



### PROPERTY DESCRIPTION

Great Opportunity across from McNeese State University. With university enrollment up to 6243 (Fall '24) and average daily traffic count of 24,305 this hard-corner parcel would be great for a restaurant or retail center. With 158' of Ryan Street Frontage, the site is zoned for Business by City of Lake Charles, and available for Ground Lease.

### OFFERING SUMMARY

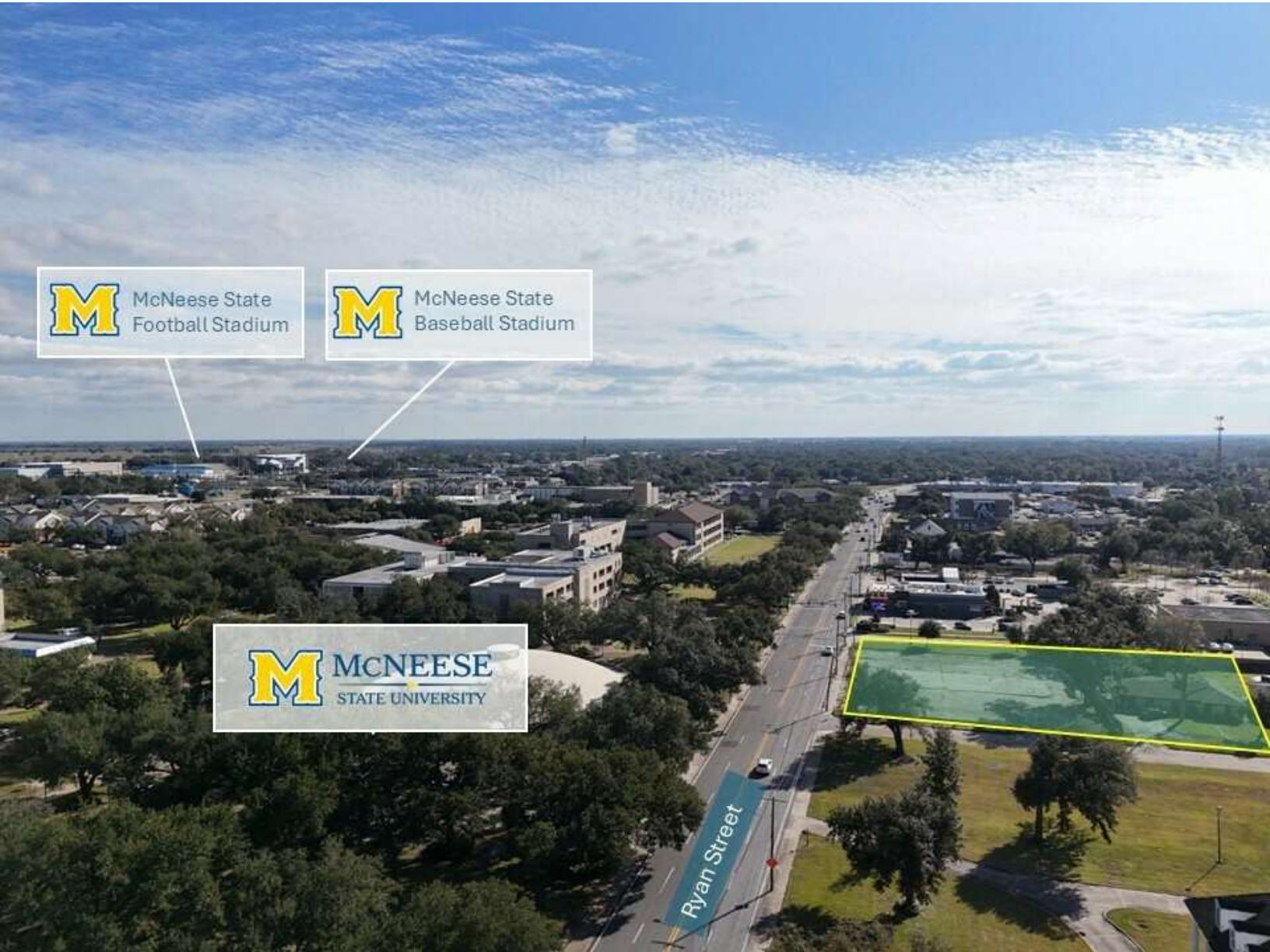
Lease Rate:	\$110,000 /yr (Ground)
Lot Size:	35,228 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,042	25,163	36,761
Total Population	9,610	61,309	91,093
Average HH Income	\$75,861	\$83,214	\$84,794

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

Blake Soto, CCIM  
337.764.6556  
bsoto@nvstrealstate.com

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

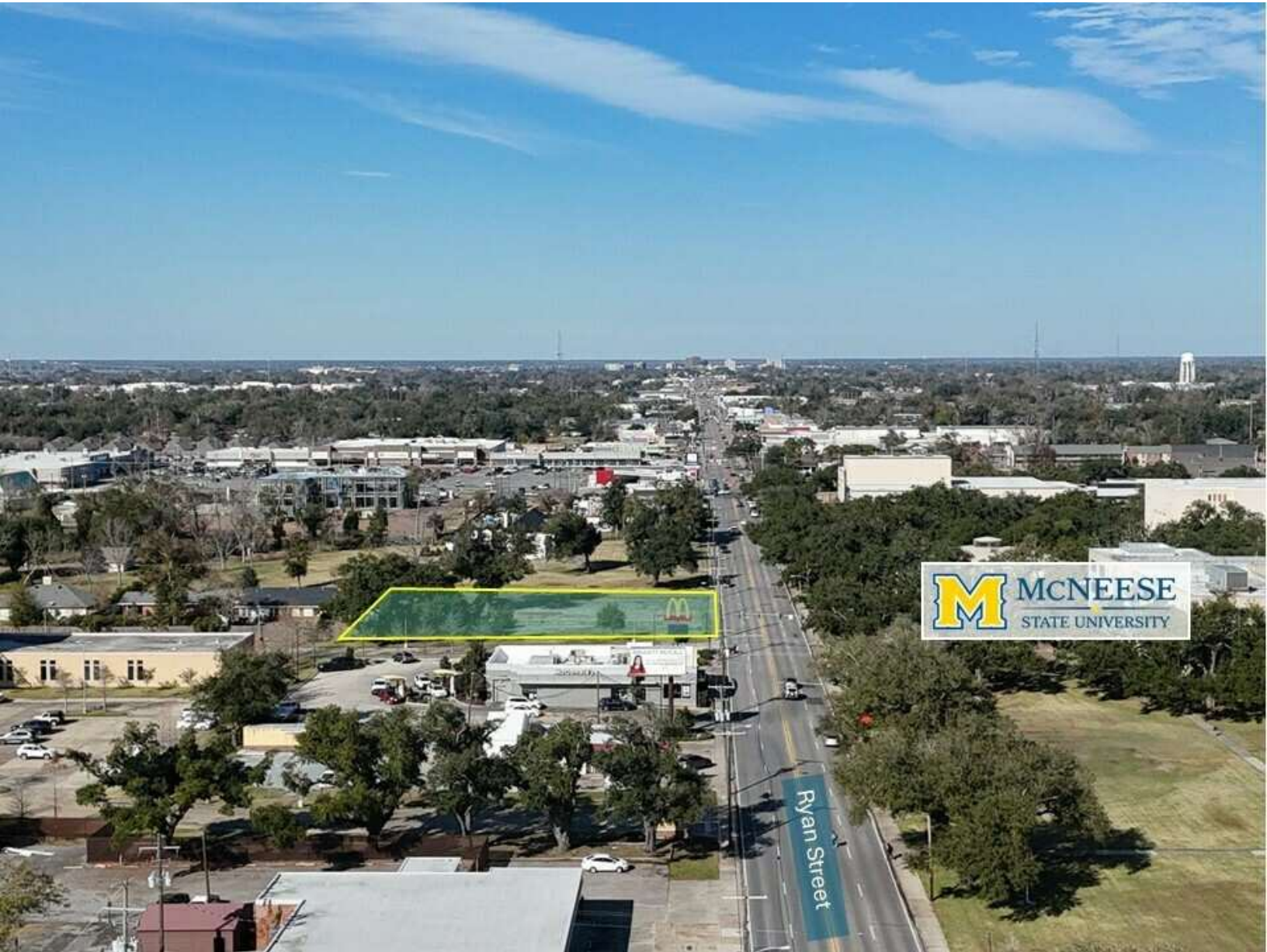


NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

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.*





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.*

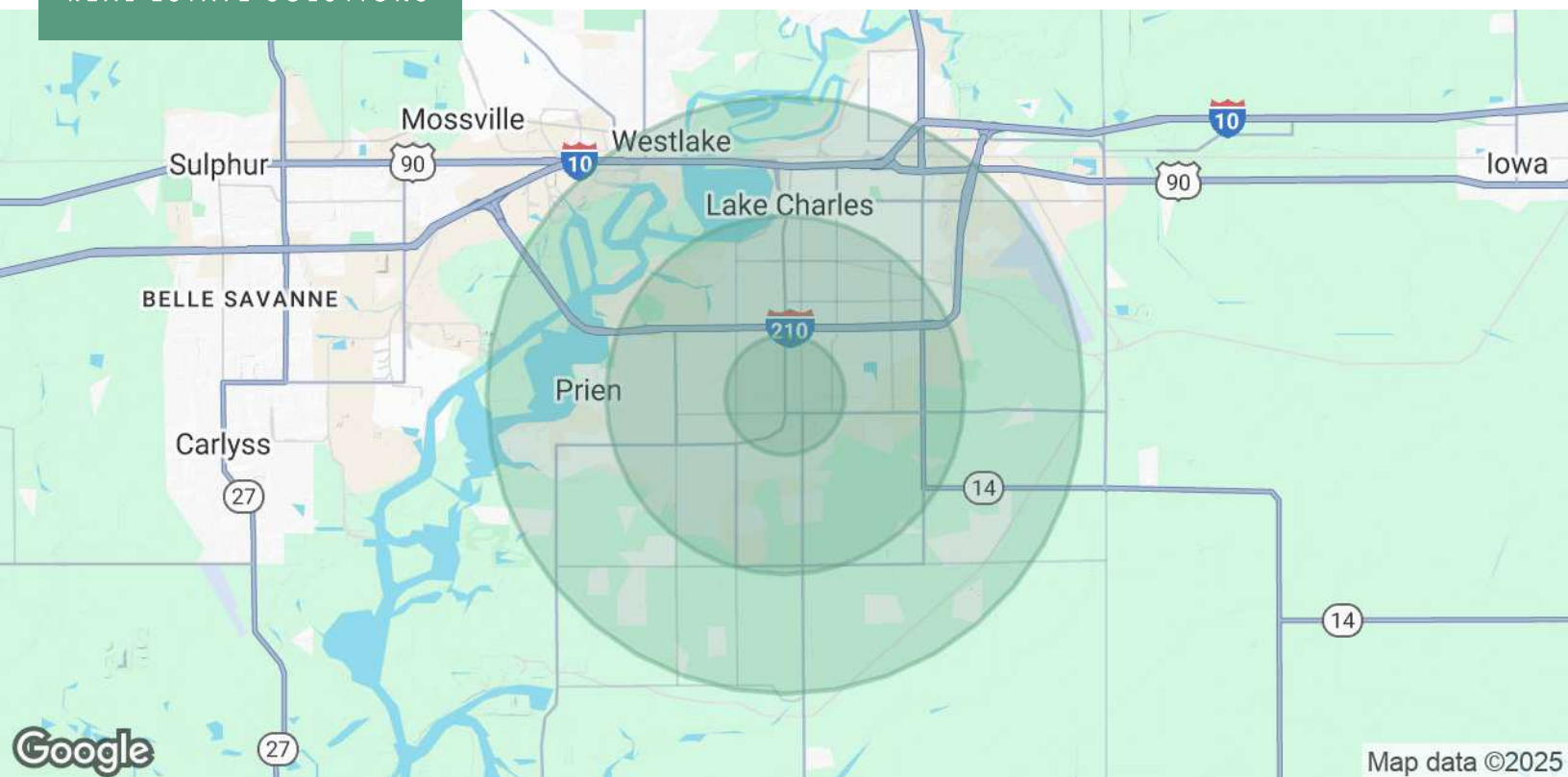


NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

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.*





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,610	61,309	91,093
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,042	25,163	36,761
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,861	\$83,214	\$84,794
Average House Value	\$216,175	\$264,226	\$267,306

Demographics data derived from AlphaMap



NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

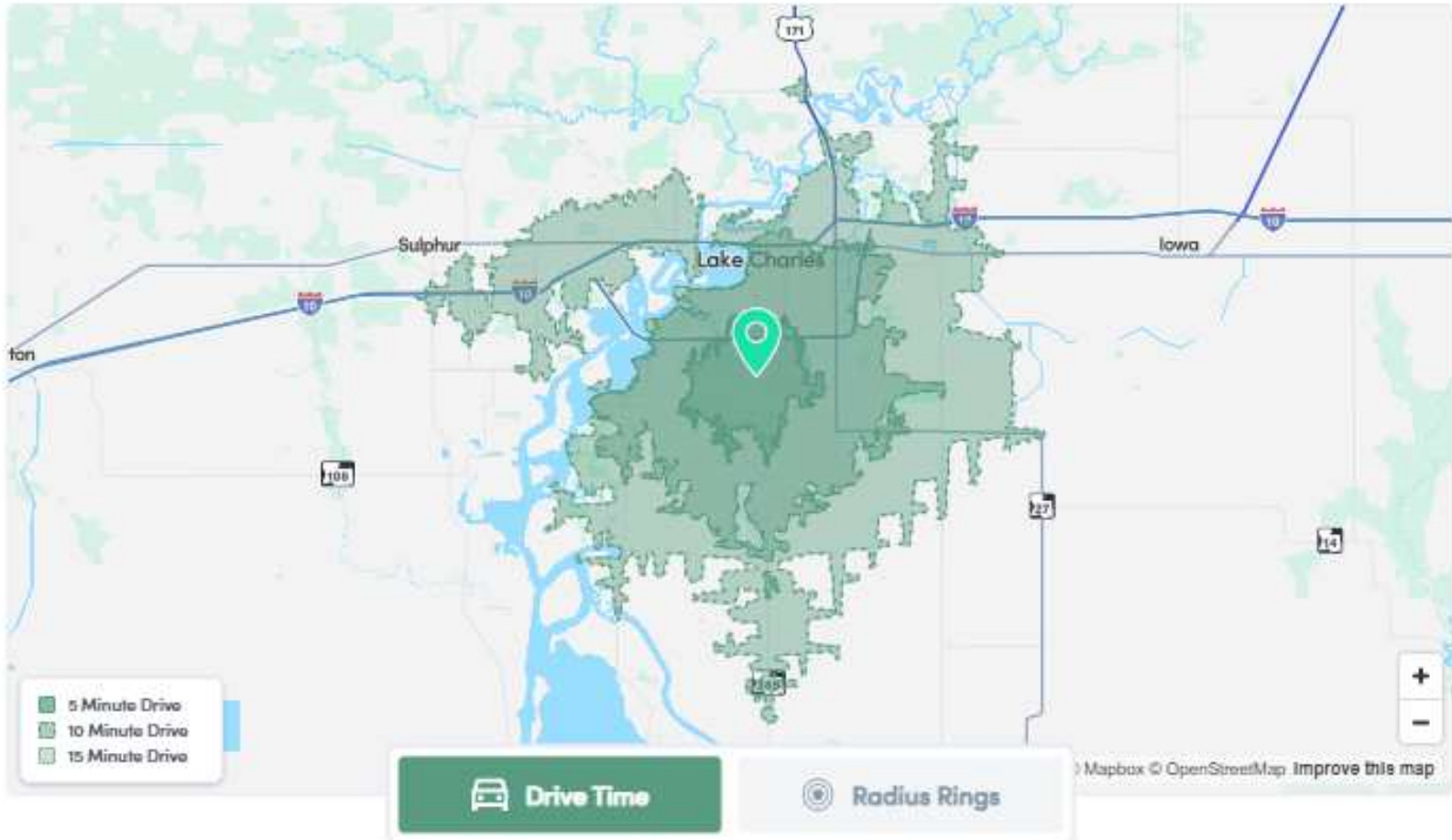
337.433.0511 | NVSTrealestate.com

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.



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.*