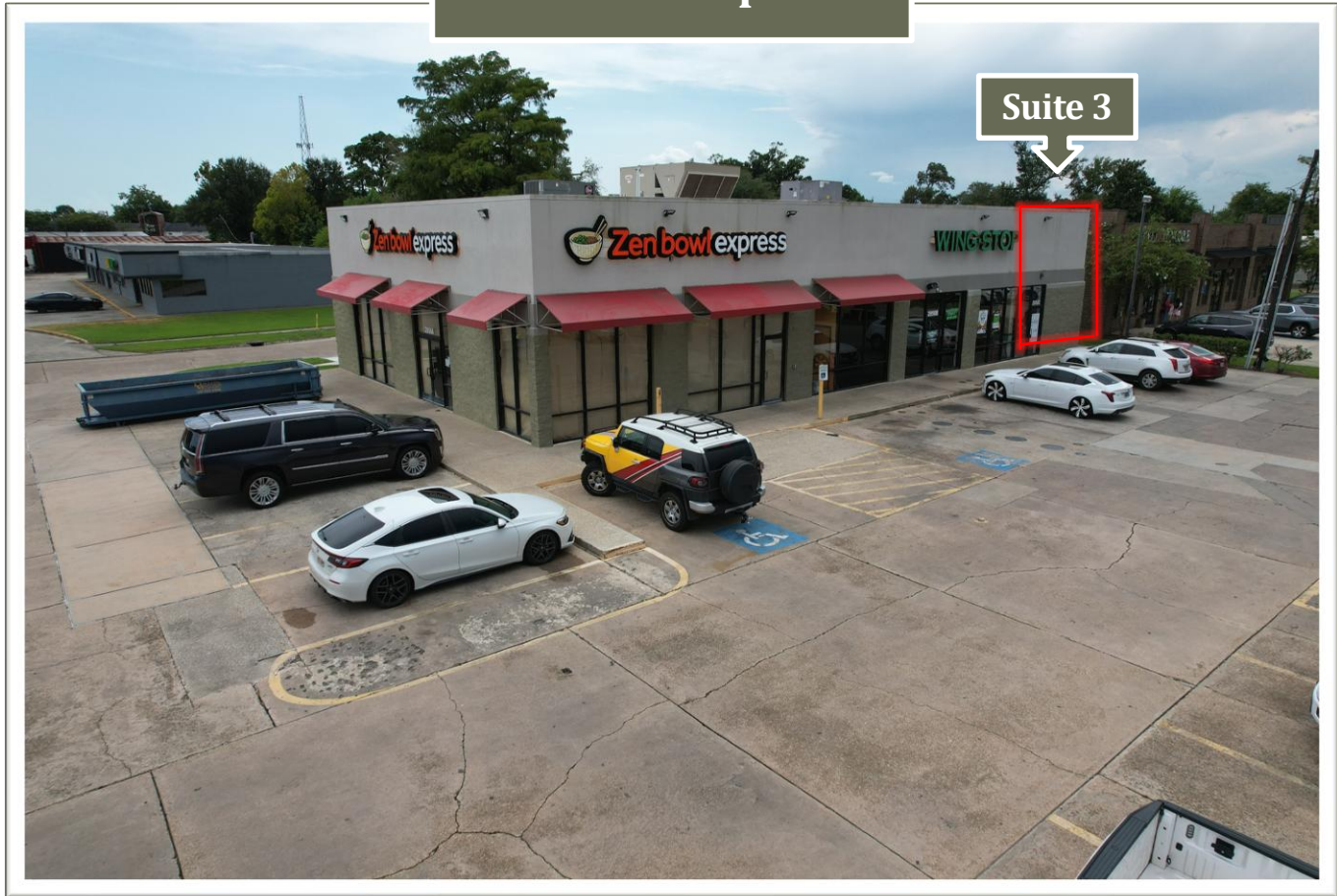


Available Space



PROPERTY OVERVIEW

- Prime location near Market Basket, a leading Lake Charles grocer with a long-standing presence since 1986.
- Strategically positioned between Interstate 10 and Interstate 210 with convenient access to major thoroughfares.
- Easily accessible from downtown Lake Charles, major employment centers, and surrounding residential neighborhoods.
- Excellent visibility, foot traffic, and growth potential for your business

FOR LEASE

\$20 Per Foot + NNN

AVAILABLE SPACES

Suite 3 1,000 SF

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	7,620	56,202	91,641
Average HH Income	\$45,650	\$53,287	\$57,656
Daytime Population	4,587	12,896	25,128



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #001

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Aerial Overview



Scan Me

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