



PROPERTY DESCRIPTION

This versatile commercial property offers a flexible setup with multiple improvements, making it a strong fit for a construction headquarters, contractor yard, storage-heavy business, or a unique restaurant/food service concept.

The site includes a +/- 1,500 SF building, a 40' Conex box built out as a commercial kitchen, a +/- 20' x 100' covered awning, and a +/- 20' x 48' metal building with a roll-up door. With nearly 2 acres of parking or storage area, the property provides plenty of room for equipment, fleet vehicles, materials, or outdoor operations.

Located on Country Club Road, this property offers excellent flexibility for businesses needing both functional indoor space and substantial outdoor area.

OFFERING SUMMARY

Lease Rate:	\$5,000 month (MG)
Building Size:	1,500 SF
Lot Size:	+/- 2 Acres
Covered Awning:	+/- 20' x 100'
Metal Building:	+/- 20' x 48'+ roll-up door
Other:	40' Conex box commercial kitchen

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,166	12,645	26,431
Total Population	5,611	32,495	66,664
Average HH Income	\$136,960	\$120,665	\$102,159

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
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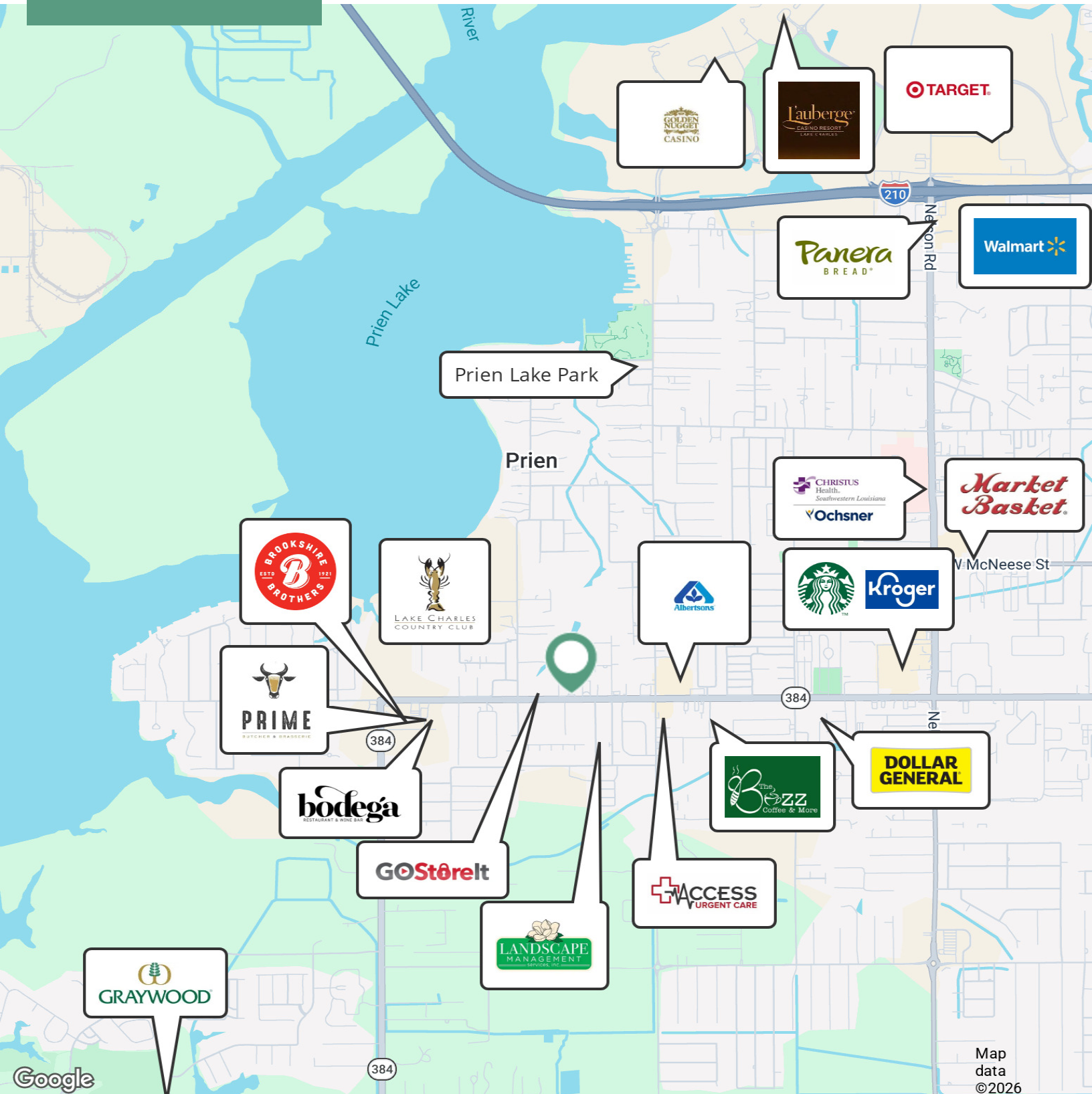
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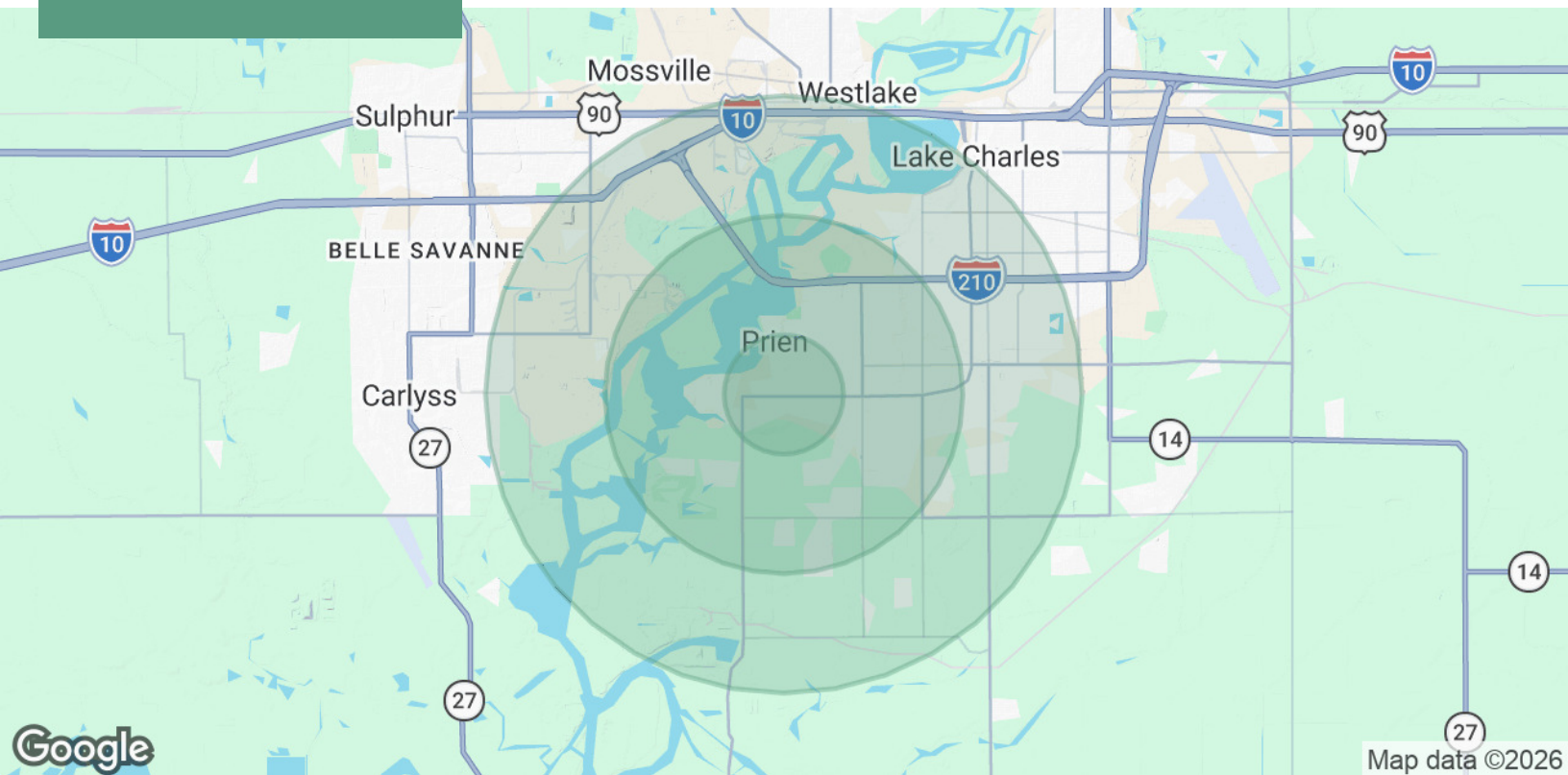
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,611	32,495	66,664
Average Age	38.3	37.4	37.1
Average Age (Male)	35.9	36.4	36.0
Average Age (Female)	39.6	38.3	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,166	12,645	26,431
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$136,960	\$120,665	\$102,159
Average House Value	\$517,355	\$367,617	\$296,742

2023 American Community Survey (ACS)