

# RETAIL FOR LEASE

## Mid City Plaza

3517 Ryan Street, Lake Charles, LA 70605



### PROPERTY DESCRIPTION

- Building Recently Updated With a Brand New Façade!
- Two 9,600 SF Spaces, And a 6,000 SF Space Available
- 9,600 SF (Former Tuesday Morning) is Fully Built Out
- 6,000 SF Space Includes a Roll-Up Door
- 15,600 SF Space Could Be Made
- NNN = \$2.73 PSF

### LOCATION DESCRIPTION

- Shopping Center Located in the Heart of Lake Charles; Location Couldn't Be More Prime!
- Located on Lake Charles' Main Mardi Gras Parade Route
- Just a Few Minutes Drive From McNeese State University, Interstate 10 & 2-10, Prien Lake Mall, Downtown Lake Charles, Golden Nugget, L'Auberge, and Horseshoe Casino & Resorts, and Much More

### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	5
Available SF:	6,000 - 9,600 SF
Building Size:	39,599 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	250	1,163	5,682
Total Population	480	2,254	10,985
Average HH Income	\$50,654	\$53,382	\$54,698

For More Information:

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**The Investors Group of Louisiana, LLC**

127 Broad Street, Lake Charles, LA 70601  
337.433.0511

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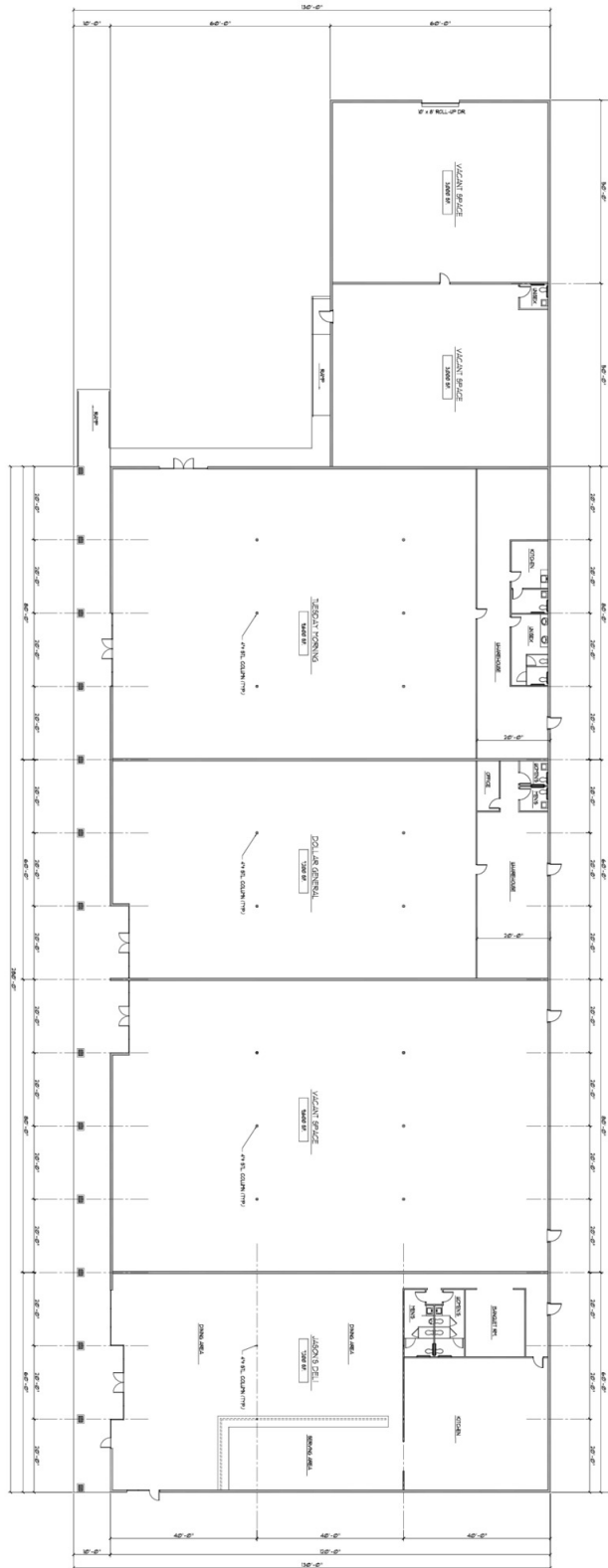
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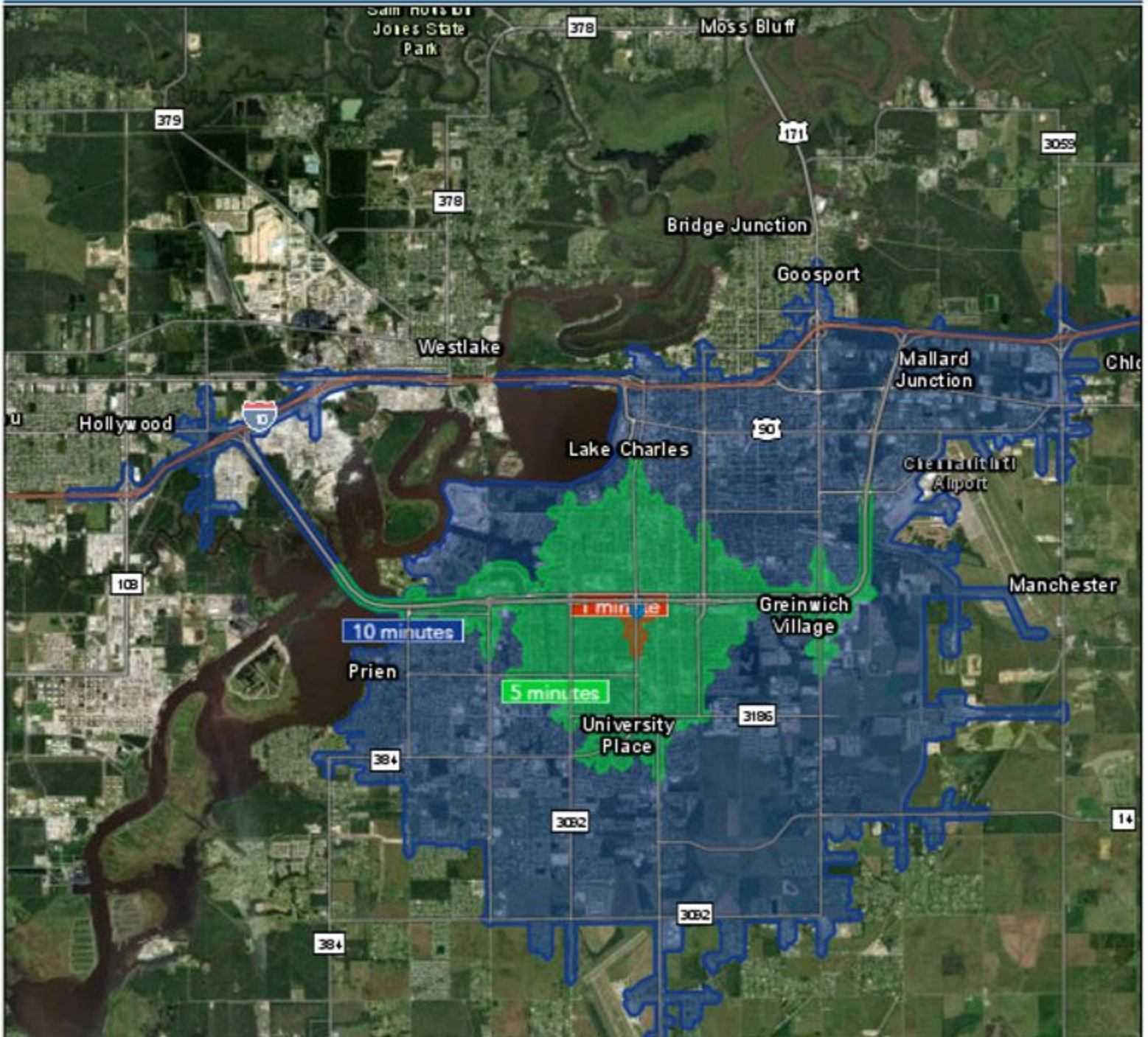
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1,5,10 Minute Drive Times



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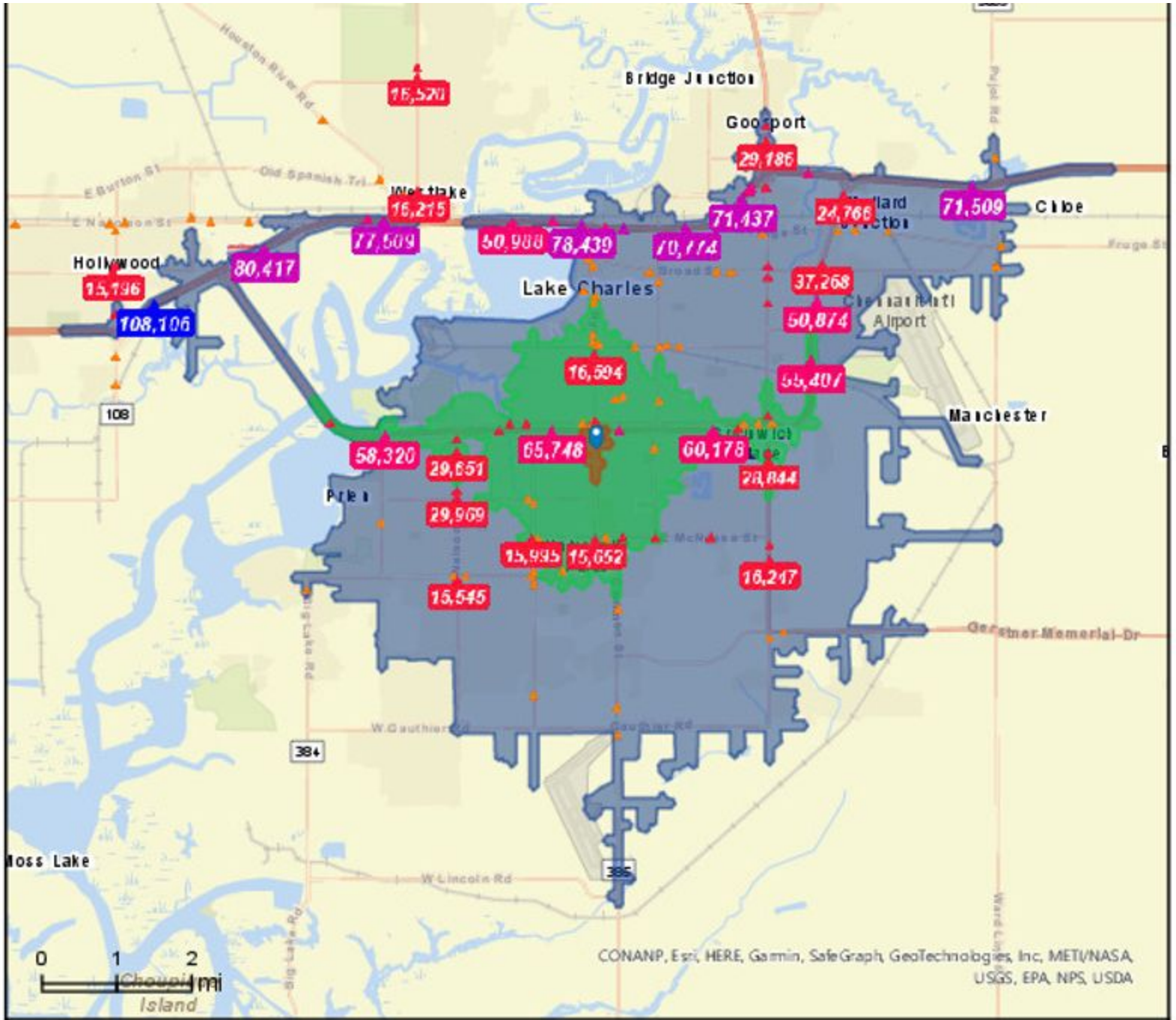
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000



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