



## RETAIL FOR LEASE

### PROPERTY OVERVIEW

Only a 5-minute drive from McNeese State University. The surrounding area consists of several newly developed multifamily facilities and single-family residential neighborhoods boasting an average household income of \$85,396. The SWLA area is in the midst of an economic boom with more than 10,000 new homes expected to be built over the next 5 years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going \$97 Billion industrial expansion taking place in Southwest Louisiana.

### RETAIL SUITES FOR LEASE

- 1,500 - 10,000 SF
- \$26 - \$32 PSF NNN

OVERVIEW

OVERLAY

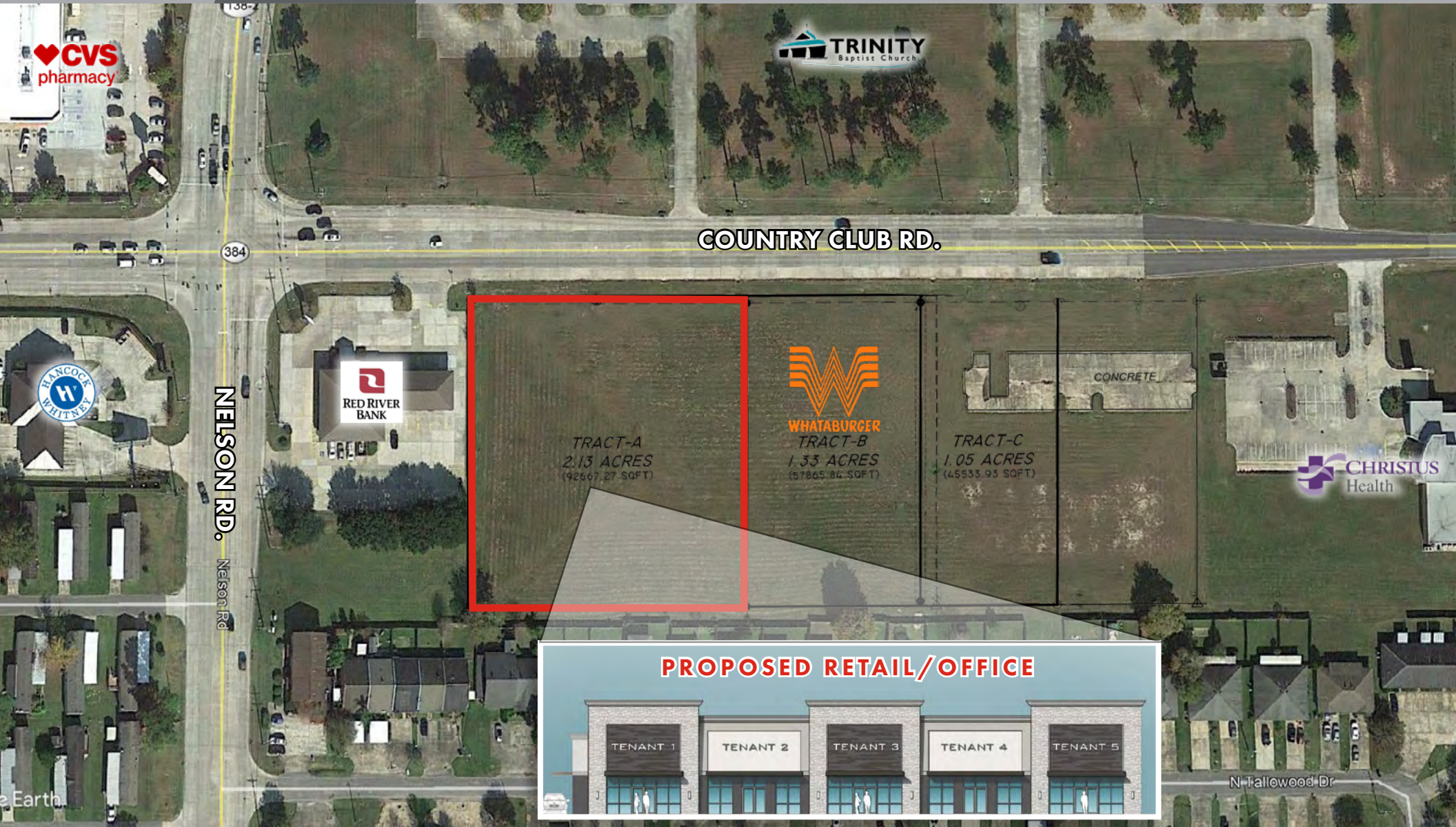
SITE PLAN

AERIAL

LOCAL AERIAL

ECONOMIC MAP

DEMOGRAPHICS



OVERVIEW

OVERLAY

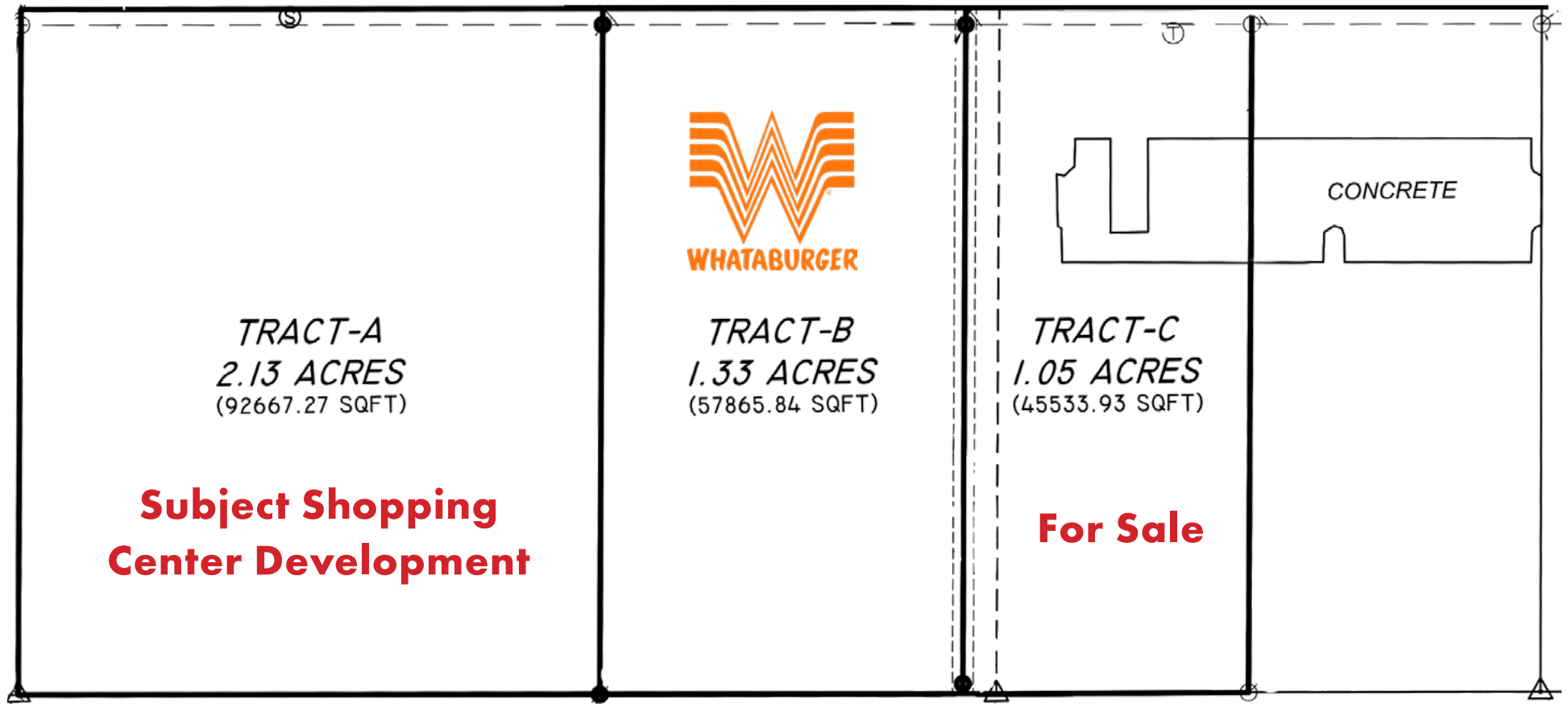
**SITE PLAN**

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OVERVIEW

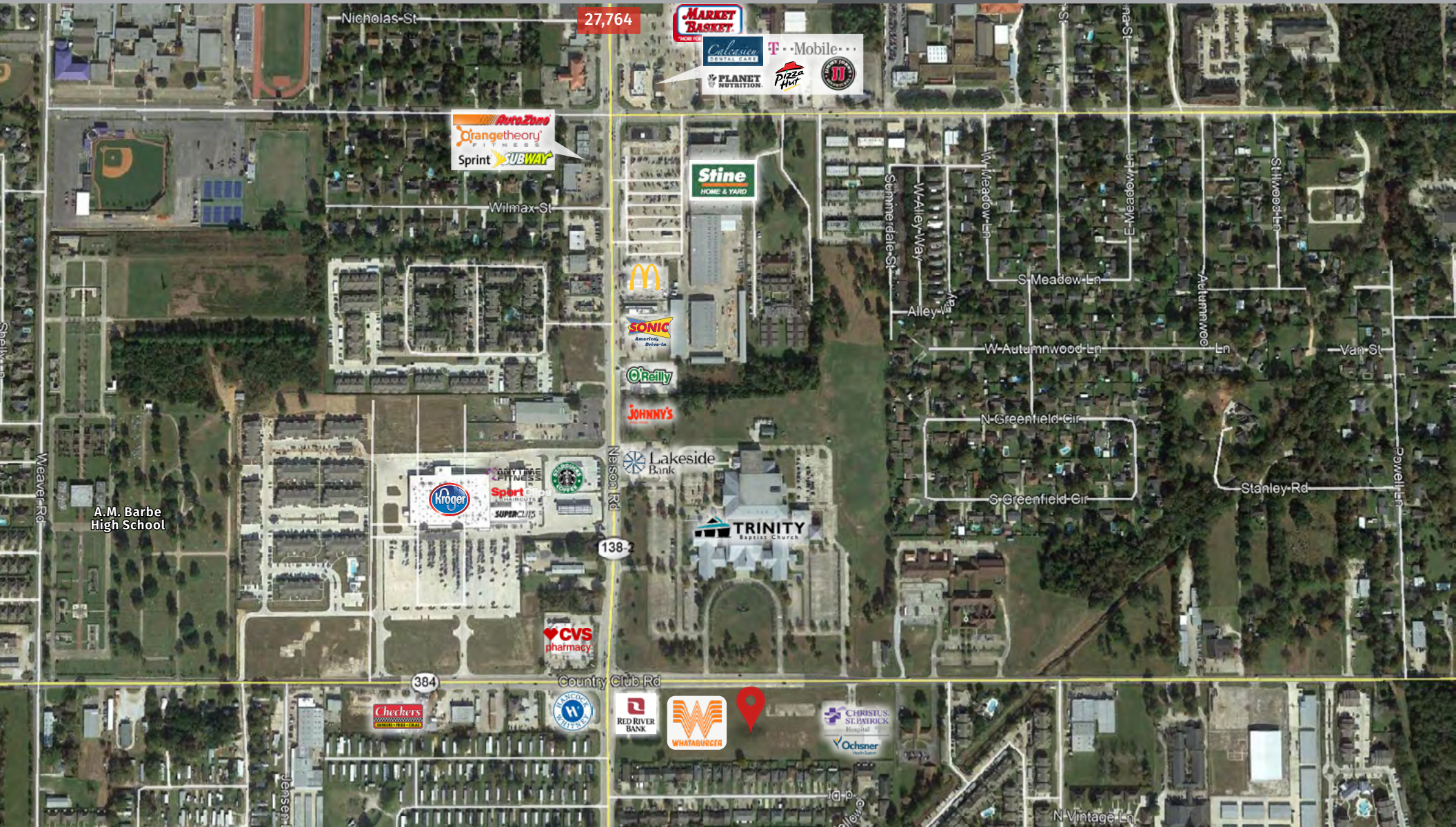
OVERLAY

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ECONOMIC MAP DEMOGRAPHICS



OVERVIEW

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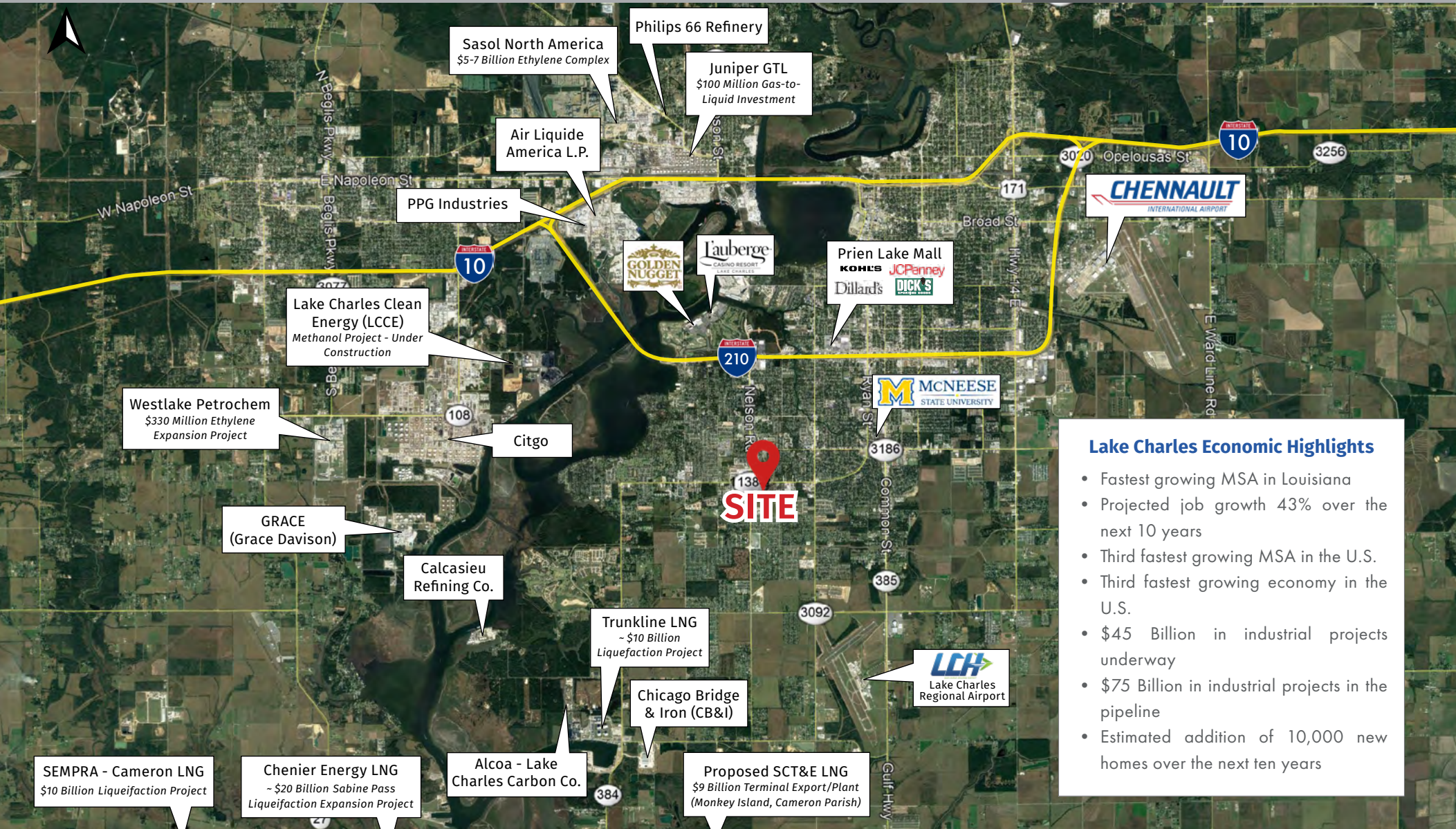
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## Lake Charles Economic Highlights

- Fastest growing MSA in Louisiana
- Projected job growth 43% over the next 10 years
- Third fastest growing MSA in the U.S.
- Third fastest growing economy in the U.S.
- \$45 Billion in industrial projects underway
- \$75 Billion in industrial projects in the pipeline
- Estimated addition of 10,000 new homes over the next ten years

OVERVIEW

OVERLAY

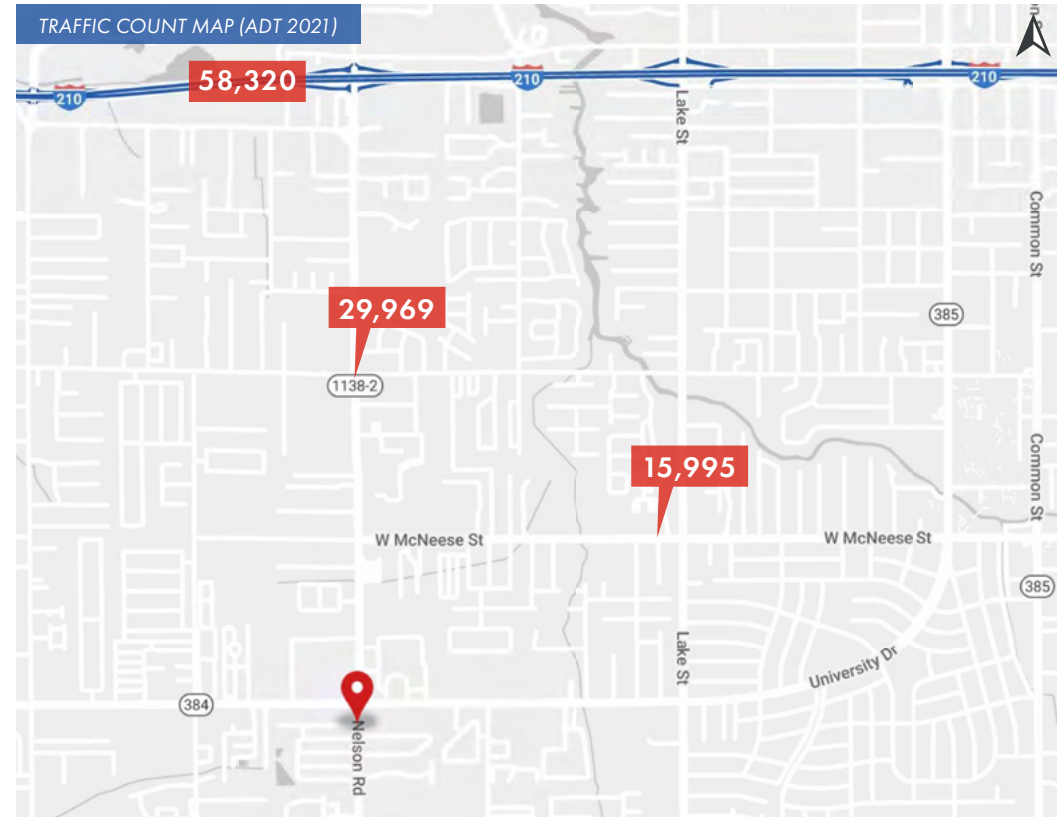
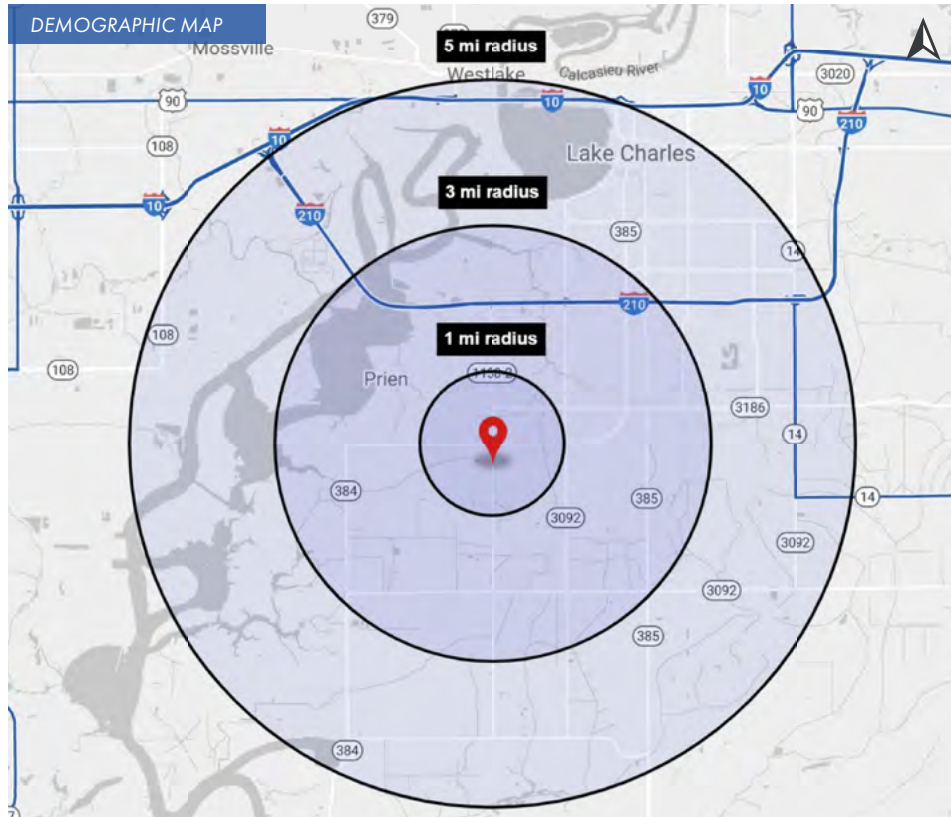
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## 2021 DEMOGRAPHICS

|            | 1 MILE | 3 MILE | 5 MILE |                | 1 MILE   | 3 MILE   | 5 MILE   |            | 1 MILE | 3 MILE | 5 MILE |
|------------|--------|--------|--------|----------------|----------|----------|----------|------------|--------|--------|--------|
| POPULATION | 9,228  | 45,895 | 79,339 | AVG. HH INCOME | \$95,415 | \$90,117 | \$81,273 | HOUSEHOLDS | 3,929  | 18,936 | 33,169 |