SETH CITRON

Office: 337-234-4481 Direct: 337-572-0273 scitron@stirlingprop.com

FORMER PARTY CITY

3140 E. Prien Lake Rd, Lake Charles, LA

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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MAP 210 Office DEPOT PETSMART Academy 44,368 ADT 2025 **DOLLAR TREE** Walmart Supercenter LOWE'S AT&T 210 Fat Pats BOWIE - OUTFITTERS -Gerstner Memorial Drive 27,234 ADT 2025





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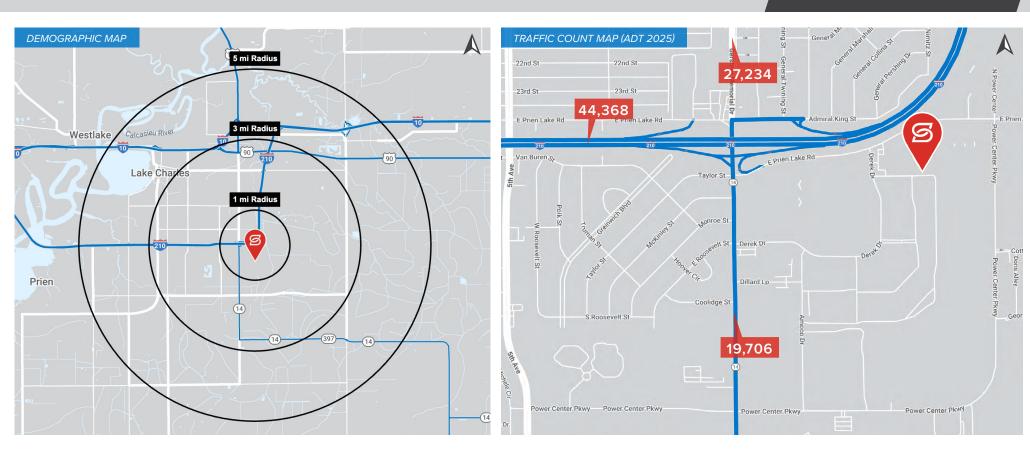
FORMER PARTY CITY

3140 E. Prien Lake Rd, Lake Charles, LA

UMMARY AERIAL

MAP

DEMOGRAPHICS



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 |

| | /IILE | 3 MILE | 5 MILE |
|----------------|--------------|--------|--------|
| HOUSEHOLDS 1,5 | 351 | 16,758 | 35,344 |