

FOR SUBLEASE AND FOR SALE

AVAILABLE

- 2,150 SF free-standing building
- Located on 0.46 acre parcel
- Lease end date 7/31/2034 with options available.

NEARBY RETAILERS

- O'Reilly
- Best Western Hotel
- AutoZone
- Dollar General
- Taco Bell
- True Value

NEARBY LANDMARKS

- City of Lake Charles City Hall
- Lake Charles Memorial Hospital
- McNeese State University

LOCATION HIGHLIGHTS

- Located on Hwy 171, a major north/south thoroughfare and 1/2 mile from I-10 interchange
- Lake Charles is an ideal trade and commerce hub, close to major highways, railways, and the Port of Lake Charles
- Their diverse economy is driven by petrochemical, manufacturing and healthcare, industries

TRAFFIC COUNTS (ADT 2025)

- Hwy 17: 33,330
- I-10: 64,725

2026 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	4,629	21,335	67,616
Avg. HH Income	\$148,287	\$78,270	\$88,215
Daytime Population	2,556	18,339	59,330



