



RETAIL PROPERTY FOR LEASE

123 West College Street

Lake Charles, LA 70605

Presented By:

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PROPERTY HIGHLIGHTS

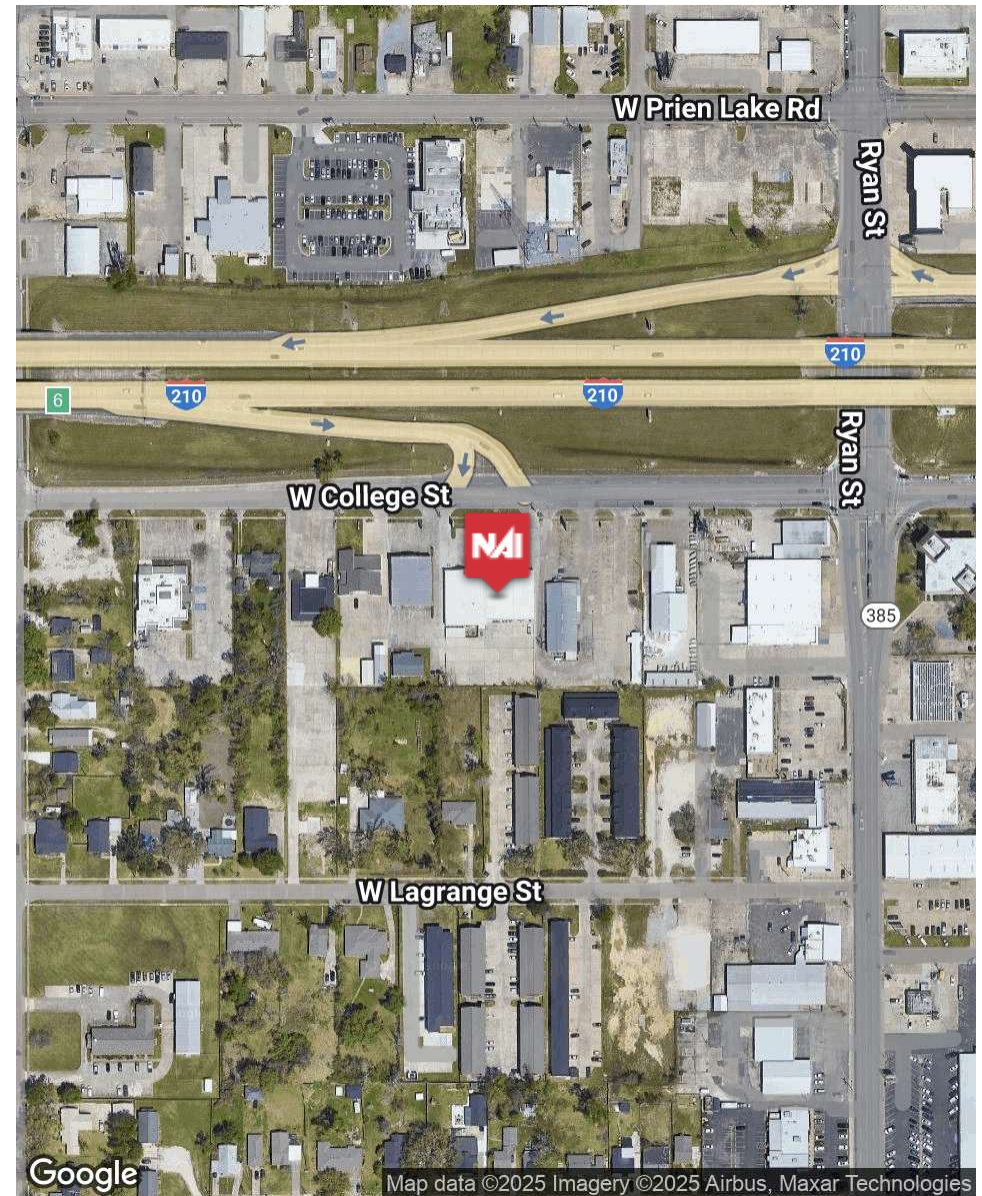
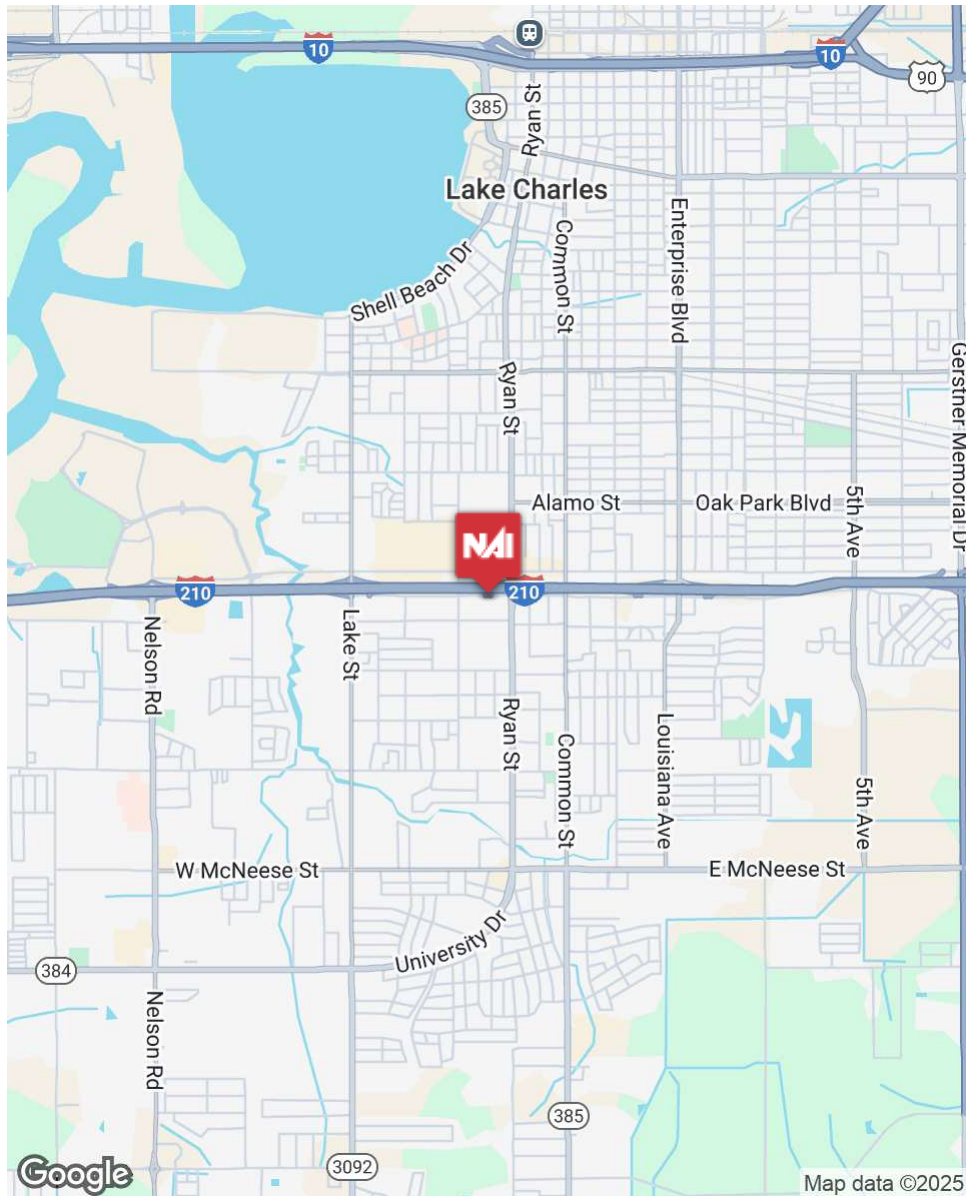
- ±4,560 SF Commercial / Retail Space
- Currently Occupied by Main Line Church
- Space is Fairly Open and Versatile for Several Uses
- Minimum 5 Year Lease Term Required
- Suite Available No Later than January 1, 2026
- Adjacent Tenants are Gaidry's Menswear and Coffee30
- NNNS Estimated at \$2.32 / SF

OFFERING SUMMARY

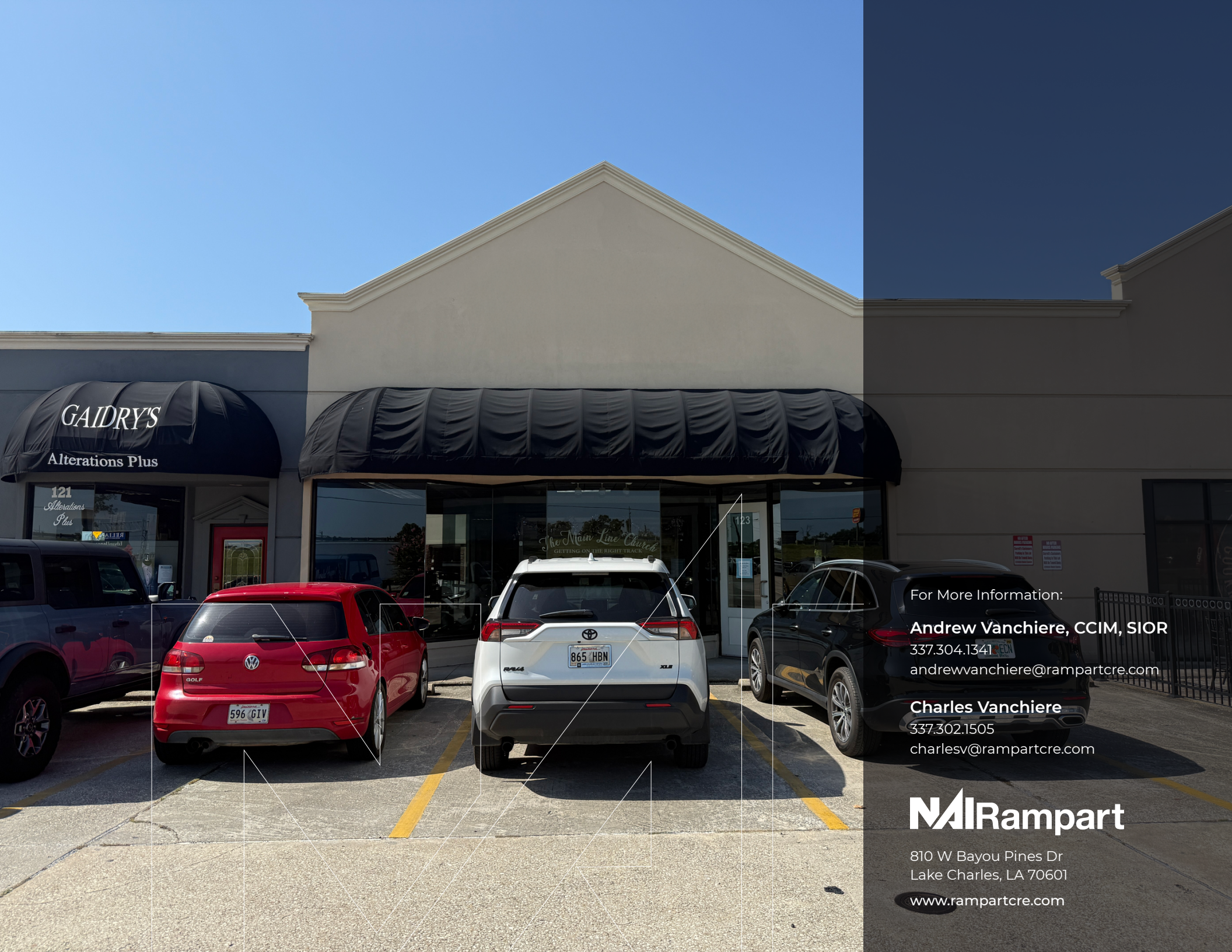
Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	±4,560 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	147	760	3,832
Total Population	328	1,717	8,875
Average HH Income	\$76,532	\$70,778	\$72,509

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