



PROPERTY FOR LEASE

3714 Common Street

3714 Common Street, Lake Charles, LA 70601

Presented By:

Joel Davidson, CCIM

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PROPERTY DESCRIPTION

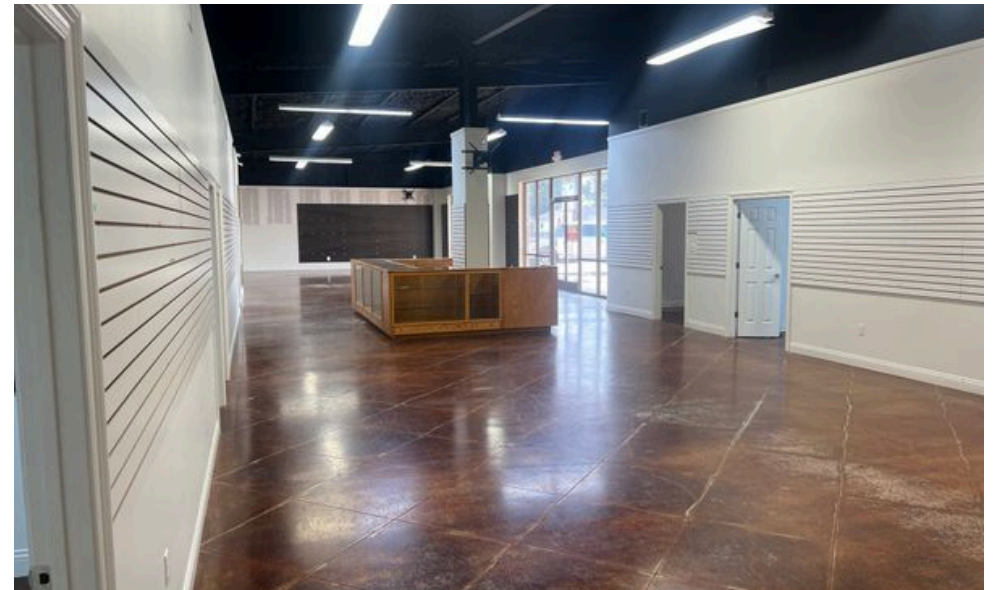
- Suite may be subdivided to accommodate smaller space requirements
- Attractive brick-and-stone exterior with a professional storefront appearance
- Large storefront windows offering excellent natural light and visibility
- Convenient South Lake Charles location near major commercial corridors
- Easy access to Interstate 210 and surrounding residential neighborhoods
- On-site parking with convenient customer access
- Well suited for a small grocery store, professional office, insurance agency, accounting firm, barber shop, hair salon, retail, or service business
- Flexible layout that can be customized for a variety of commercial uses
- Prominent building and storefront signage opportunities, subject to landlord approval

OFFERING SUMMARY

Lease Price:	\$20.00 / SQFT
Available SF:	6,900 SF

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	8,667	32,895	50,916
Total Population	21,447	80,280	127,434
Average HH Income	\$59,793	\$61,527	\$64,546

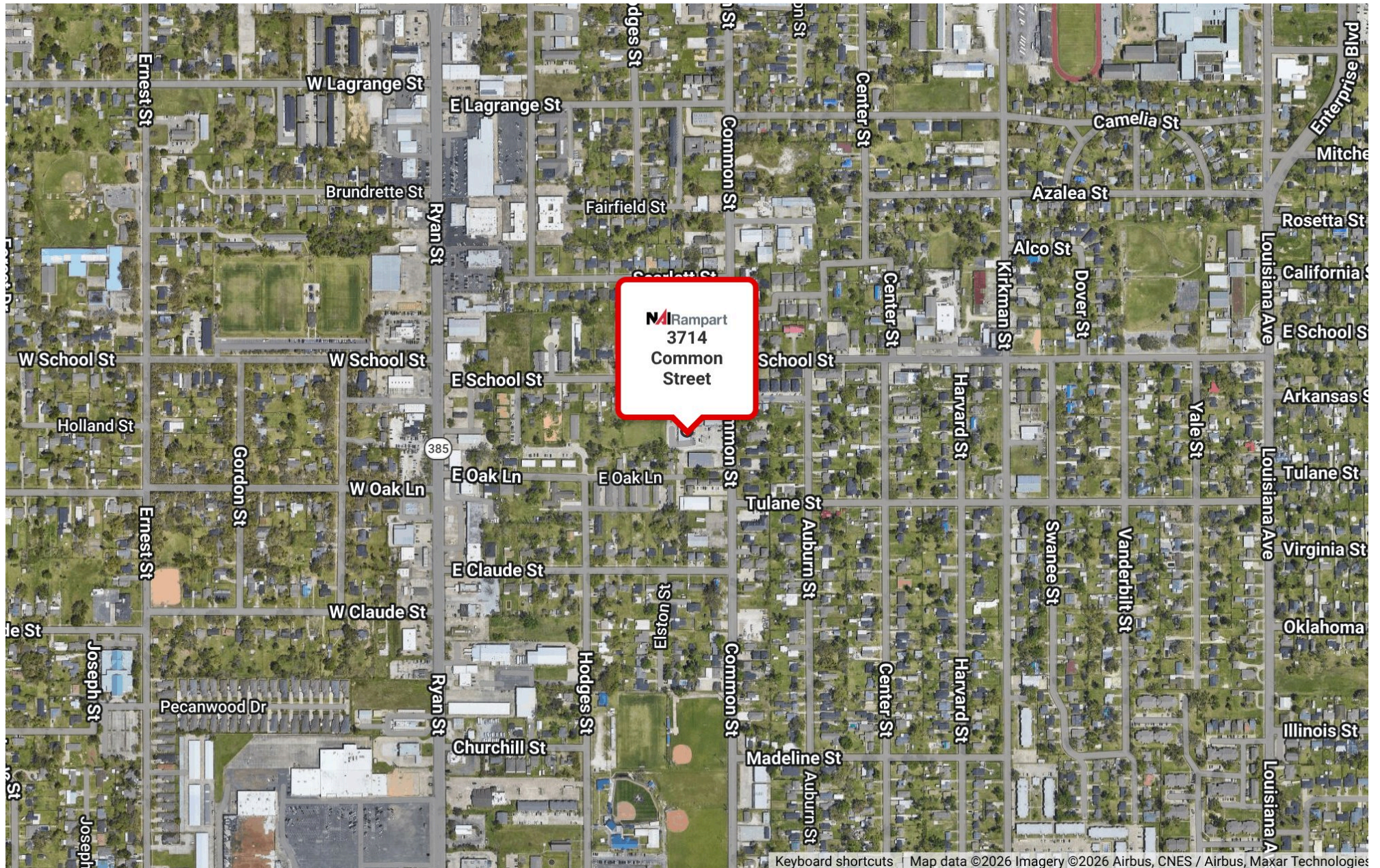
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For More information:

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