

## SUMMARY

## RETAIL COMPETITION

## CLOSE-UP AERIAL

## 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 108 End Cap: 2,391 SF (Former Lit Pizza)
- Suite 104: 1,537 SF (Former Profile)

### LEASE RATE

- \$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             |









SUMMARY

RETAIL  
COMPETITION

CLOSE-UP AERIAL

SITE PLAN

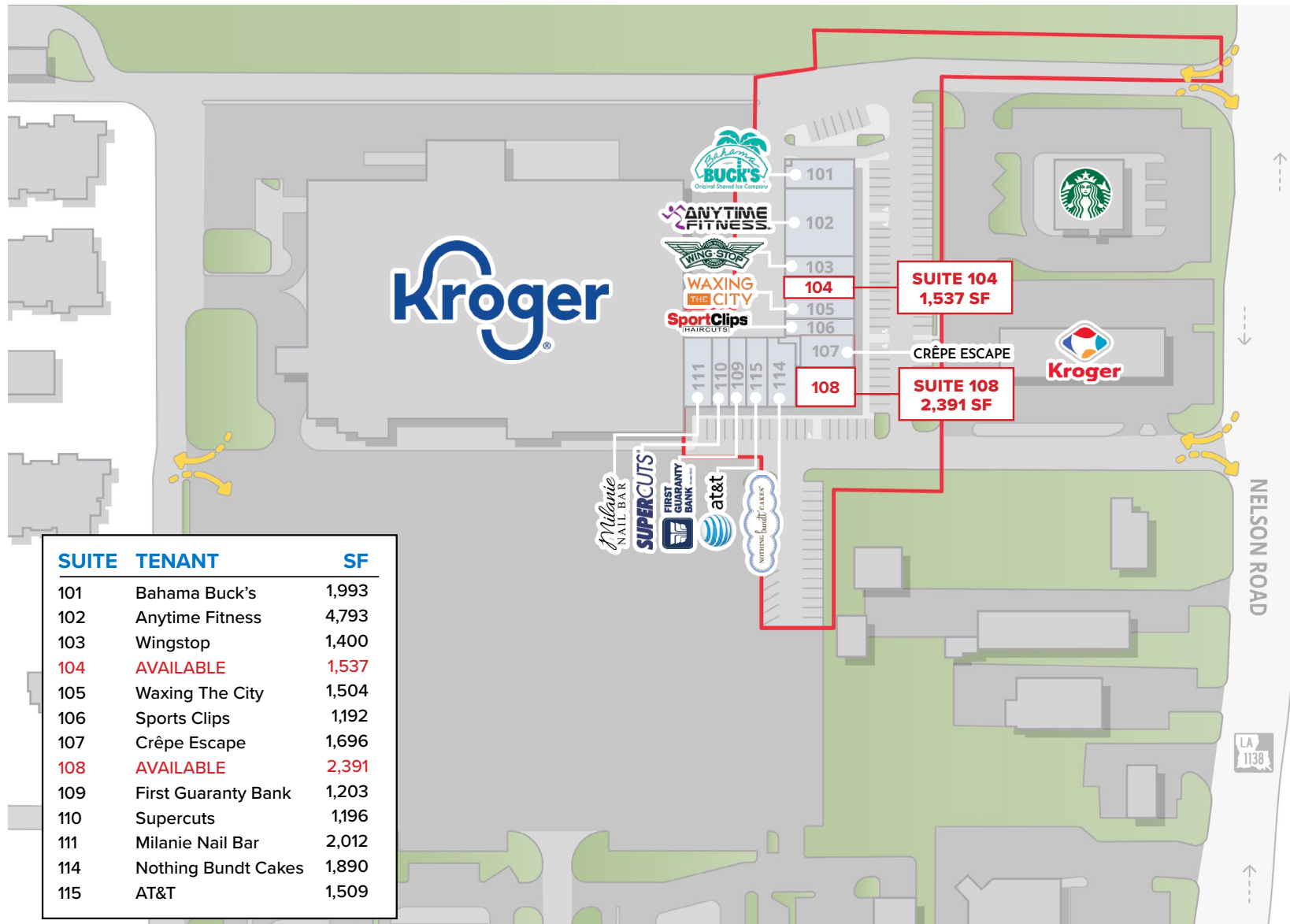
PHOTOS

DEMOGRAPHICS





Click image  
for larger view



SUMMARY

RETAIL  
COMPETITION

CLOSE-UP AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS





SUMMARY

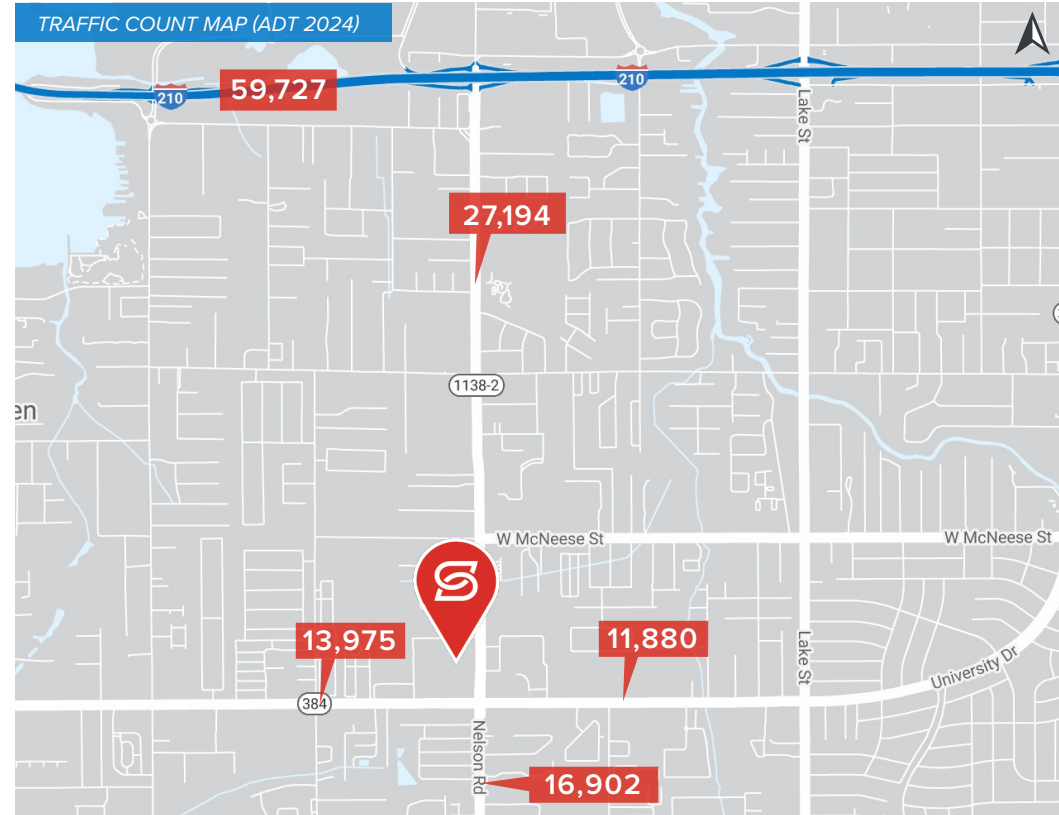
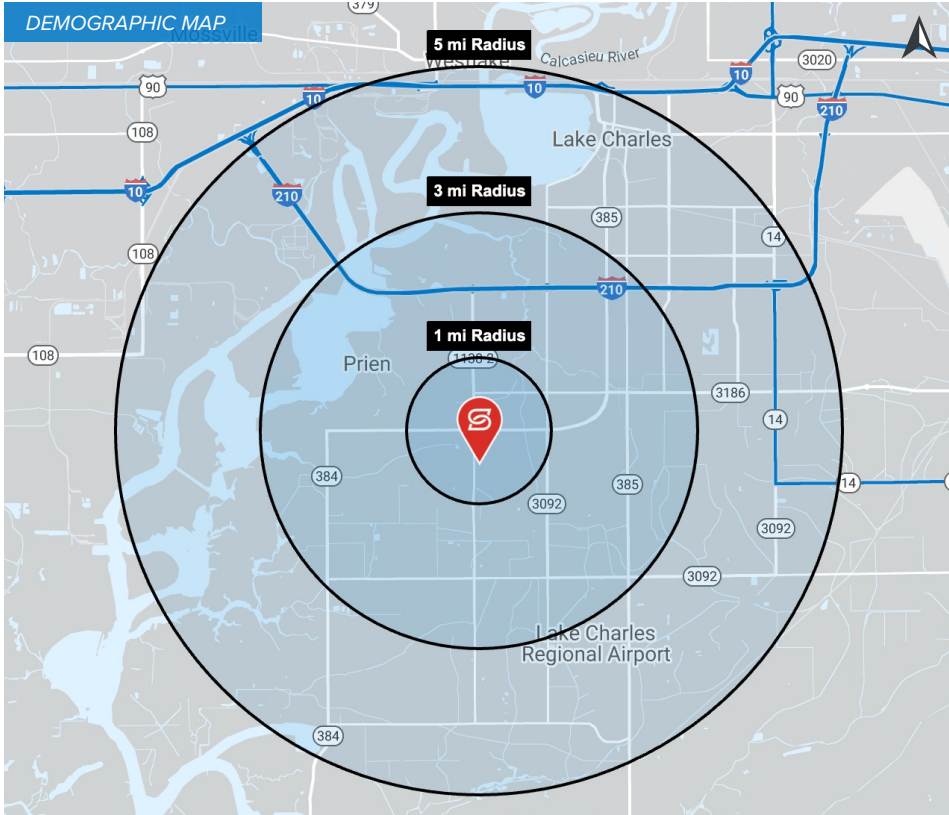
RETAIL  
COMPETITION

CLOSE-UP AERIAL




SITE PLAN

PHOTOS

DEMOGRAPHICS



## 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
 POPULATION	11,072	45,525	79,465	 AVG. HH INCOME	\$112,683	\$109,626	\$99,684	 HOUSEHOLDS	4,870	19,070	33,235