

# 1400 Market Street, 1B

Lake Charles, Louisiana 70001

For more information Matt Redd, CCIM, SIOR, CRE

O: 337 310 0605 C: 337 489 9666 mattredd@reddproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1424 Ryan Street Lake Charles, LA 70601 337 310 0605



### PROPERTY HIGHLIGHTS

- Commercial Space available in Walnut Grove -- Southwest Louisiana's premier Traditional Neighborhood Development (TND)
- Walnut Grove is located off of West Sallier Street, just minutes from Downtown Lake Charles
- 1,317 SF available in the Market Building

Other tenants include Calla Restaurant (2nd floor) and a consultant group (1st floor) Near popular dining establishments, Calla Restaurant and The Bekery.

#### **OFFERING SUMMARY**

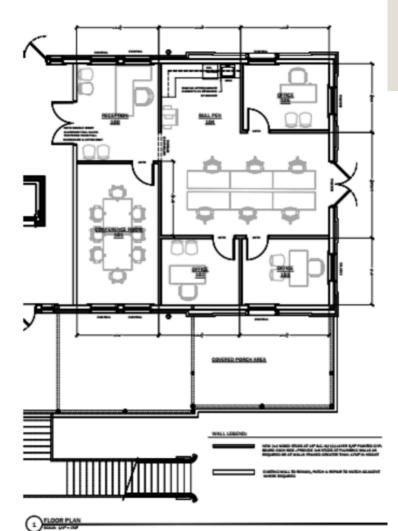
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,317 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	854	2,808	5,807
Total Population	1,155	4,181	9,393
Average HH Income	\$67,298	\$77,010	\$61,525

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

## 1400 Market Street, 1B









INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA