



RETAIL PROPERTY FOR LEASE

4520 Nelson Rd

lake charles, LA 70605

Presented By:

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PROPERTY HIGHLIGHTS

- ±2,000 SF available
- Lease Rate: \$24/SF/Year NNN
- Net charges estimated at \$4.62/SF
- Located in a shopping center with complementary tenants including Subway and Mandalay Nail Bar
- Excellent visibility on Nelson Rd — one of the most heavily trafficked retail corridors in Lake Charles

OFFERING SUMMARY

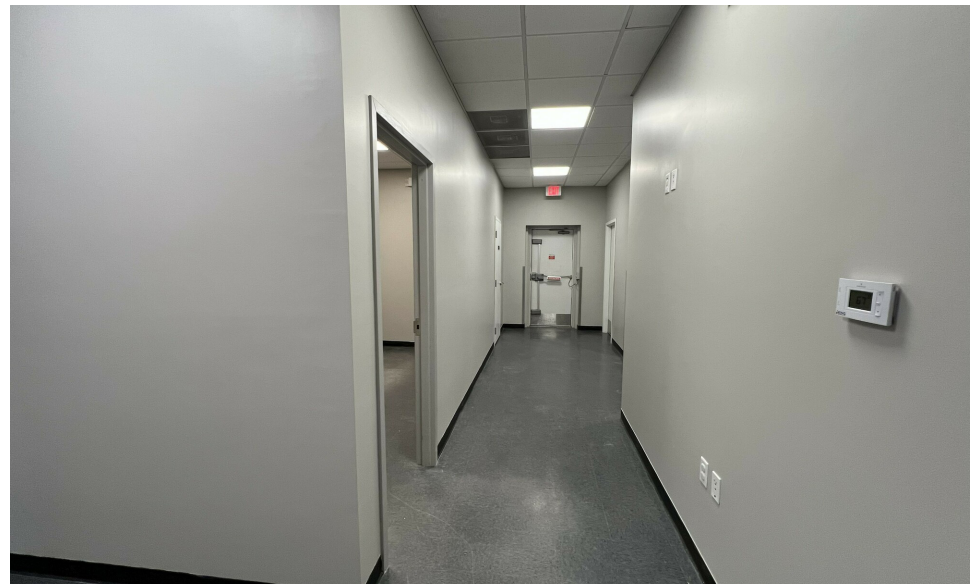
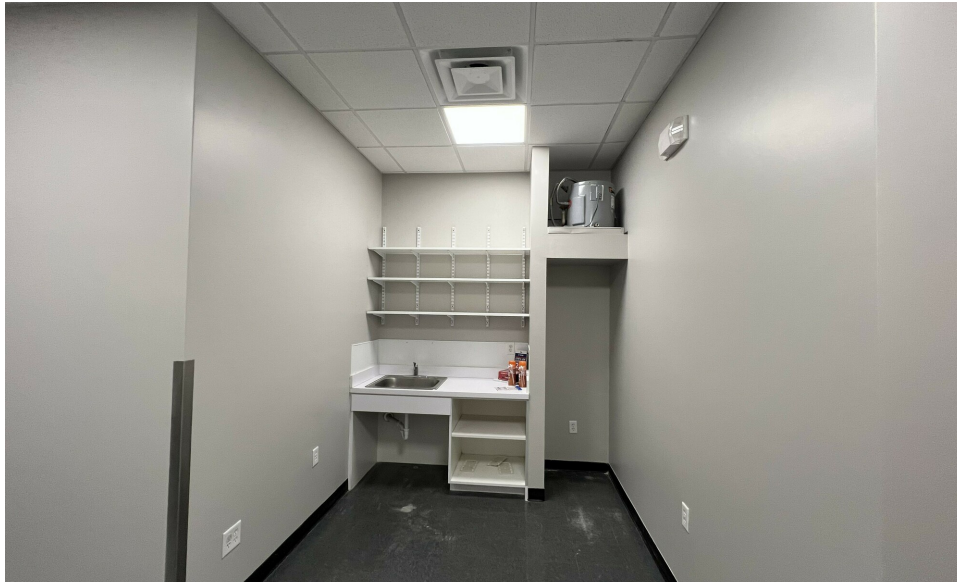
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	1,076	4,770
Total Population	539	2,393	10,981
Average HH Income	\$93,630	\$95,238	\$99,985

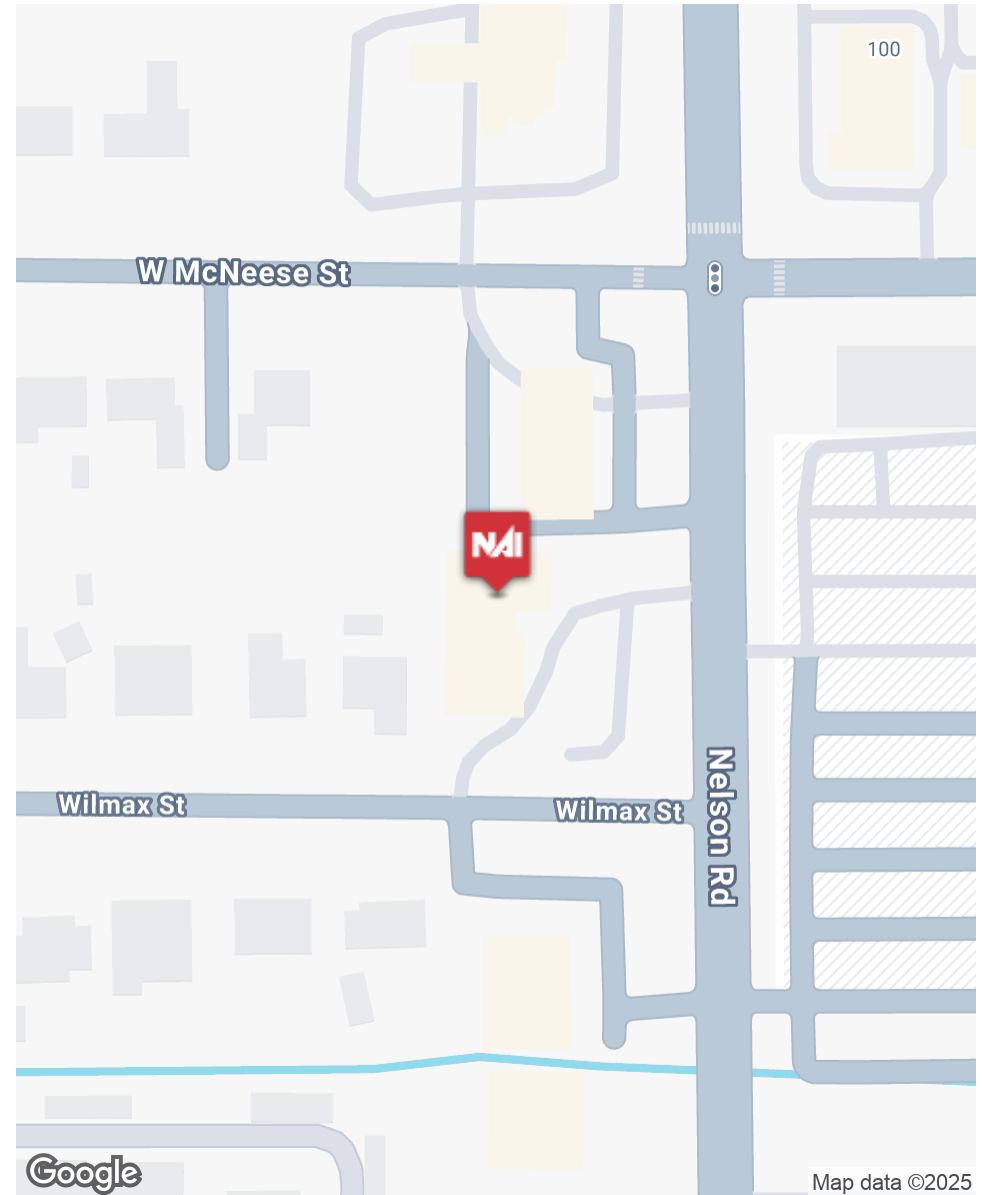
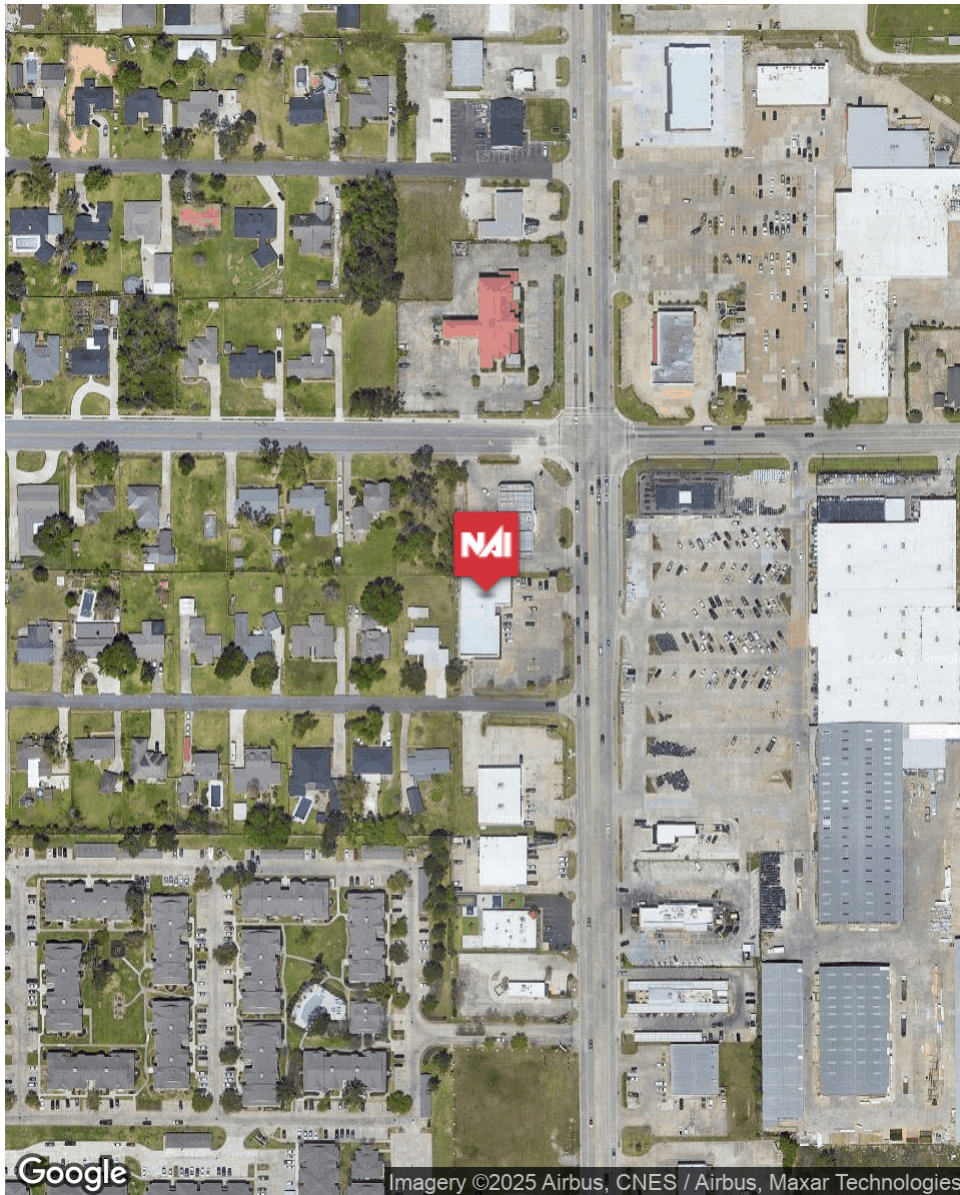
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PhoneZone
ACCESSORIES & REPAIR

For More Information:

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