



## PROPERTY DESCRIPTION

This office or retail space is available for lease on the busy W. McNeese Street near the Lake Street intersection and less than a mile from McNeese State University. \$21 PSF includes CAM, taxes and insurance. Tenant pays utilities.

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (Gross)
Available SF:	2,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,174	23,437	36,989
Total Population	9,713	57,132	91,716
Average HH Income	\$95,038	\$87,558	\$85,773

NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
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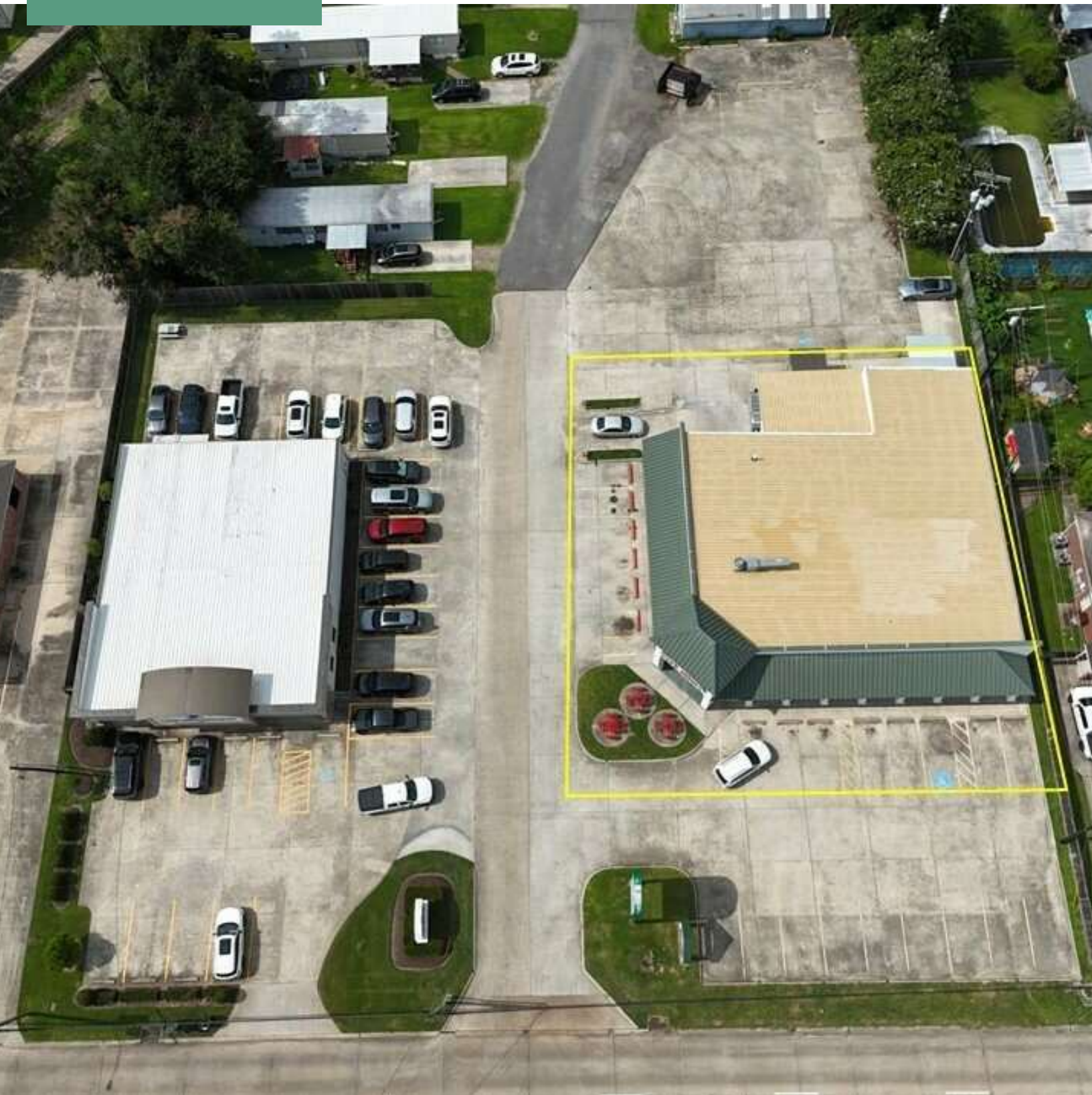


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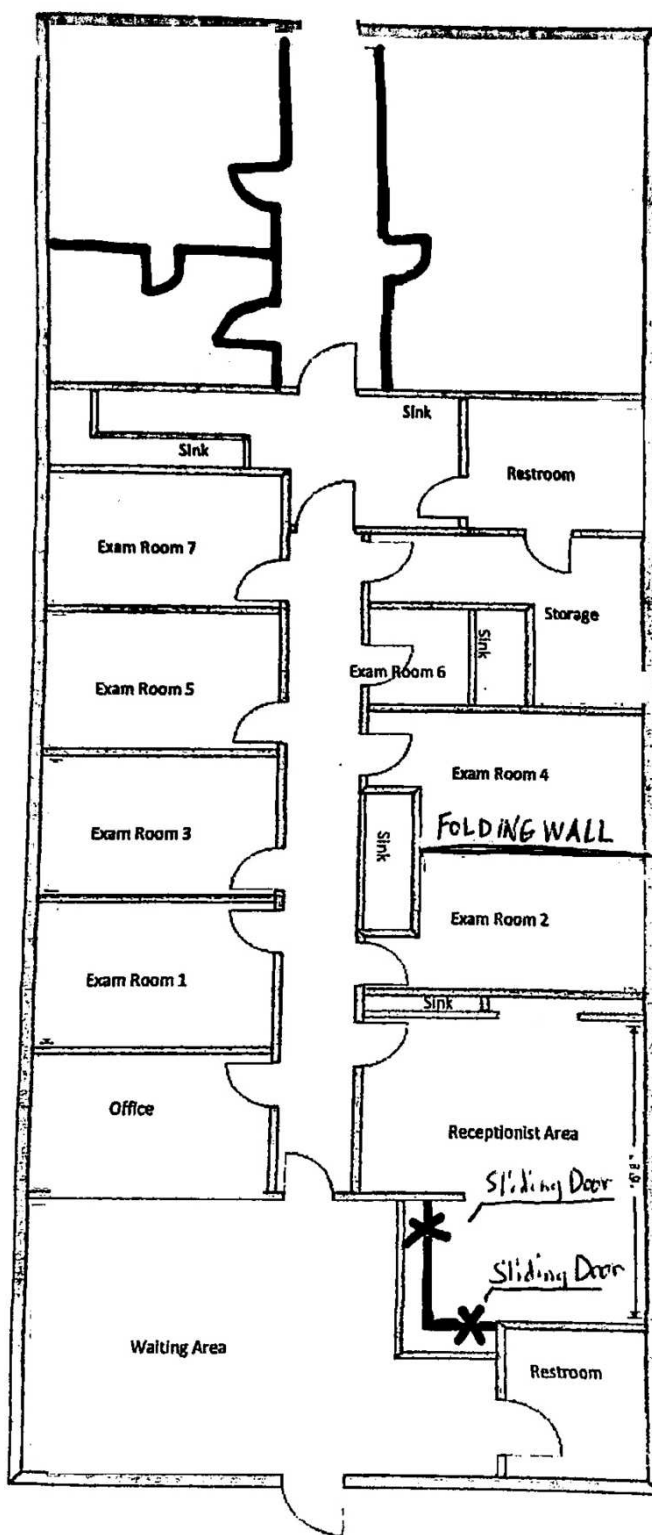


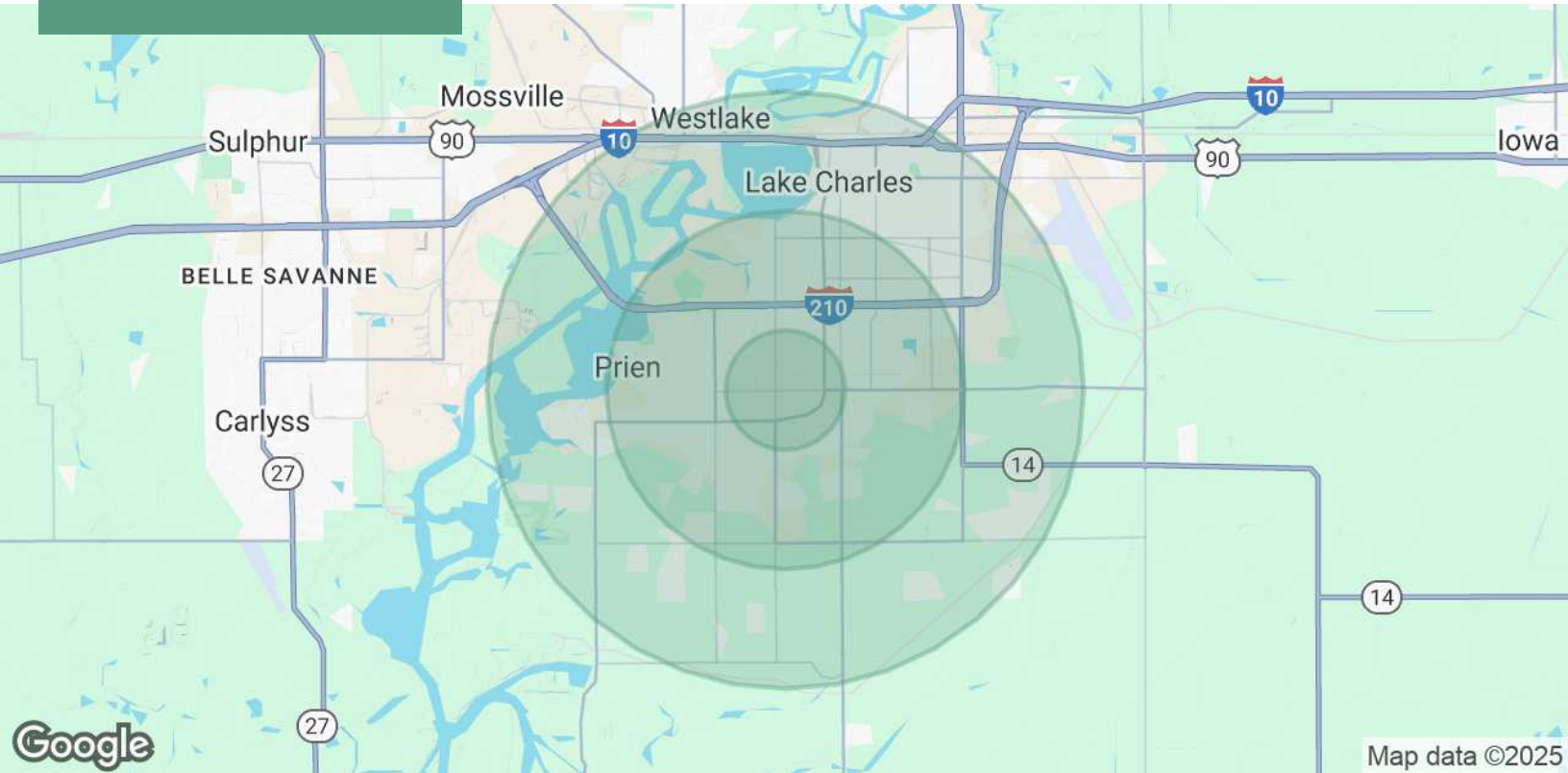


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,713	57,132	91,716
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,174	23,437	36,989
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$95,038	\$87,558	\$85,773
Average House Value	\$274,824	\$280,256	\$269,689

Demographics data derived from AlphaMap





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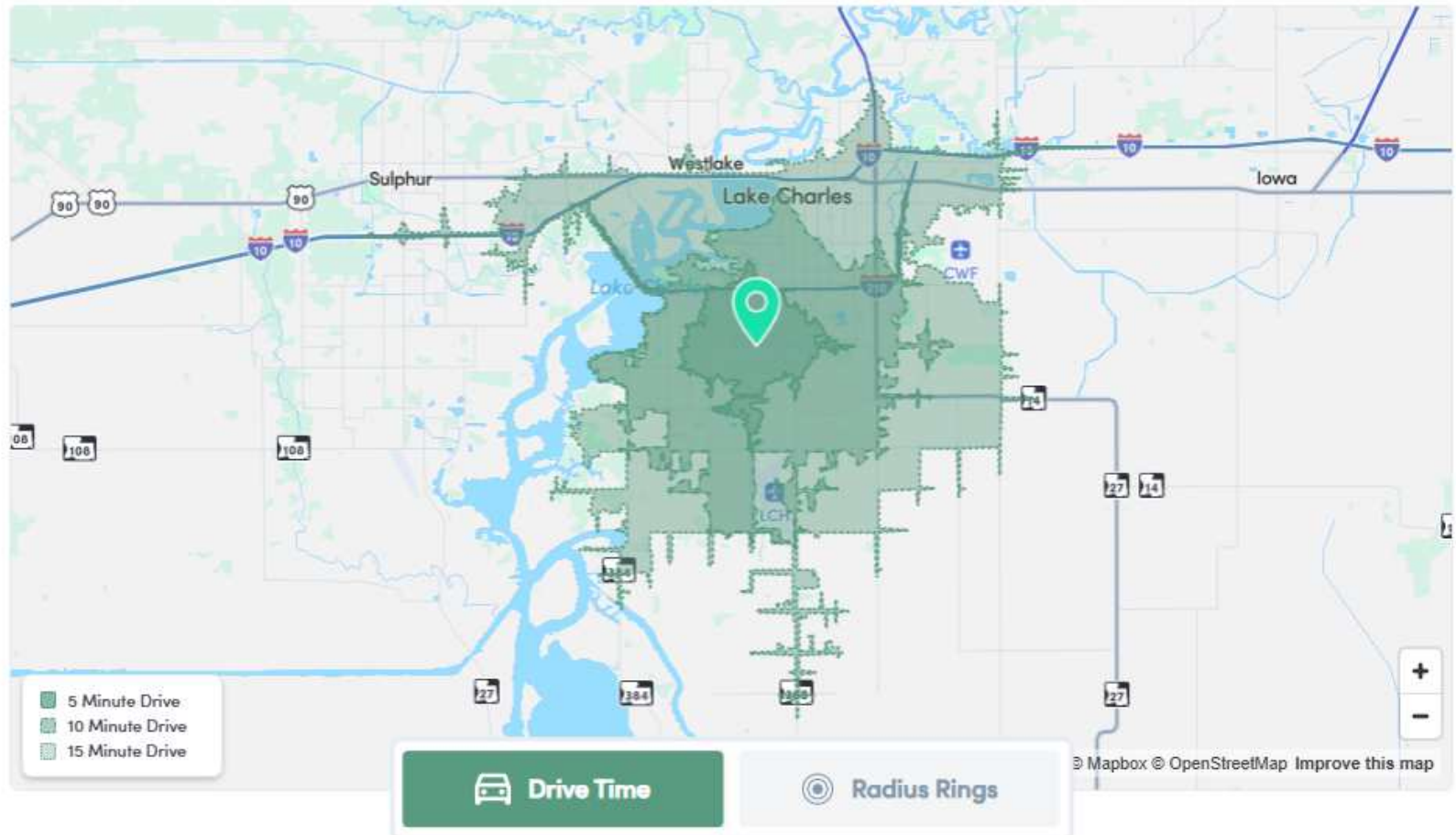
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