



PROPERTY DESCRIPTION

Great opportunity to acquire a ±10,000 SF building with a flexible layout suitable for a variety of users. The property offers strong visibility, ample space for showroom, sales or office building.

With its size and adaptability, this building is well-positioned for retail, showroom, furniture, fitness, medical, service-based, or redevelopment uses.

OFFERING SUMMARY

Sale Price:	\$990,000
Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,836	18,002	32,396
Total Population	8,937	46,989	84,597
Average HH Income	\$59,972	\$63,727	\$81,936

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Louie D. Barbe IV, CCIM

337.526.8404
lbarbe@nvstrealestate.com



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

Louie D. Barbe IV, CCIM
337.526.8404
lbarbe@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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

Louie D. Barbe IV, CCIM
337.526.8404
lbarbe@nvstrealestate.com

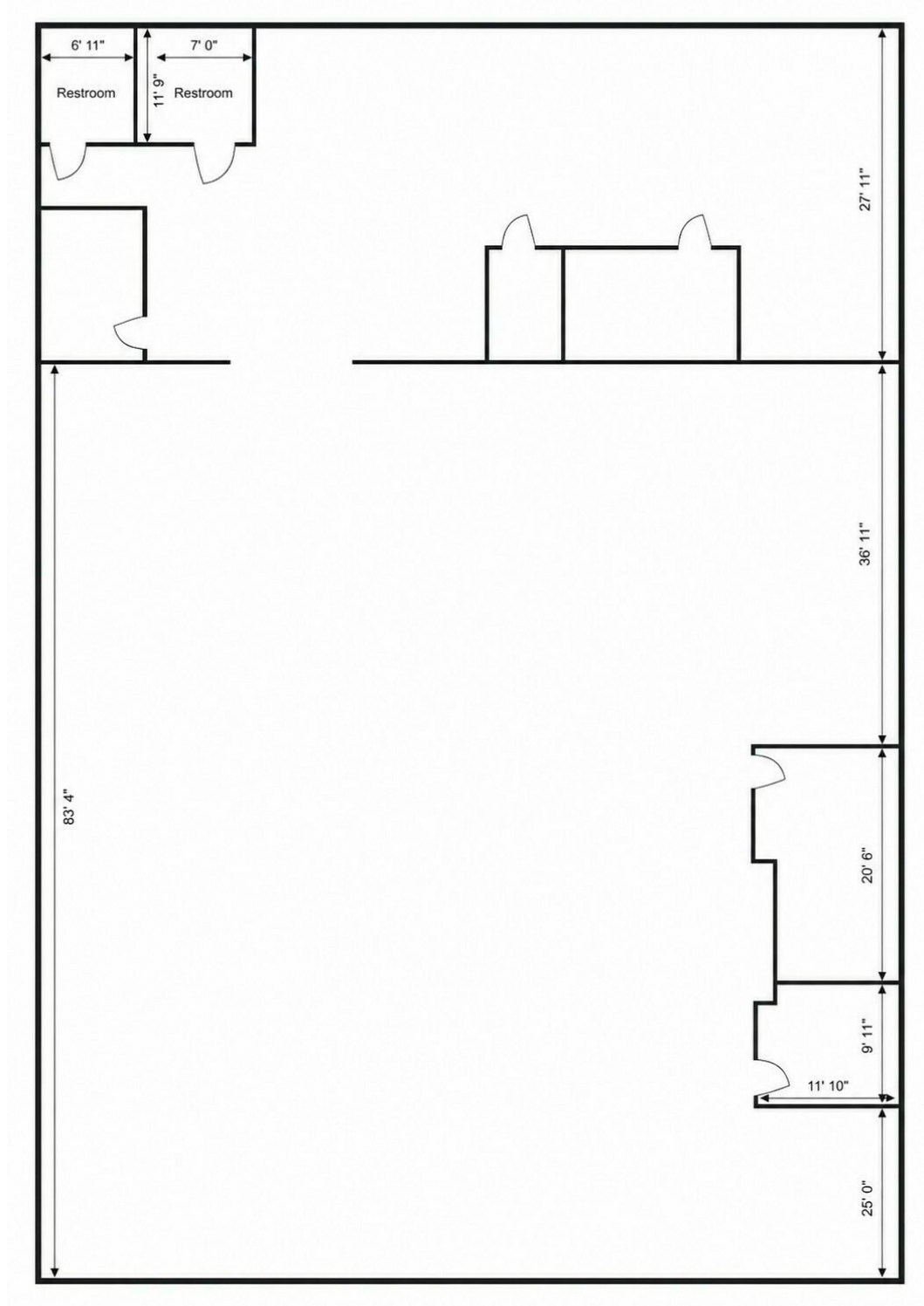
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

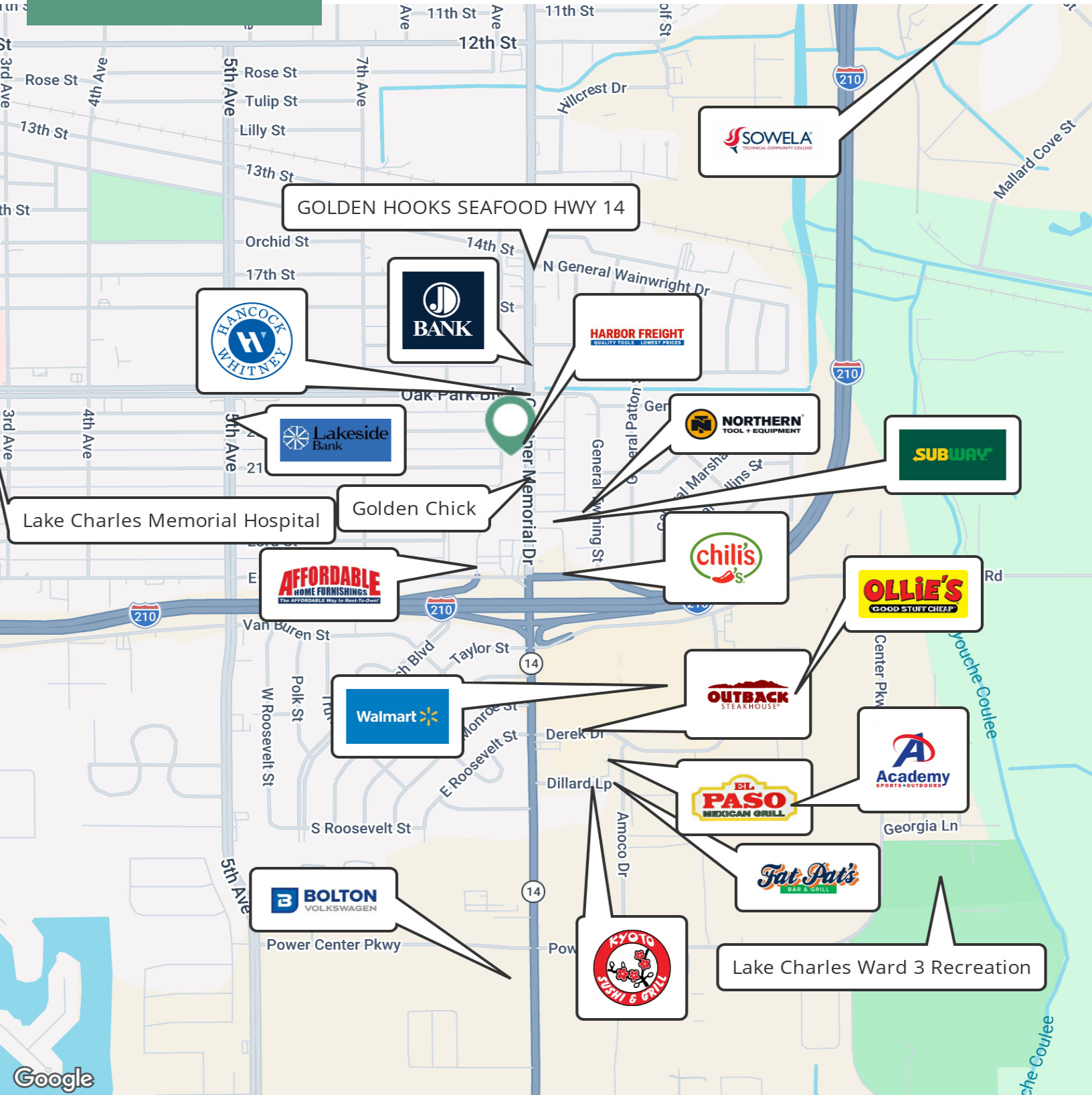


NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Louie D. Barbe IV, CCIM
337.526.8404
lbarbe@nvstrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.





NVST Real Estate Solutions, LLC

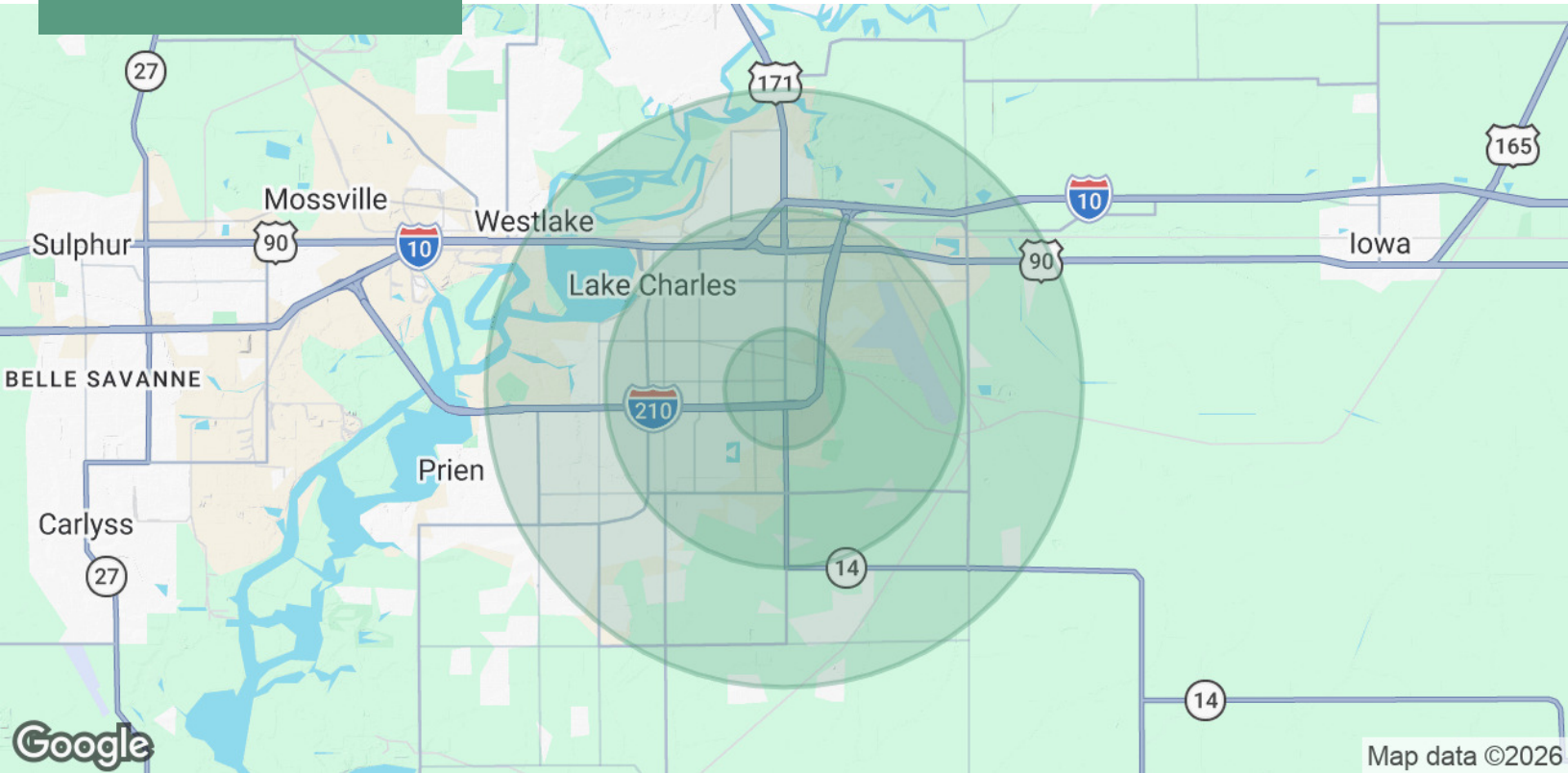
500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

Louie D. Barbe IV, CCIM

337.526.8404

lbarbe@nvstrealestate.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,937	46,989	84,597
Average Age	35.2	36.6	36.9
Average Age (Male)	34.1	35.4	35.7
Average Age (Female)	39.2	39.6	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,836	18,002	32,396
# of Persons per HH	3.2	2.6	2.6
Average HH Income	\$59,972	\$63,727	\$81,936
Average House Value	\$155,033	\$173,358	\$267,238

2023 American Community Survey (ACS)