



LOCATION DESCRIPTION

Recent interior and exterior renovations including a new façade are nearly complete. The building features a 2,500 SF medical or executive office suite along with two 1,250 SF white-boxed spaces ready for tenant buildout. Ample parking is available at the rear of the building.

The property is conveniently located just one minute from McNeese State University and Interstate 10, providing excellent visibility and accessibility. Ryan Street is one of Lake Charles’ busiest retail corridors, with an estimated 17,000 vehicles per day according to DOTD.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,500 SF - 5,000 SF
Price Per Square Foot:	\$18 (NNN)
Building Size:	5,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$18.00 SF/yr	2,500 SF
Suite B	\$18.00 SF/yr	1,250 SF
Suite C	\$18.00 SF/yr	1,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,777	25,775	38,368
Total Population	8,936	62,844	94,941
Average HH Income	\$68,946	\$80,059	\$80,867

NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
 337.433.0511 | NVSTrealestate.com

John Michael Klumpp, CCIM
 337.794.7620
 jmklumpp@nvstrealstate.com

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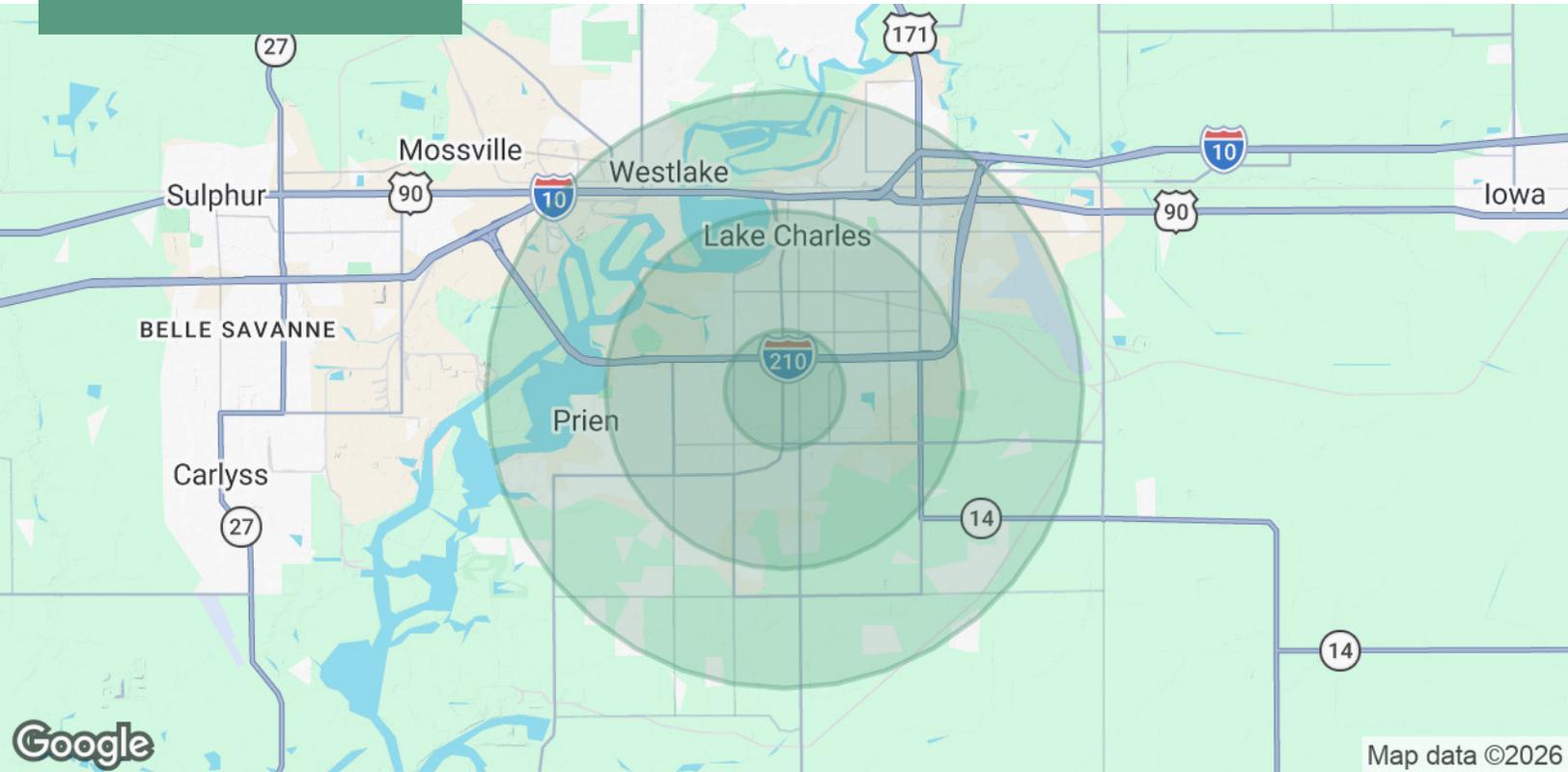


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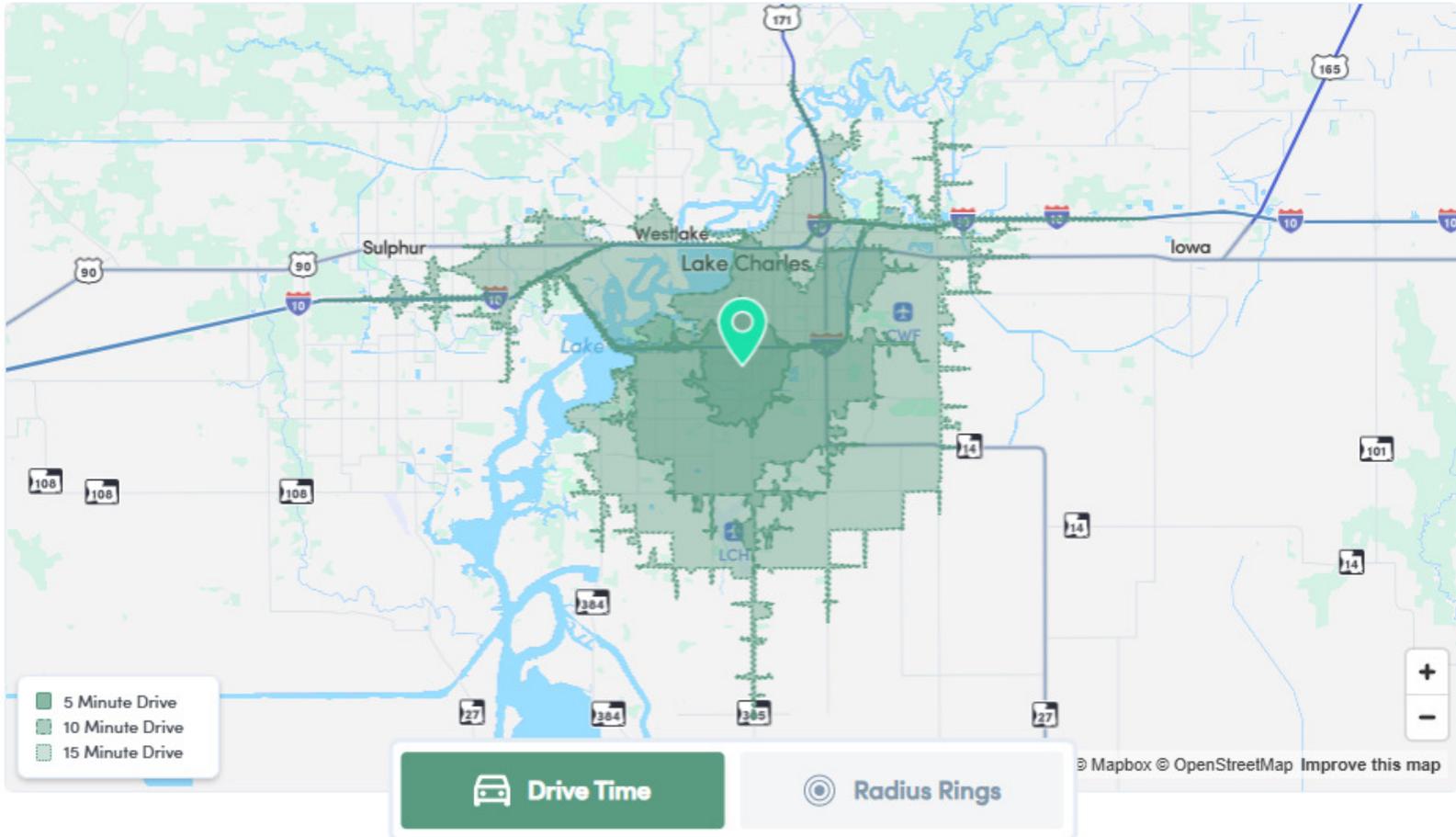
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,936	62,844	94,941
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,777	25,775	38,368
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,946	\$80,059	\$80,867
Average House Value	\$205,453	\$252,720	\$265,797

Demographics data derived from AlphaMap



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