stirling

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# KROGER-ANCHORED SHOPPING CENTER

4740 Nelson Rd, Lake Charles, LA



## 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 (Former First Guaranty Bank) - $33 PSF

### TENANTS

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












Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

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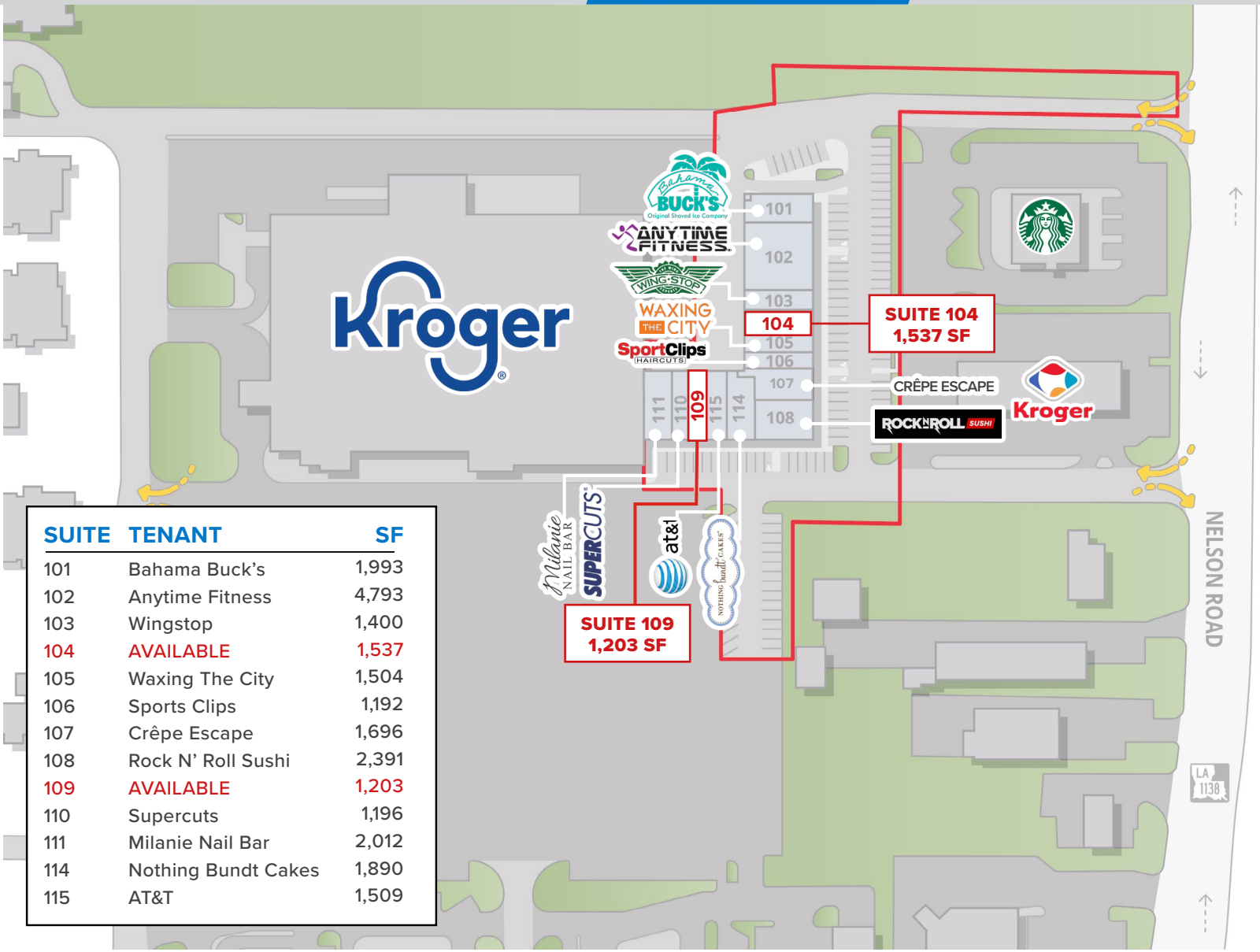


| SUITE | TENANT | SF |
|---|---|---|
| 101 | Bahama Buck's | 1,993 |
| 102 | Anytime Fitness | 4,793 |
| 103 | Wingstop | 1,400 |
| 104 | AVAILABLE | 1,537 |
| 105 | Waxing The City | 1,504 |
| 106 | Sports Clips | 1,192 |
| 107 | Crêpe Escape | 1,696 |
| 108 | Rock N' Roll Sushi | 2,391 |
| 109 | AVAILABLE | 1,203 |
| 110 | Supercuts | 1,196 |
| 111 | Milanie Nail Bar | 2,012 |
| 114 | Nothing Bundt Cakes | 1,890 |
| 115 | AT&T | 1,509 |



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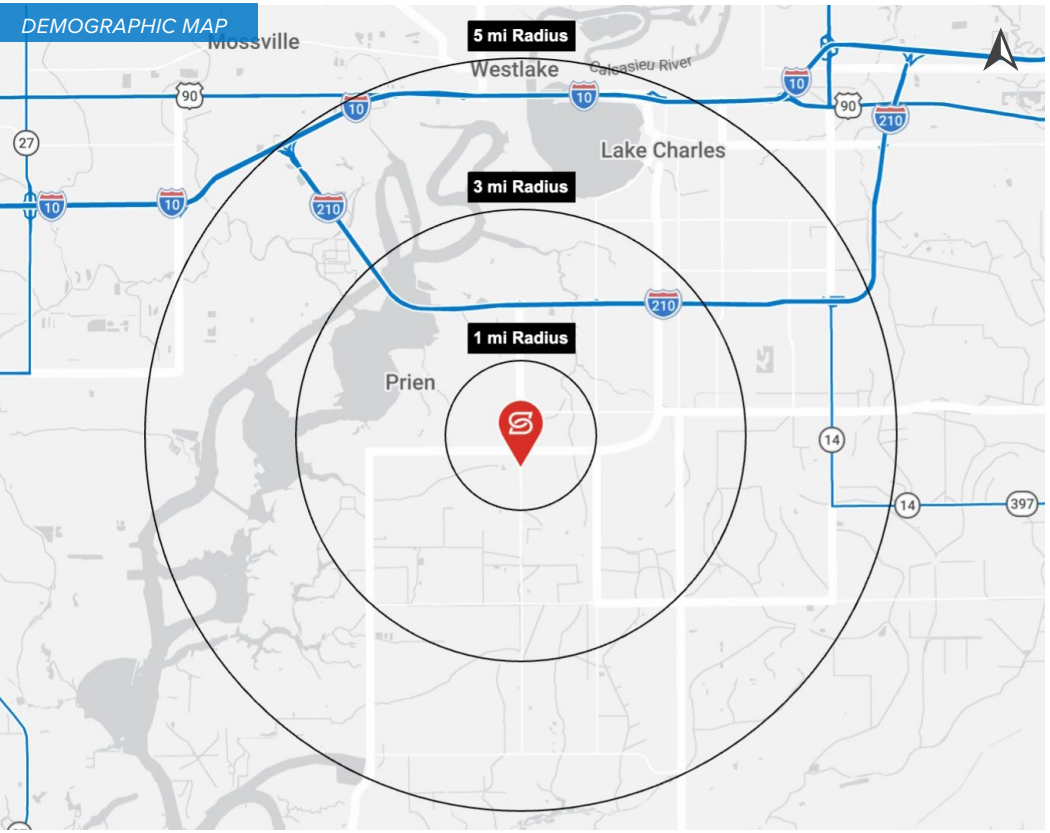
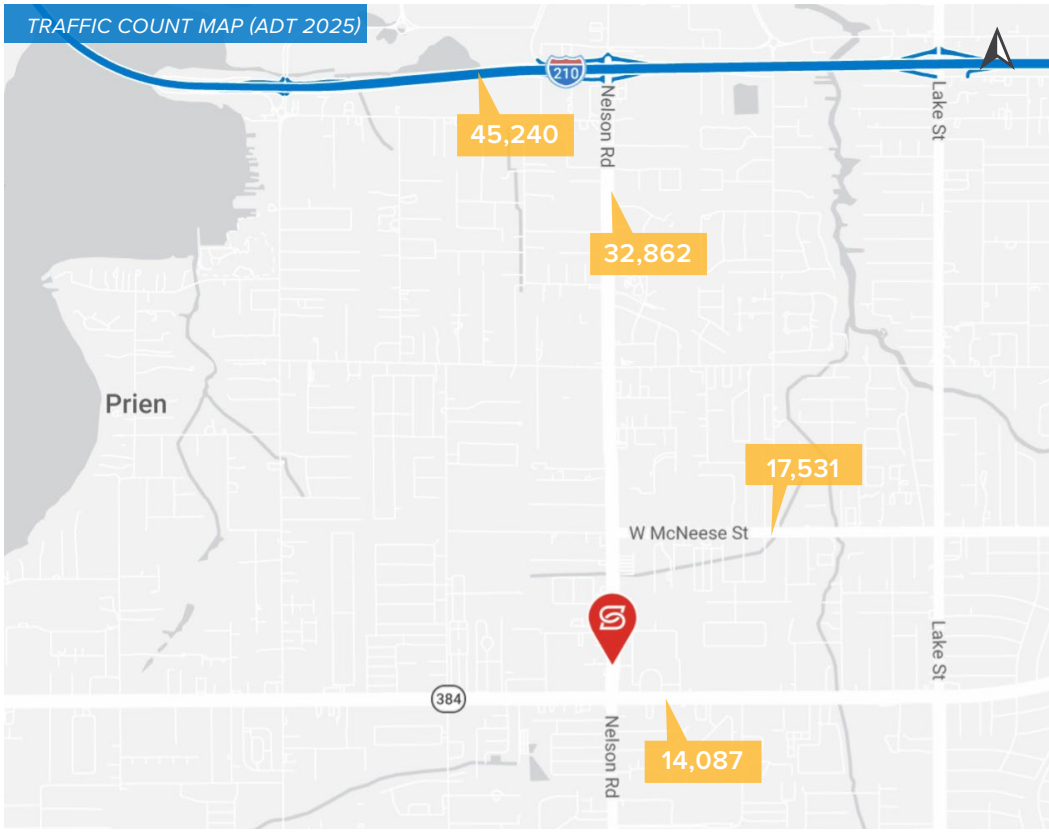
*DEMOGRAPHIC MAP*




*TRAFFIC COUNT MAP (ADT 2025)*




## 2026 DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|---|---|---|---|
| POPULATION | 12,143 | 7,774 | 82,784 |
| AVG. HH INCOME | $120,842 | $117,447 | $103,551 |
| HOUSEHOLDS | 5,418 | 20,155 | 34,917 |



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