SETH CITRON

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

KROGER-ANCHORED SHOPPING CENTER

4740 Nelson Rd, Lake Charles, LA

SUMMARY

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 soughtafter 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
- **Anytime Fitness**
- Starbucks
- Milanie Nail Bar
- Nothing Bundt Cakes
- T&TA
- Wingstop

- Supercuts
- · First Guaranty Bank
- Dentists of Lake Charles
- Bahama Buck's
- Waxing The City
- Wingstop
- · Crepe Escape









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RETAIL COMPETITION Prien Lake Mall Dillard's JCPenney DICK'S ULTA Lake Charles Power Center CHRISTUS **Ochsner** Lake Area Hospital



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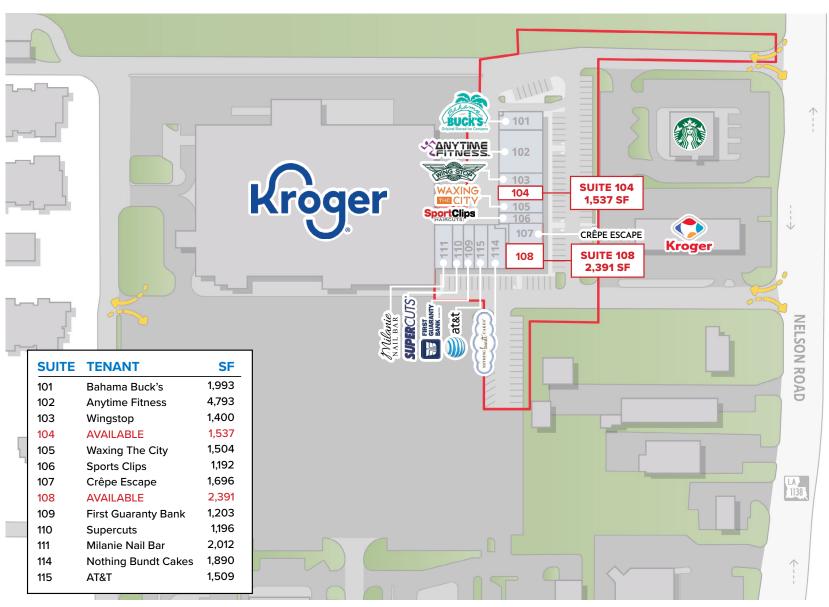
RETAIL COMPETITION

CLOSE-UP AERIAI

SITE PLAN

PHOTOS

DEMOGRAPHICS



Click image for larger view

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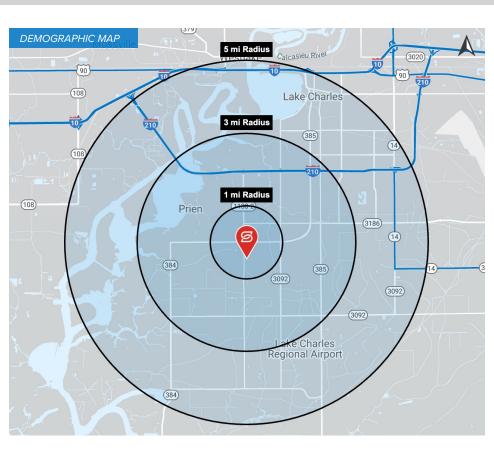
RETAIL COMPETITION

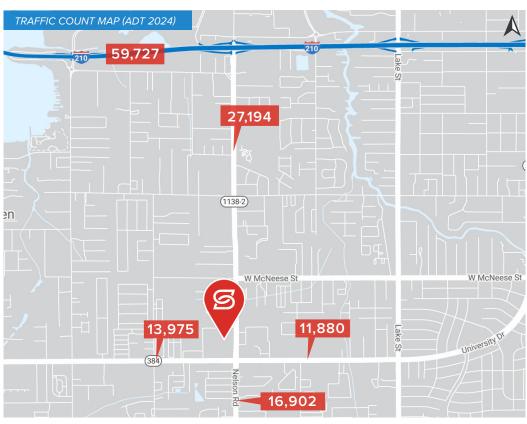
CLOSE-UP AERIAL

SITE PLAN

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DEMOGRAPHICS





2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,072	45,525	79,465

_	1 MILE	3 MILE	5 MILE
AVG. HH INCOME	\$112,683	\$109,626	\$99,684

	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	4,870	19,070	33,235