

# RETAIL FOR LEASE

## Magnolia Square

611 W. Prien Lake Rd, Lake Charles, LA 70601



### PROPERTY DESCRIPTION

Introducing 611 Prien Lake Rd, a prime commercial property available for lease in the heart of Lake Charles, LA. This exceptional space boasts high visibility and excellent accessibility, making it an ideal location for retail or street retail businesses. The property offers ample parking and a versatile layout, providing the perfect canvas for retailers to create a dynamic and engaging space. With its design and optimal positioning, this property presents an unparalleled opportunity for businesses seeking a prominent presence in the thriving Lake Charles commercial landscape. Don't miss the chance to make this property the home for your retail venture.

### OFFERING SUMMARY

|                            |                     |
|----------------------------|---------------------|
| Lease Rate:                | \$20.00 SF/yr (NNN) |
| Number of Units Available: | 1                   |
| Available SF:              | 2,228 SF            |
| Building Size:             | 16,450 SF           |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 421        | 1,590     | 4,509    |
| Total Population  | 728        | 2,758     | 8,337    |
| Average HH Income | \$60,406   | \$59,238  | \$62,377 |

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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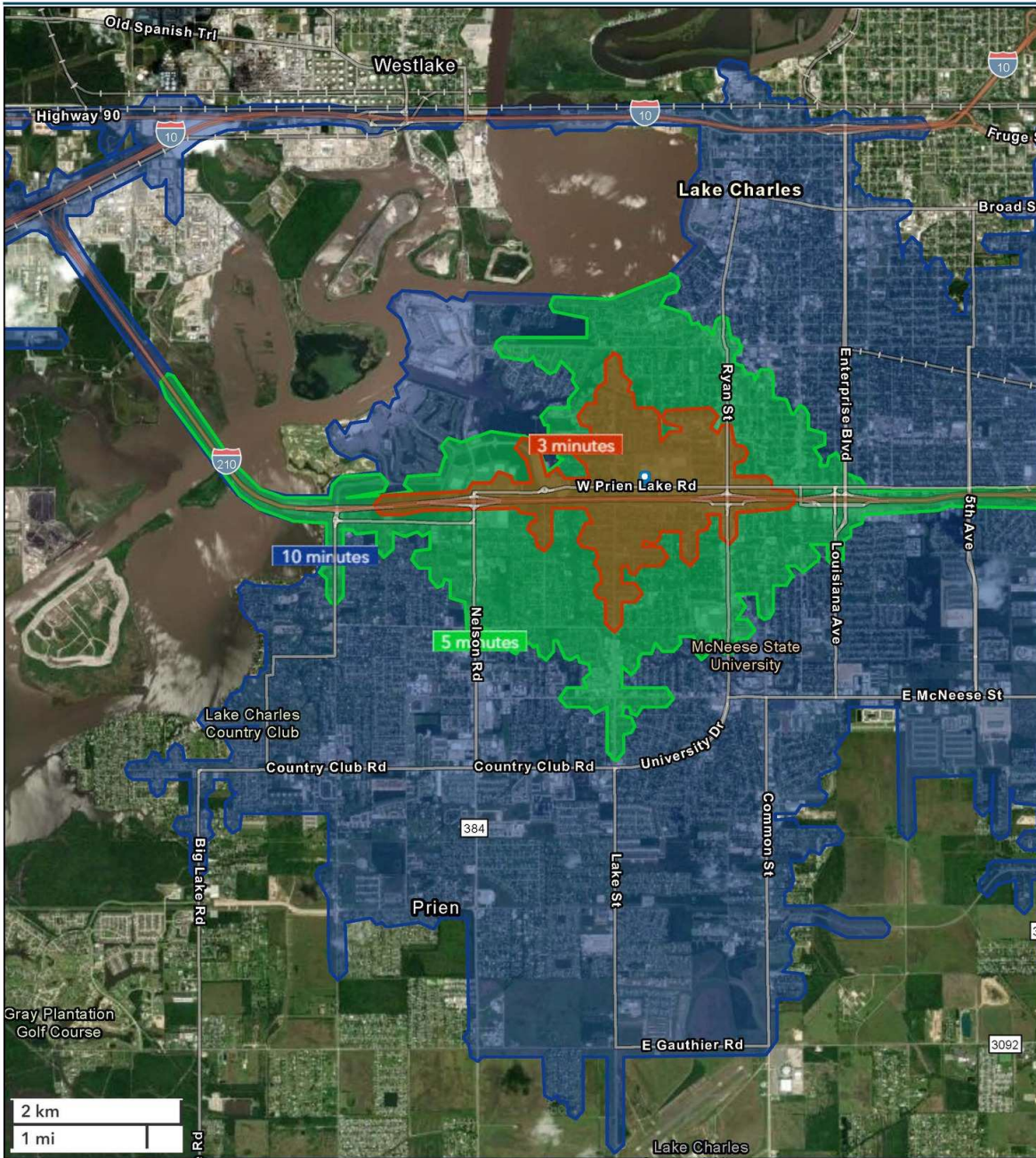
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3, 5 and 10-Minute Drive Times



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