



PRIEN LAKE SHOPPING CENTER

LAKE CHARLES, LOUISIANA





FOR LEASE | PRIEN LAKE SHOPPING CENTER

1702 - 1776 W Prien Lake Rd, Lake Charles, LA



Space Available: 1,093 - 2,800 SF

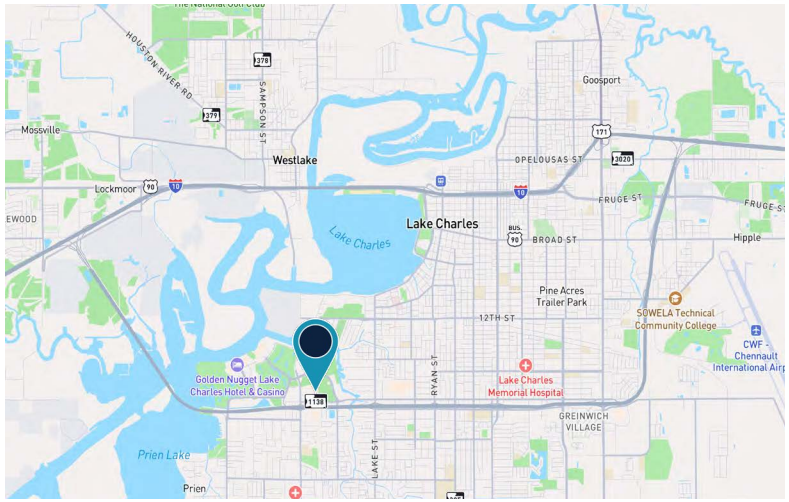
Vacant Pad Available: 33,717 SF

- Shadow anchored by Target
- Outparcel available for ground lease
- Outparcel well-suited for freestanding retail, restaurant, or drive-thru concept
- 932 surface parking spaces (7.04/1,000 ratio)
- Signalized access with multiple points of ingress/egress
- Dense surrounding daytime and residential population
- Close proximity to regional anchors and national retailers

Lake Charles' Established Retail Destination

target · Marshalls · ROSS DRESS FOR LESS · CAVENDER'S · crumbl cookies · DICKEY'S BARBECUE PIT · carter's · RACK ROOM SHOES

Prien Lake Shopping Center offers an established retail environment along W. Prien Lake Road, one of Lake Charles' most active and well-traveled commercial corridors. Shadow anchored by Target and complemented by Ross Dress for Less, Marshalls, and Cavender's, the center draws consistently from the surrounding trade area and provides retailers, restaurants, and service providers with a reliable platform to reach Lake Charles consumers.



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Prien Lake Shopping Center

1702 W Prien Lake Rd, Lake Charles, LA 70601

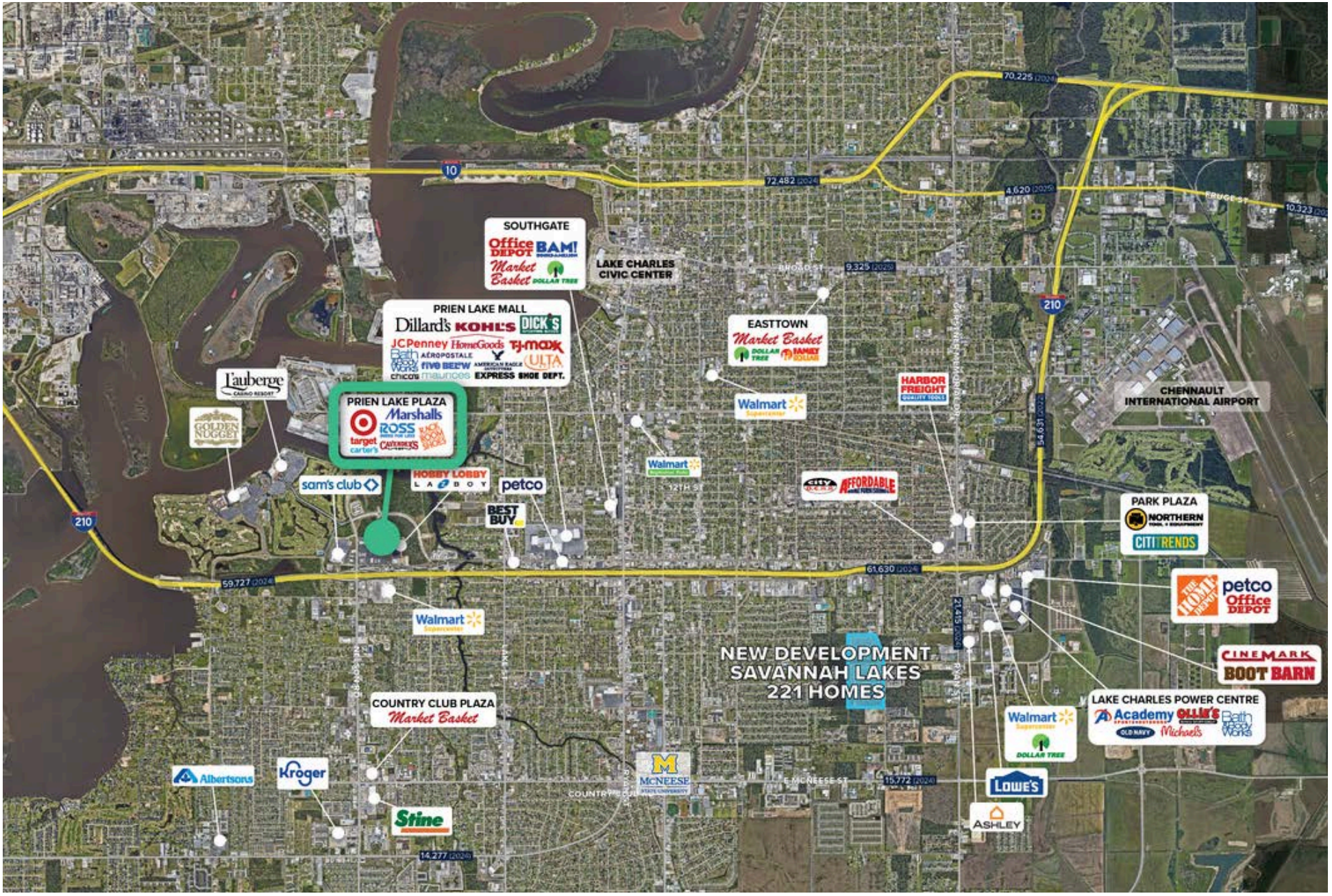






Prien Lake Shopping Center

1702 W Prien Lake Rd, Lake Charles, LA 70601



Prien Lake Shopping Center

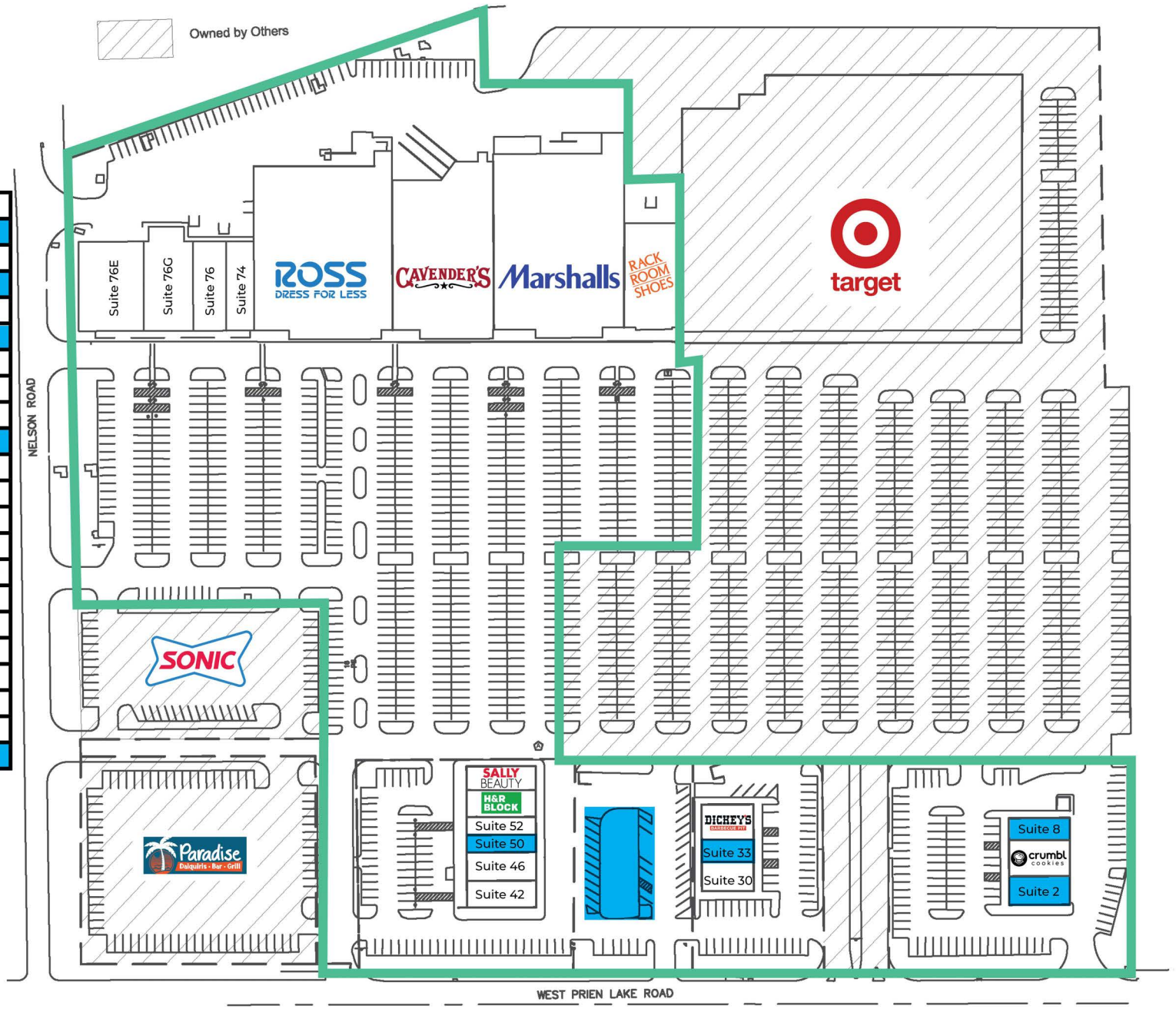
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Prien Lake Shopping Center

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TENANT	SUITE	SIZE
AVAILABLE	**2**	**2,800 SF**
Crumbl Cookies	3	2,946 SF
AVAILABLE	**8**	**1,093 SF**
Jo Jo's China Bistro	30	2,100 SF
AVAILABLE	**33**	**1,400 SF**
Dickey's Barbecue Pit	36	2,393 SF
Avalon Nail Salon	42	2,384 SF
Hawaiian Poke	46	2,556 SF
AVAILABLE	**50**	**1,550 SF**
OneMain Financial	52	1,600 SF
H&R Block	54	2,400 SF
Sally Beauty Supply	56	2,400 SF
Rack Room Shoes	60	8,000 SF
Marshalls	64	30,000 SF
Cavender's Boot City	68	20,000 SF
Ross Dress For Less	72	29,975 SF
Plato's Closet	74	4,404 SF
Osh Kosh	76	3,500 SF
Carter's	76G	4,939 SF
Nogol	76E	6,000 SF
AVAILABLE	**Pad**	**33,717 SF**



Prien Lake Shopping Center

1702 W Prien Lake Rd, Lake Charles, LA 7060



Pad Site: 33,717 SF



Suite 50 Available: 1,550 SF



Suite 33 Available: 1,400 SF



Suite 2 Available (Endcap): 2,800 SF
Suite 8 Available: 1,093 SF

Prien Lake Shopping Center

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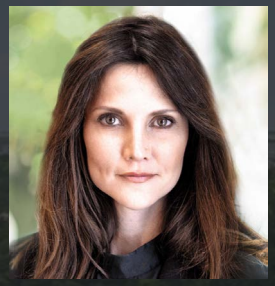
Demographics

INDICATOR	1 MILE	3 MILES	5 MILES
Total Population	4,472	51,877	104,167
Daytime Population	7,010	71,392	123,766
Total Households	1,767	22,413	42,761
Median HH Income	$67,559	$62,495	$63,147
Total Businesses	393	3,572	5,229

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For Lease



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____