benefits from exceptional visibility along Highway 385 and offers convenient access to downtown, major employment hubs, and surrounding residential communities.



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9720 Cypresswood Drive, Suite 150 Houston, TX 77070

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AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | 1,000 – 2,500 SF LEASE TERM | Negotiable LEASE RATE | \$20.00 -\$30.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2950A	Available	2,500 SF	NNN	\$30.00 SF/yr.
2950C	Available	1,000 SF	NNN	\$20.00 SF/yr.



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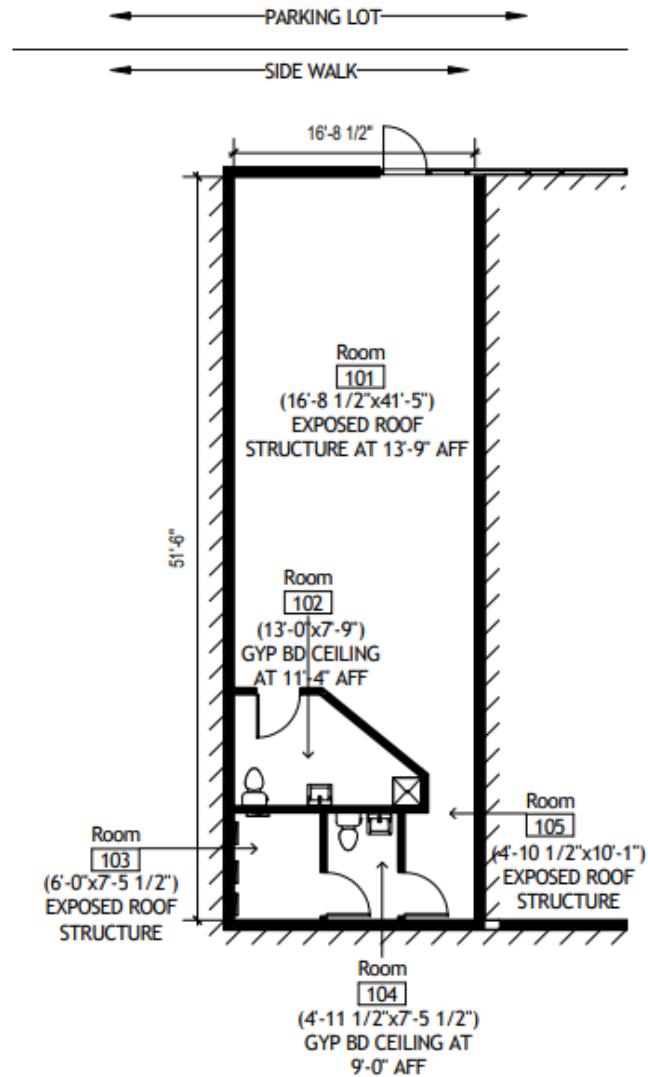
SPACE PLAN



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1 FLOOR PLAN- SUITE 2950C

SCALE: 3/32" = 1'-0"



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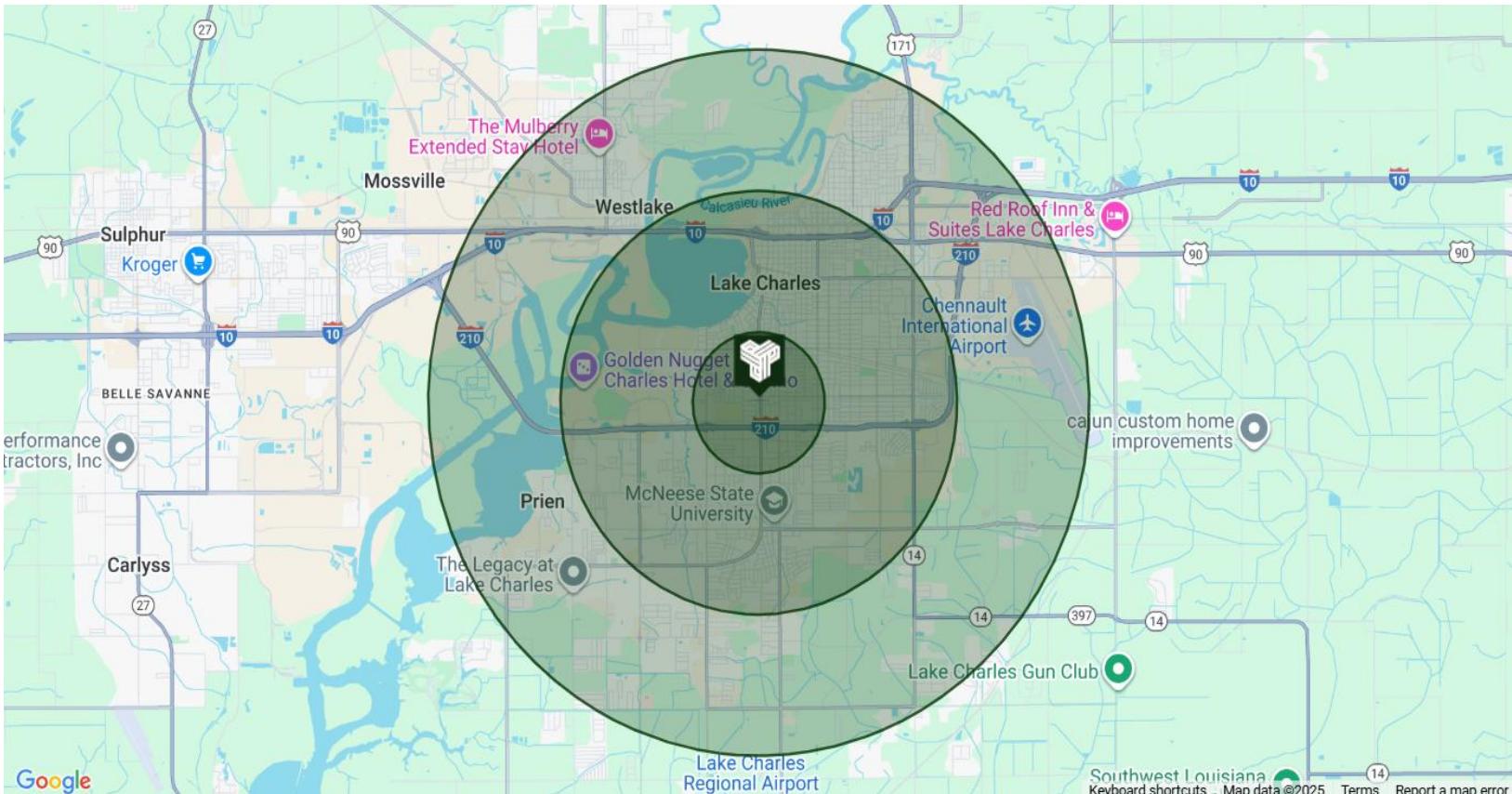
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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,620	56,202	91,641
Median age	33.2	35.1	35.9
Median age (Female)	30.1	33.5	33.9
Median age (Male)	38.2	36.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,295	23,476	36,830
# of persons per HH	2.3	2.4	2.5
Average HH income	\$45,650	\$53,284	\$57,656
Average house value		\$156,131	\$159,574

* Demographic data derived from ACS 2023 5-year data - US Census



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PROPERTY PHOTOS



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Site Plan SG II



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AGENCY DISCLOSURE FORM

This document describes the various types of agency relationships that can exist in real estate transactions.

An Agency relationship exists when a real estate licensee represents a client in an immovable property transaction. A client is anyone who engages a licensee for professional advice and service as their agent. Agency relationships can be formed with Buyer/Lessees or Sellers/Lessors or both.

Designated Agency results from a contractual relationship between a broker and a client when a licensee affiliated with a broker is designated by the broker to represent the client. The licensee appointed by the broker to represent the client is called a Designated Agent. There is a presumption that the licensee with whom a client works is his or her Designated Agent, unless there is a written agreement to the contrary. Other licensees employed by the broker do not work for the client, so the client should confine his or her discussions to their Designated Agent. Designated Agents must (1) obey all lawful requests of the client, (2) promote the client's best interest, (3) exercise reasonable care and skill in representing the client, (4) maintain the confidentiality of all information that could materially harm the client's negotiation position, (5) present all offers in a timely manner, (6) seek a transaction at the price and on terms acceptable to the client, and (7) account for all money and property received from the client in a timely manner. A Designated Agent may show alternate properties to buyers, show properties the client is interested in to other buyer clients or receive compensation based on a percentage of the sale price without breaching the duty he or she owes to a client.

Dual Agency exists when a licensee is working with both the buyer and seller or both the landlord and tenant in the same transaction. For example, if your Designated Agent is also the listing agent, dual agency exists. Dual agency is allowed only with the informed consent of all clients. Informed consent is presumed if a client signs the separate Dual Agency Disclosure form prescribed by the Louisiana Real Estate Commission. Dual Agents owe the following duties to both the buyer/seller and the lessor/lessee: (1) treat all clients honestly, (2) provide information about the property to buyers/tenants, (3) disclose all latent material defects in the property known to the licensee, (4) disclose financial qualifications of buyers/tenants to sellers/landlords, (5) explain real estate terms, (6) help buyers/tenants arrange for property inspections, (7) explain closing costs and procedures, (8) help buyers compare financing options, and (9) provide information about comparable properties that have been sold so both clients can make educated buying/selling decisions. Dual Agents are not permitted to disclose (1) confidential information of one client to the other, (2) the price the seller/landlord will take other than the listing price without the permission of the seller/landlord, or (3) the price the buyer/tenant is willing to pay without the permission of the buyer/tenant.

Confidential information is information that could materially harm the position of a client if disclosed. Confidential information does not include material information about the physical condition of property. Thus, a licensee may disclose material information about the condition of property and in fact has a duty to disclose known material defects regarding the condition of property. It is permissible for confidential information to be disclosed by a Designated Agent to his or her broker for the purpose of seeking advice or assistance for the benefit of the client. Information that would otherwise be confidential will no longer be confidential if (1) the client permits disclosure of such information by word or conduct, (2) disclosure of such information is required by law or would reveal serious defect, or (3) the information becomes public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Seller/Lessor:

Buyer/Lessee:

TCP ADD SOUTHEAST PARTNERS, LLC

By: TCP REALTY SERVICES, LLC
 Title: MANAGING AGENT
 Date: 4/14/25
 Licensee: TCP REALTY SERVICES, LLC
 Date: 4/14/25

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

Agency Form 12/02



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DISCLOSURE AND CONSENT TO DUAL AGENT

REPRESENTED AGENCY



This document serves three purposes:

- 3 It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- 3 It explains the concept of disclosed dual agency.
- 3 It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING

The undersigned designated agent(s) TCP REALTY SERVICES, LLC
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation representing both the buyer (or lessee)
and the seller (or lessor) for the sale or lease of property described as: SOUTHSIDE SHOPPING CENTER
(Insert address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 3 Treat all clients honestly.
- 3 Provide information about the property to the buyer (or lessee).
- 3 Disclose all latent material defects in the property that are known to the licensee(s).
- 3 Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- 3 Explain real estate terms.
- 3 Help the buyer (or lessee) to arrange for property inspections.
- 3 Explain closing costs and procedures.
- 3 Help the buyer compare financing alternatives.
- 3 Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 3 Confidential information that the licensee may know about the clients, without that client's permission.
- 3 The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- 3 The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

TCP-AutoSouthgate Partners, LLC

Buyer or Lessee

4/14/25

Date

Seller or Lessor

Date

TCP-AutoSouthgate Partners, LLC

Buyer or Lessee

4/14/25

Date

Seller or Lessor

Date

TCP REALTY SERVICES, LLC

Licensee

4/14/25

Date

Licensee

Date

06A.196



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