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MAGNOLIA SQUARE



PROPERTY DESCRIPTION

Magnolia Square is a prime commercial property available for lease. This space boasts high visibility and excellent accessibility, making it an ideal location for retail businesses.

OFFERING SUMMARY

Address:	615 & 617 W. Prien Lake Road Lake Charles, LA 70601
Suite 615:	2,126 SF / $18 PSF Available 3/1/27
Suite 617:	1,415 SF / $18 PSF
Suites Combined	3,541 SF
Building Size:	16,450 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,531	24,869	38,592
Total Population	8,243	59,956	95,655
Average HH Income	$83,780	$80,602	$83,699

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

J. Hardtner Klumpp, CCIM
337.263.2397
hklumpp@nvstrealestate.com

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealestate.com

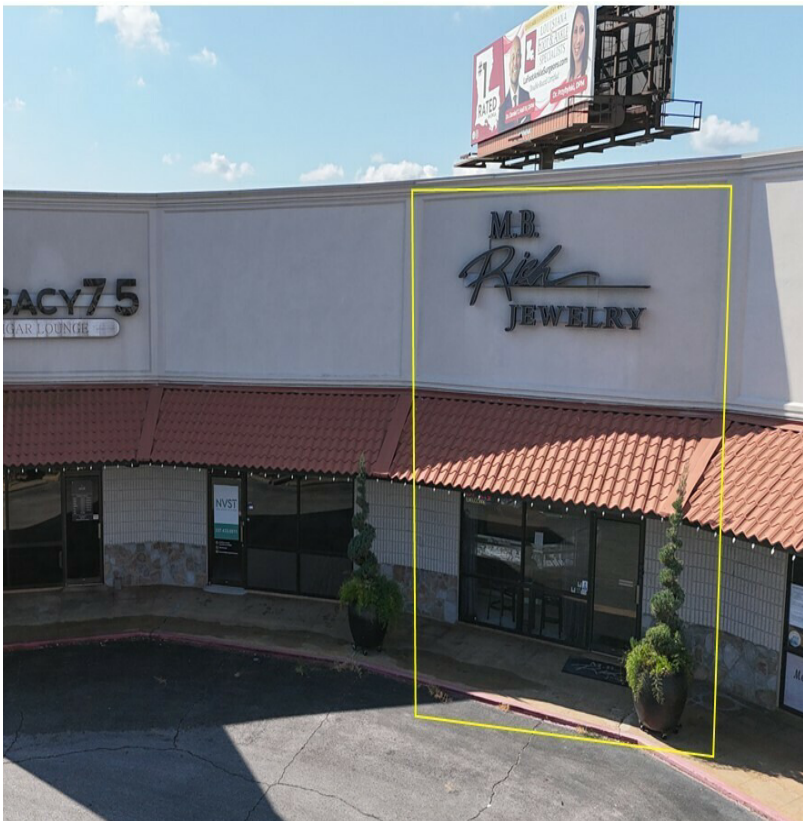
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SUITE 615







NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
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SUITE 617









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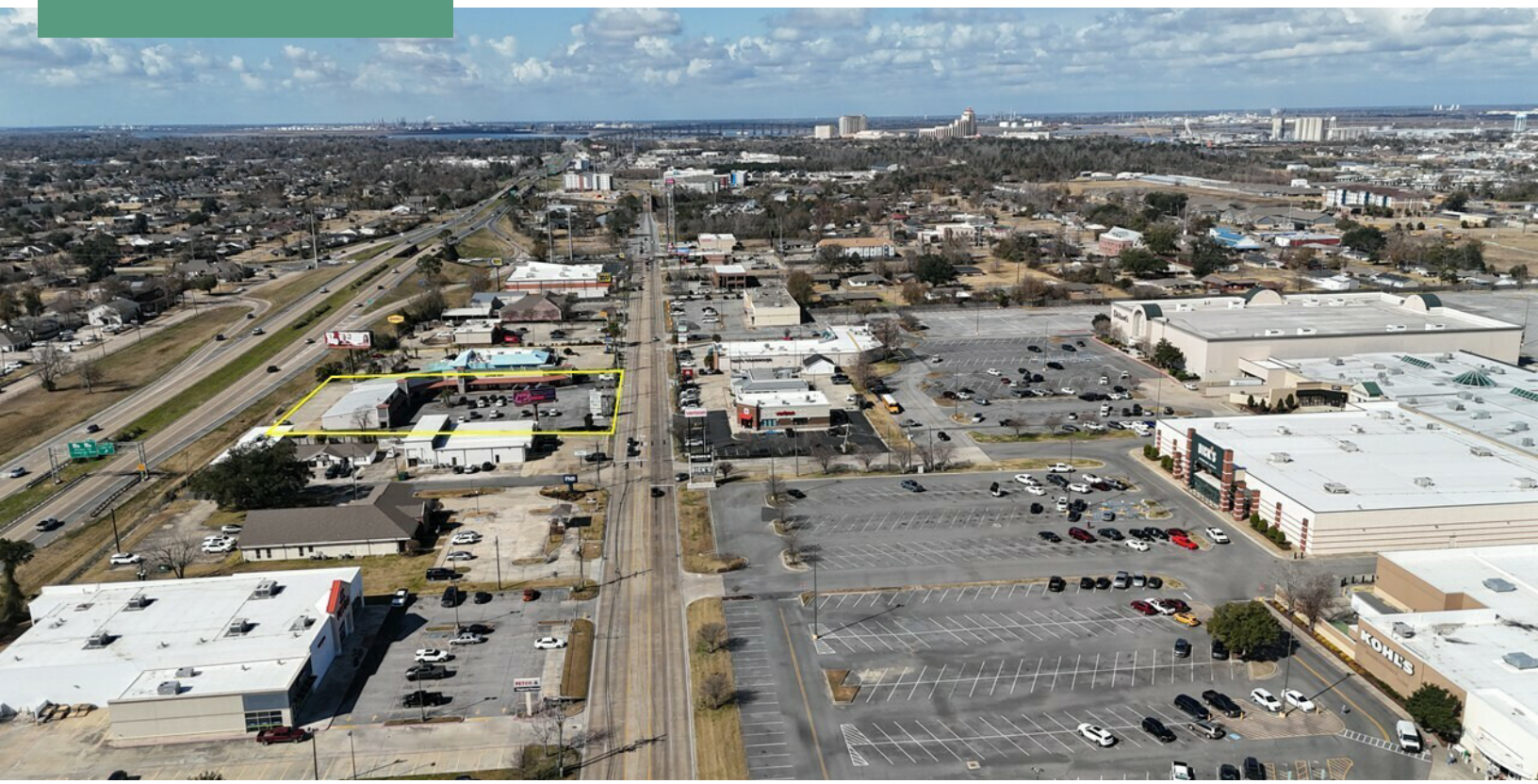
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SITE PHOTOS





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RETAILER MAP



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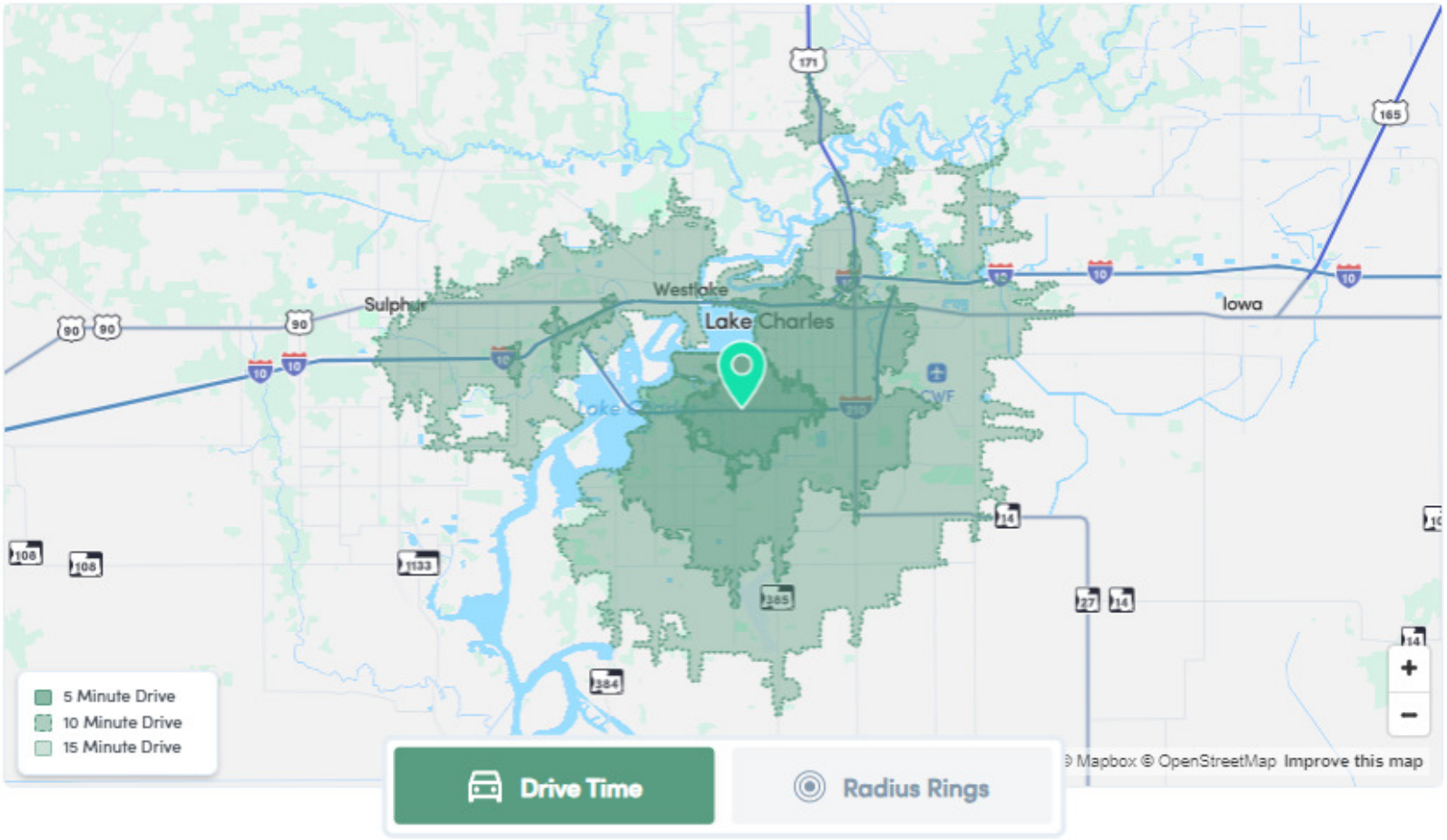
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DRIVE TIMES



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

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