

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

The Lake Charles Market Place Shopping Center is located at the corner of Country Club and Nelson and anchored by one of the top Kroger grocery stores in the state of Louisiana. This grocery-anchored development is approximately 2 miles south of Interstate 210 (I-210) and only a 5-minute drive from McNeese State University. The surrounding areas consisting of several newly developed multifamily facilities and single-family residential neighborhoods boasting an average household income of over \$112,000, makes this one of the most sought-after retail locations in the city of Lake Charles.

AVAILABLE

- Suite 104: 1,537 SF (Former Profile) - \$33 PSF
- Suite 109: 1,203 SF - \$33 PSF

TENANTS

- | | |
|-----------------------|----------------------------|
| • Kroger | • Supercuts |
| • Anytime Fitness | • First Guaranty Bank |
| • Starbucks | • Dentists of Lake Charles |
| • Milanie Nail Bar | • Bahama Buck's |
| • Nothing Bundt Cakes | • Waxing The City |
| • AT&T | • Wingstop |
| • Wingstop | • Crepe Escape |
| • Rock N' Roll Sushi | |



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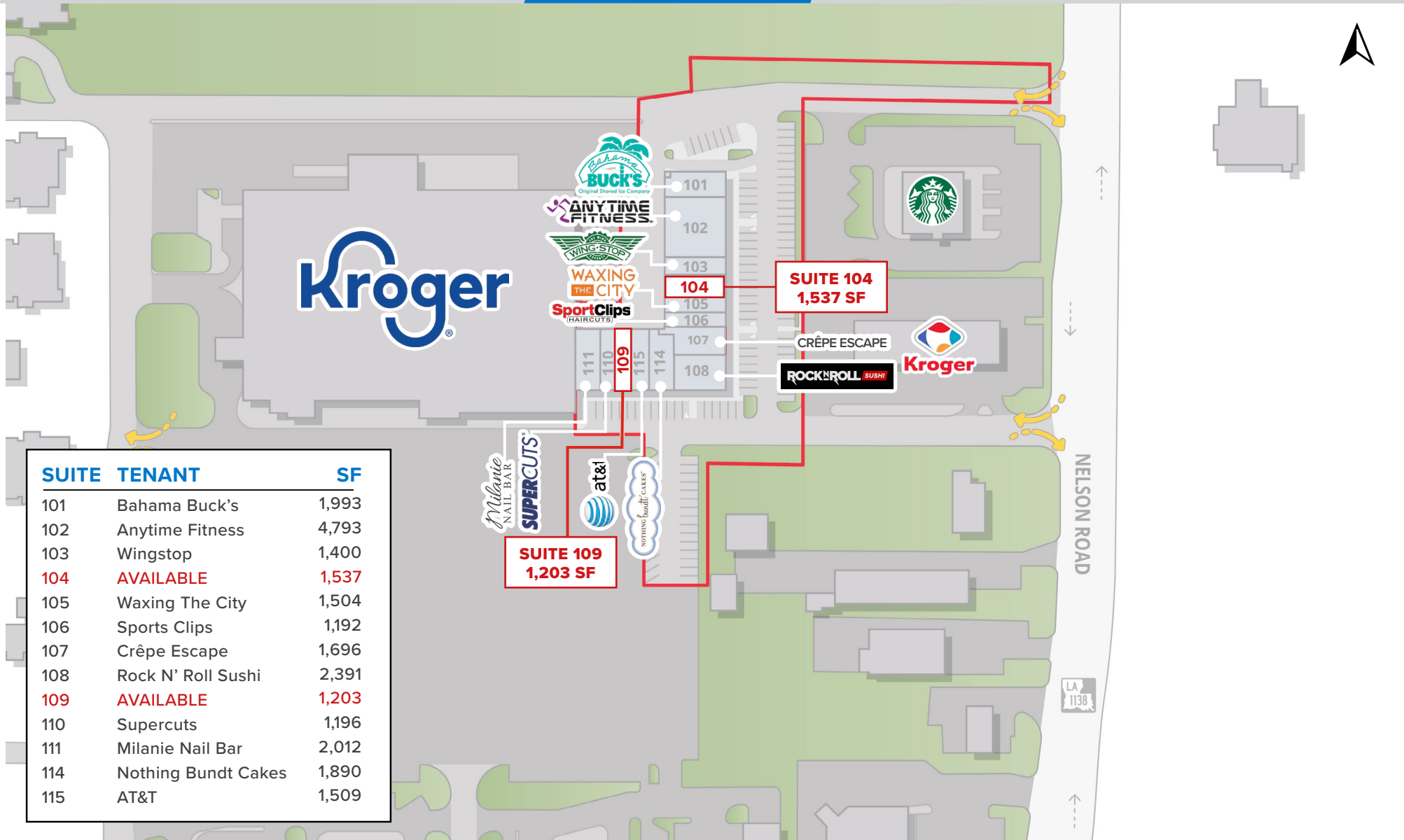
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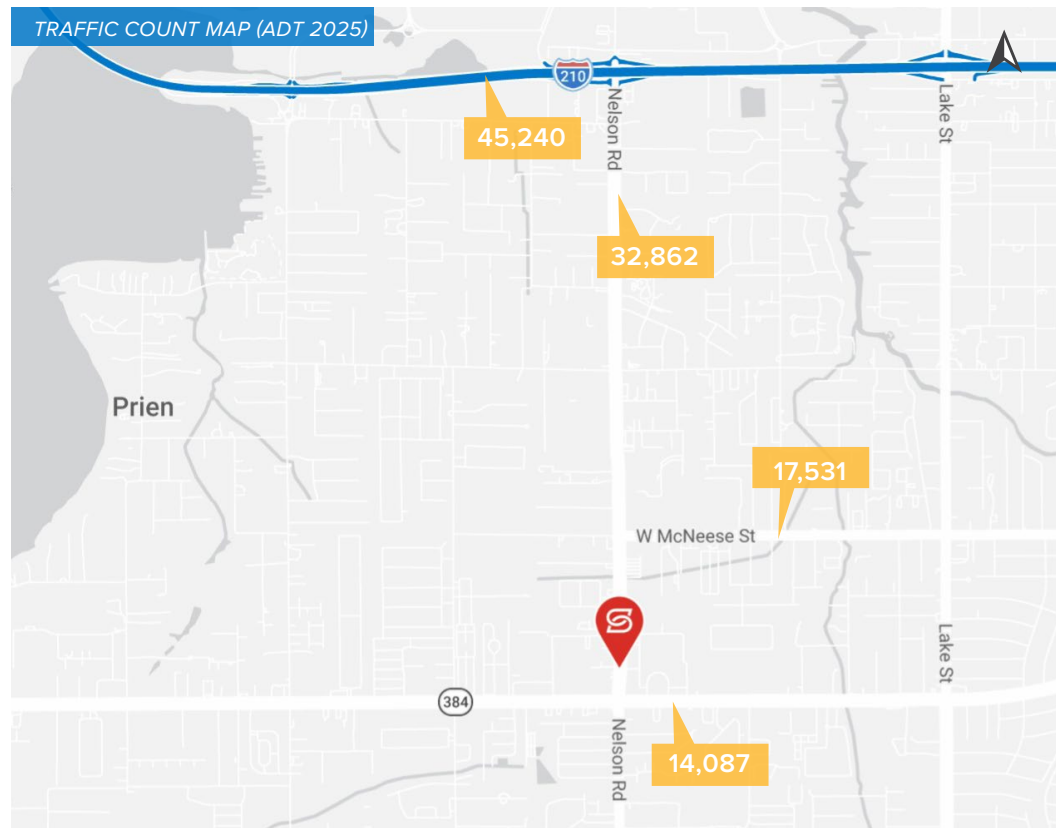
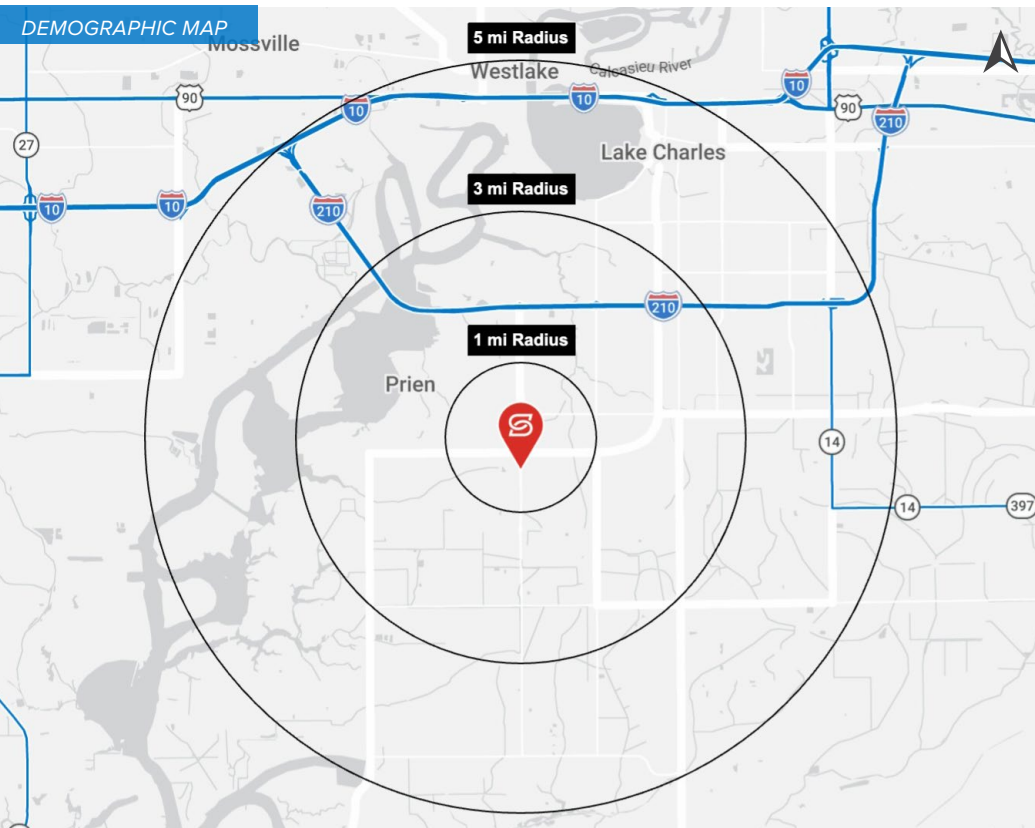
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2026 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
12,143	7,774	82,784



AVG. HH INCOME

1 MI	3 MI	5 MI
\$120,842	\$117,447	\$103,551



HOUSEHOLDS

1 MI	3 MI	5 MI
5,418	20,155	34,917