RETAIL PROPERTY

Ryan Street
Lake Charles, LA 70601

SOUTHGATE SHOPPING CENTER.

Supermarket-Anchored Shopping Center | Multiple Retail Opportunities



REINAUER REAL ESTATE
COMMERCIAL • INDUSTRIAL

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Southgate Shopping Center is a longstanding supermarket-anchored retail center located along Ryan Street in Lake Charles, Louisiana. The center is anchored by Market Basket and supported by a strong mix of national, regional and local tenants, including Books-A-Million, Office Depot, Dollar Tree, FedEx Office, Taylor Dental and other established businesses. This tenant mix helps create steady customer activity and makes Southgate a familiar retail destination within the Lake Charles market.

The property offers convenient access, strong visibility along Ryan Street and ample parking throughout the center. Its established location and variety of neighboring tenants make it well suited for retailers and service-oriented businesses seeking space in an active commercial environment.

Four retail spaces are currently available for lease, ranging from approximately 2,300 SF to 3,500 SF. The available suites include both vanilla-box and previously improved retail space, giving prospective tenants flexibility based on their specific business needs and build-out requirements.

Tenant improvements may be available for qualified credit tenants on select suites, providing additional flexibility for businesses considering the center.


Smoke House
Market Basket


BOOKS-A-MILLION
JOE MUGGS
FedEx Office


SOUTHGATE
Market Basket
BAKERY-DELI
BOOKS-A-MILLION
Taylor Dental
DOLLAR TREE
Avery James School of Cosmetology
MARINER FINANCE
FedEx Office
ARMED FORCES CAREER CENTER
GoAuto
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RETAIL SPACE AVAILABLE
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877.750.9777
RockStep CAPITAL



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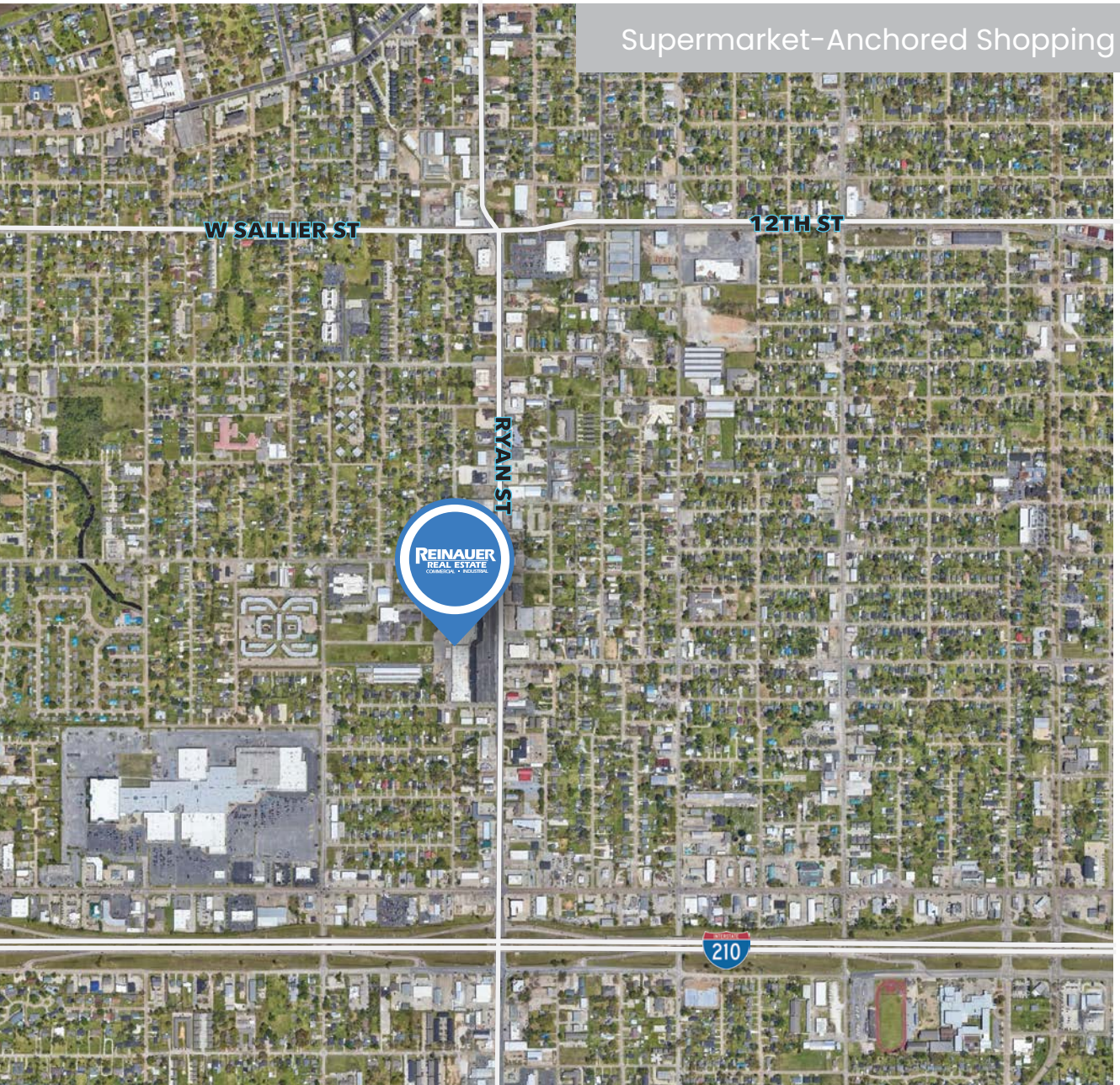
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LOCATION

Southgate Shopping Center is positioned along Ryan Street in an established Lake Charles retail corridor, surrounded by a mix of shopping, dining, service businesses and residential neighborhoods. Its central in-town location helps provide convenient access for both local residents and daily commercial traffic.

ACCESS & VISIBILITY

The center benefits from direct access along Ryan Street, convenient ingress and egress, ample surface parking and strong visibility along one of Lake Charles' major commercial thoroughfares. Its accessible layout and prominent frontage make the property easy to reach and well positioned for a variety of retail and service users.

RETAIL ENVIRONMENT

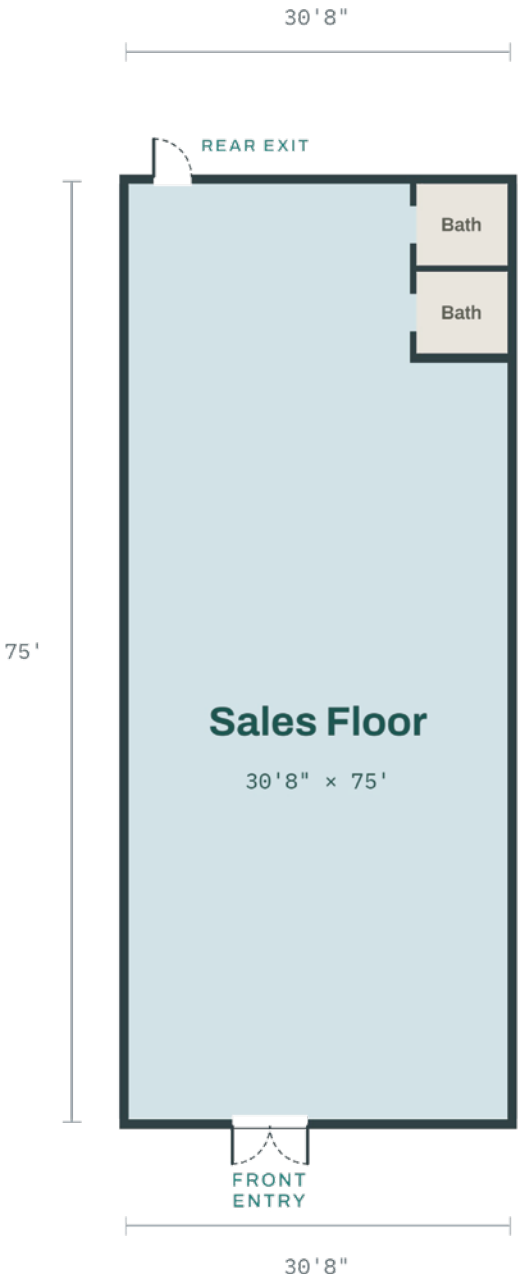
Anchored by Market Basket and supported by tenants including Books-A-Million, Office Depot, Dollar Tree, FedEx Office, Taylor Dental and other established businesses, Southgate offers a strong mix of everyday retail and service uses that help generate consistent customer activity. This diverse tenant lineup reinforces the center's role as a well-known neighborhood shopping destination.

RETAIL PROPERTY

2940 Ryan Street
Lake Charles, LA 70601

2,300 SF AVAILABLE FOR LEASE

$20 PSF + NNN | Vanilla Box | Flooring / TI May Be Discussed





Sales floor	30'8" × 75'
Restrooms	2 baths

Scale
0 10 20 ft

FEATURES

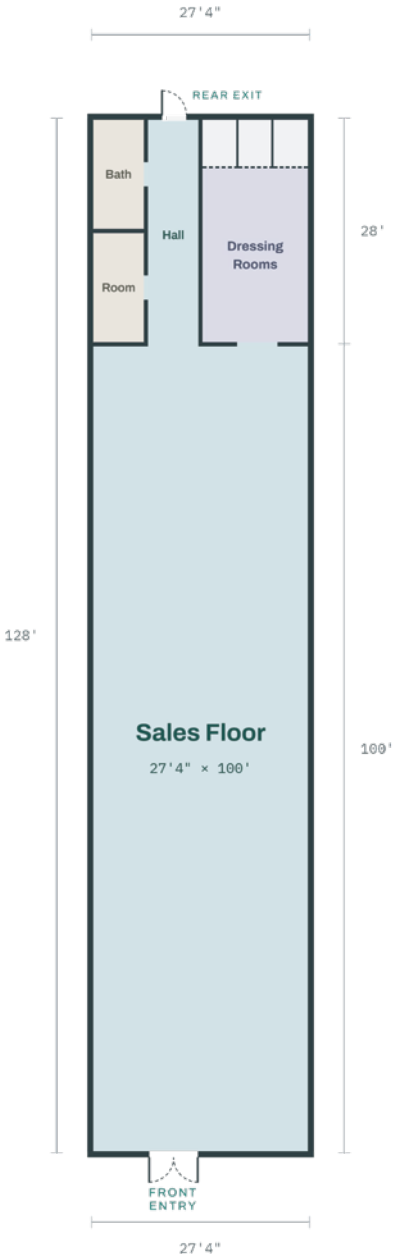
- 2,300 SF
- Vanilla box condition
- 2 restrooms
- Front + rear access
- Flooring / TI may be discussed
- South end of center

RETAIL PROPERTY

2908 Ryan Street
Lake Charles, LA 70601

3,500 SF AVAILABLE FOR LEASE

$20 PSF | Vanilla Box | TI May Be Discussed



Main room	27'4" × 100'
Rear area	27'4" × 28'
Dressing rooms	3 booths
Bath & back room	rear

Scale
0 10 20 ft



FEATURES

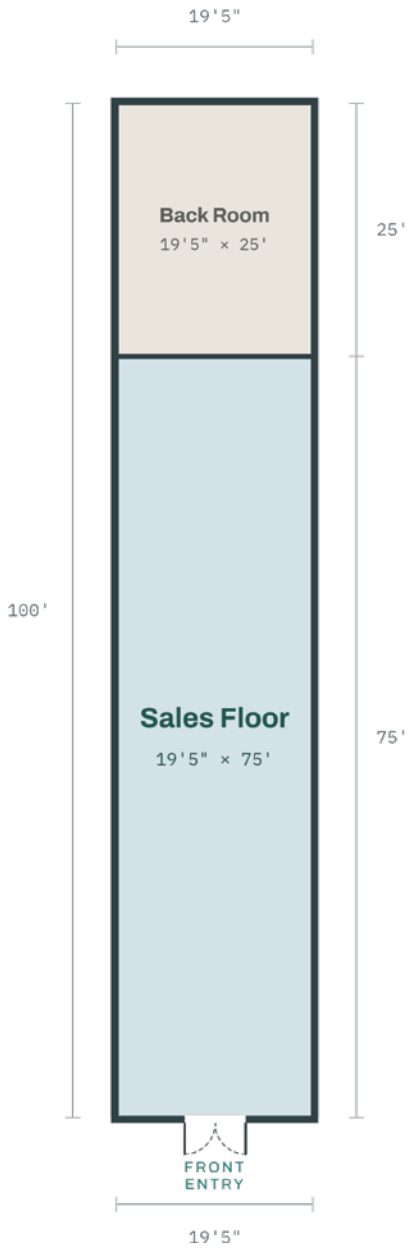
- 3,500 SF
- Vanilla box condition
- Large open retail area
- 3 dressing rooms
- Rear bath + back room
- Between Books-A-Million & Market Basket

RETAIL PROPERTY

2808 Ryan Street
Lake Charles, LA 70601

2,490 SF AVAILABLE FOR LEASE

$20 PSF | Former Beauty Supply | Minimal TI Needed





Sales floor	19'5" × 75'
Back room	19'5" × 25'

Scale

FEATURES

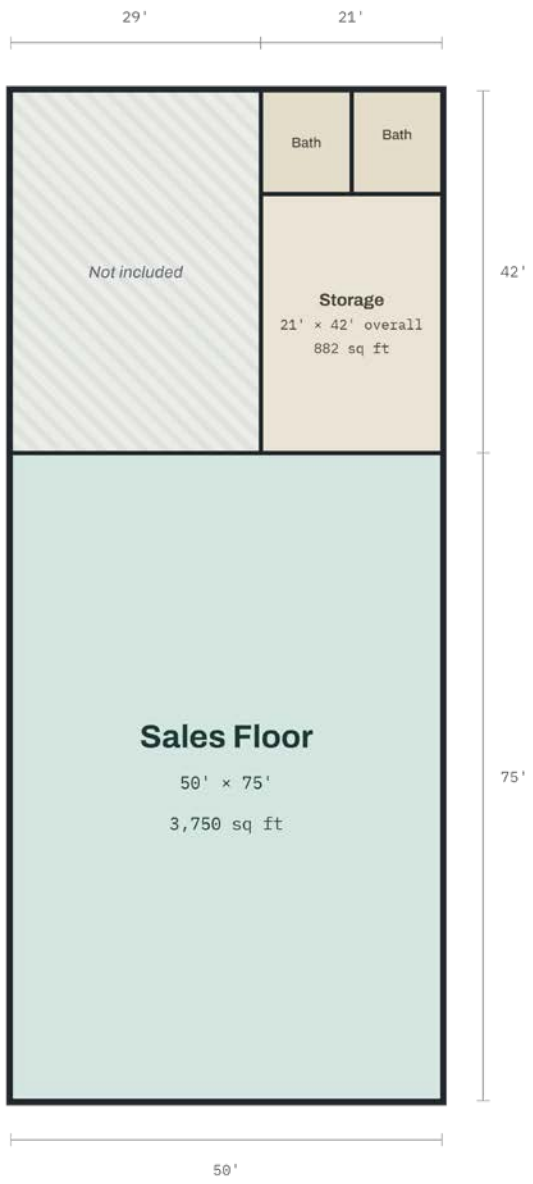
- 2,490 SF
- Former beauty supply store
- Existing tile flooring
- Large open retail area
- Rear storage area
- Between Books-A-Million & Office Depot

RETAIL PROPERTY

2902 Ryan Street
Lake Charles, LA 70601

4,632 SF AVAILABLE FOR LEASE

$20 PSF | Former Women's Clothing Store | Existing Retail Buildout





FEATURES

- 4,632 SF
- Former women's clothing store
- 3,750 SF sales floor
- 882 SF back-of-house / storage
- 2 restrooms
- Existing retail flooring / buildout

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