

SUMMARY

AERIAL

MAP

DEMOGRAPHICS



FOR LEASE

PROPERTY OVERVIEW

The Former Party City space is located in the heart of one of Lake Charles' retail hubs. It is located just off of I-210 and Highway 14 (Gerstner Memorial Dr.) and is anchored by Home Depot, Office Depot, Petsmart and many of the national junior anchored retail participants. There are several other National and Regional full-service restaurants such as Outback Steakhouse, Logan's Roadhouse, Kyoto, Panda's Super Buffet to name a few. This property is well positioned for any retail tenant looking for superior site lines from I-210 with an accessible regional draw.

AVAILABLE

- 11,085 ± SF \$12.00 Annual/SF NNN

CO-TENANTS

- PetSmart
- Office Depot

NEARBY RETAILERS

- The Home Depot
- Old Navy
- Michaels
- Shoe Carnival
- Academy Sports +
- Walmart
- Lowes



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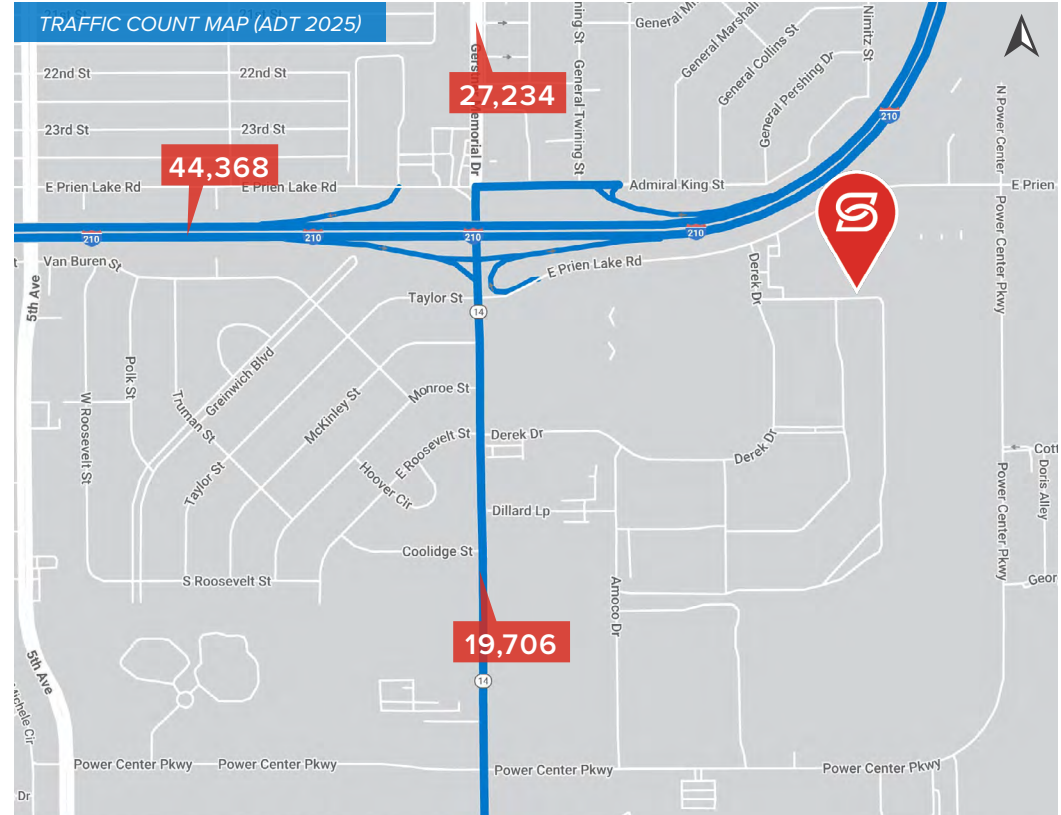
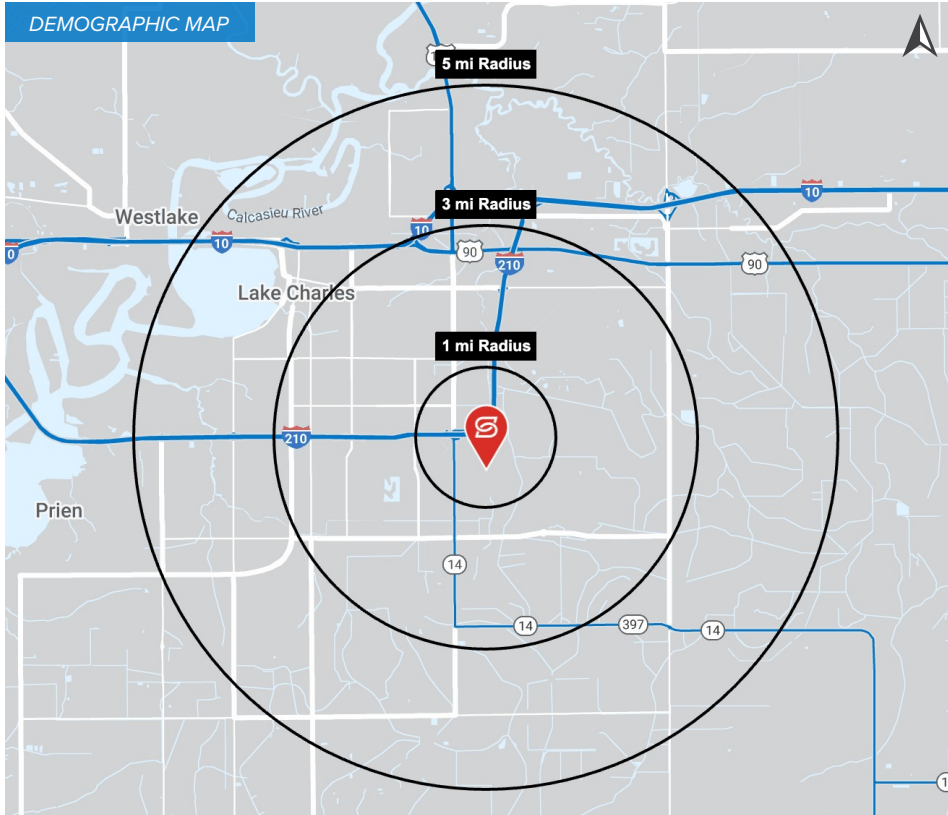


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2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

4,791

42,706

86,633

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$60,126

\$66,224

\$84,171

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

1,851

16,758

35,344