



RETAIL PROPERTY FOR LEASE

Nelson Road Strip Center

4540 Nelson Road, Lake Charles, LA 70605

Presented By:

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Commercial Sales & Leasing

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PROPERTY DESCRIPTION

Retail space available on Nelson Road -- one of the most heavily trafficked arteries in Lake Charles. Nelson Road is considered a retail corridor in South Lake Charles and benefits from a strong daytime population with several businesses, local hospital, etc. nearby. Current shopping center tenants include Subway and C&K Nails. Nearby businesses and retailers include Stine Home & Yard, Market Basket, Jimmy Johns, McDonalds, Sonic, AutoZone, Iberia Bank, Pizza Hut, Kroger and Christus Ocshner Lake Area Hospital.

PROPERTY HIGHLIGHTS

- Retail Space Available on Nelson Road
- ±3,000 SF Suite Available
- Located on a Heavily Trafficked Retail Corridor (26,000+ AADT)
- Net Charges Estimated at \$4.62/SF Annually

SPACES

4540 A

LEASE RATE

\$24.00 SF/yr

SPACE SIZE

3,000 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

2,037

15,371

29,230

Total Population

5,230

37,530

71,566

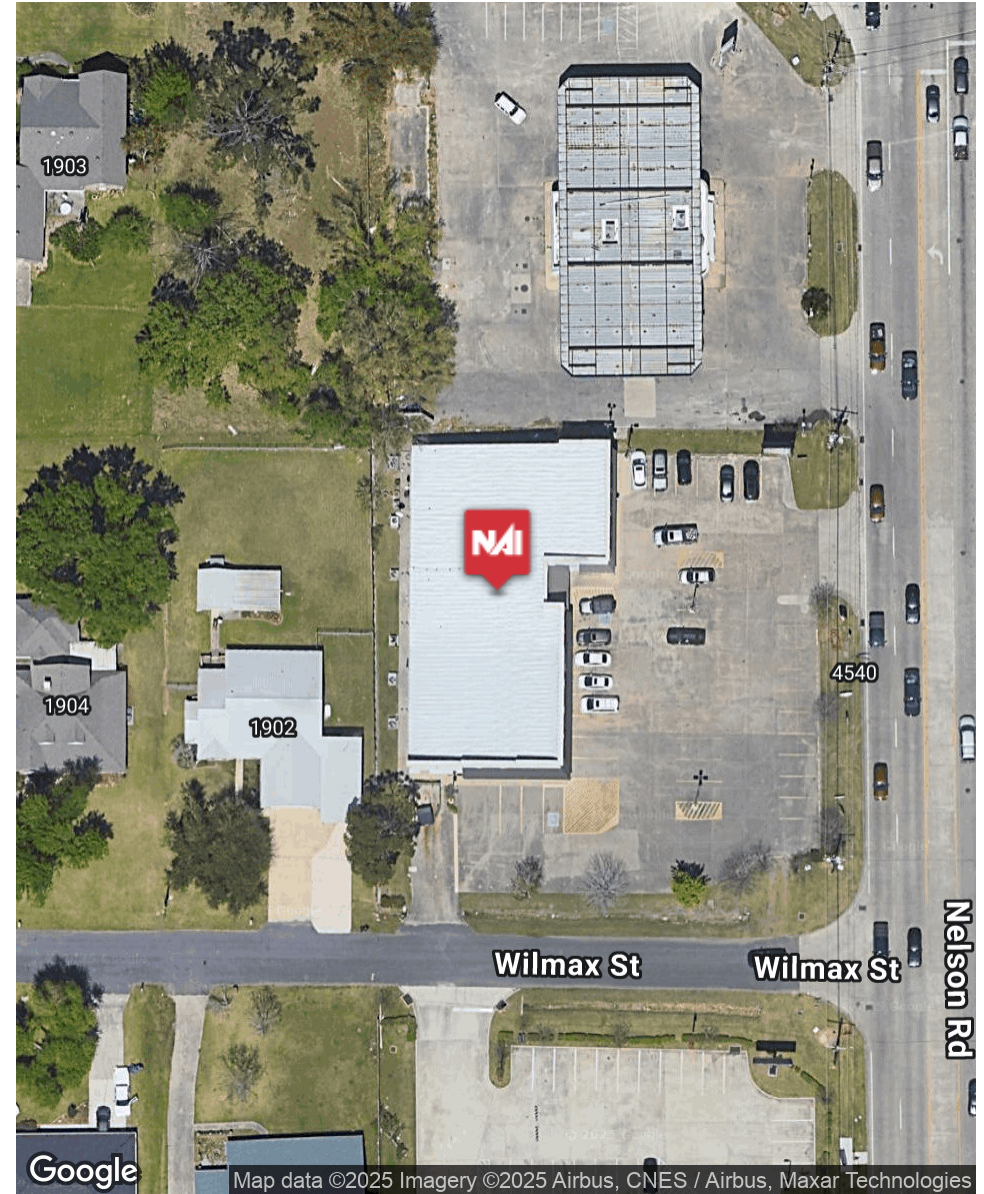
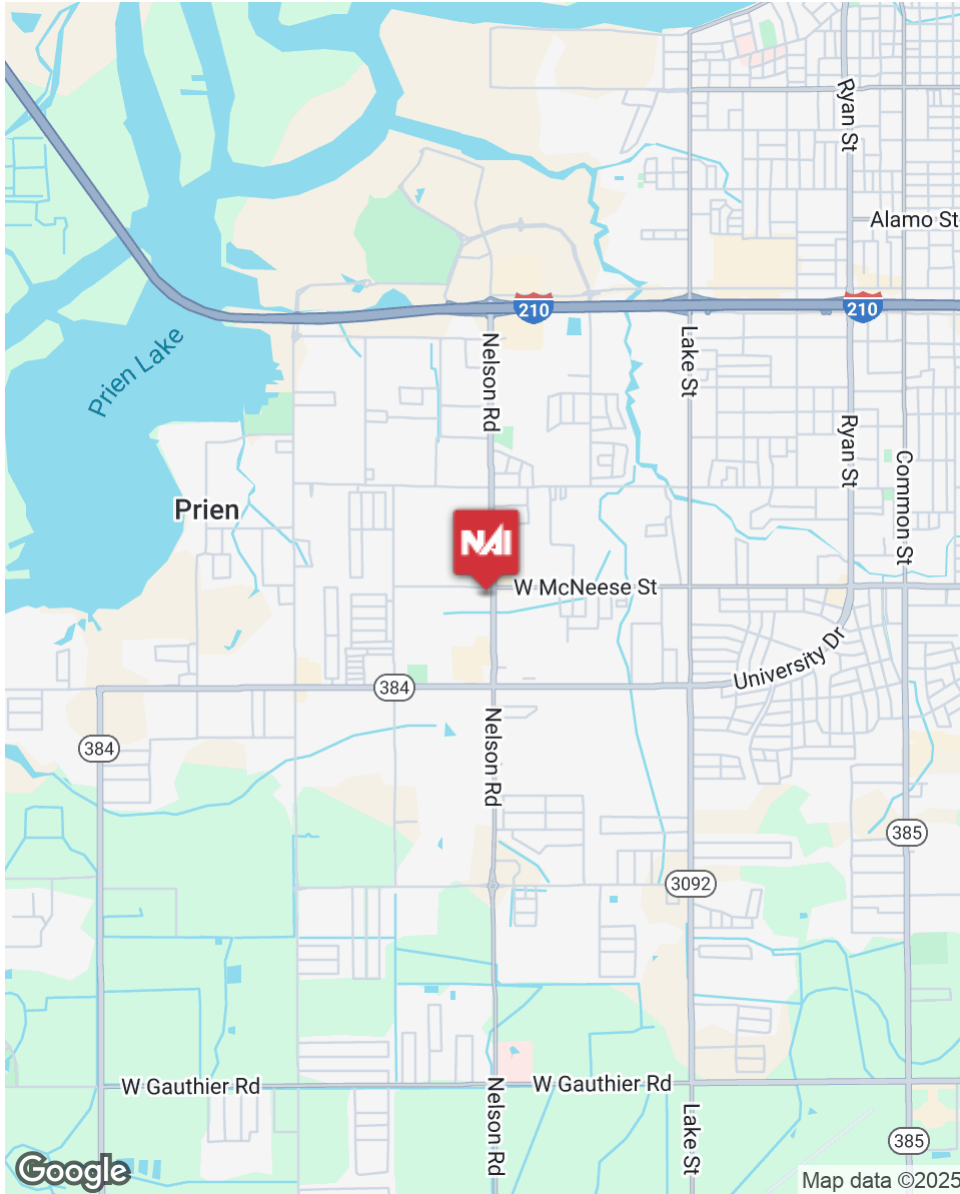
Average HH Income

\$96,462

\$74,722

\$63,344

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For More Information:

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