

GULFWAY

SHOPPING CENTER

LAKE CHARLES, LA



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FOR LEASE

PROPERTY OVERVIEW

Located at the corner of McNeese and Ryan, Gulfway Shopping Center offers a great opportunity for a variety of retail, office, and MOB use. The site offers excellent access, visibility, and an abundance of parking. This center is now anchored by the best in class new fitness facility Club4Fitness, which acts as a great draw for local and regional traffic.

Calcasieu Parish and southwest Louisiana have been named one of the fastest growing regions in the nation. With a projected addition of more than 10,000 jobs and a 4% annual growth rate over the next few years, Lake Charles is primed for continued expansion and capital injection that is unprecedented for comparable markets.

APPROXIMATE GLA

- 89,078 SF

AVAILABLE

- Suite 137: 17,486 SF

TENANTS

- Club4Fitness
- Dollar Tree
- Little Caesars
- H&R Block
- Subway
- Pretty Nails
- Strands Etc
- Smalls Sliders (coming soon)



SUITE 137: 17,486 SF

COVER

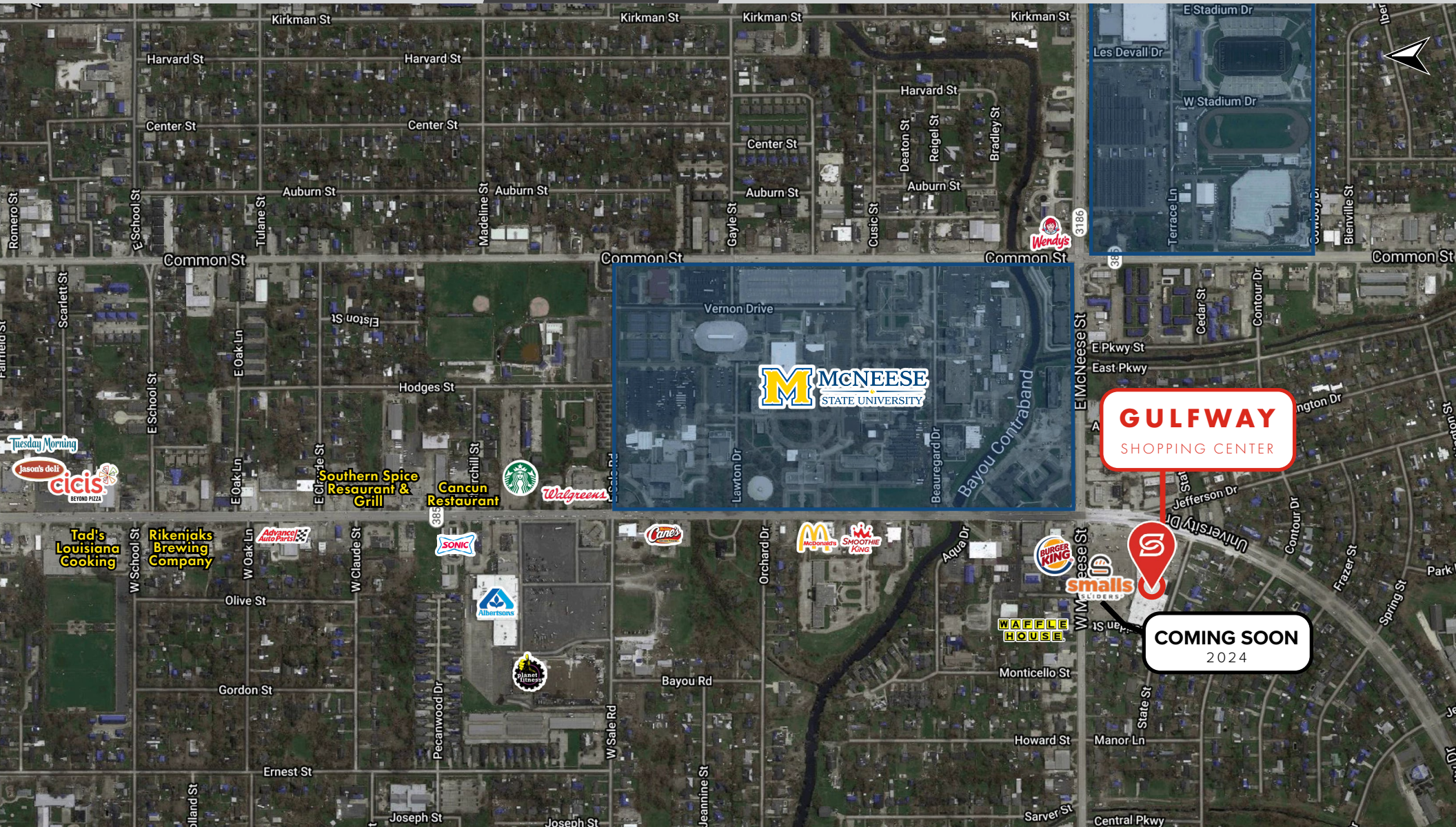
SUMMARY

RETAIL
COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS



COVER

SUMMARY

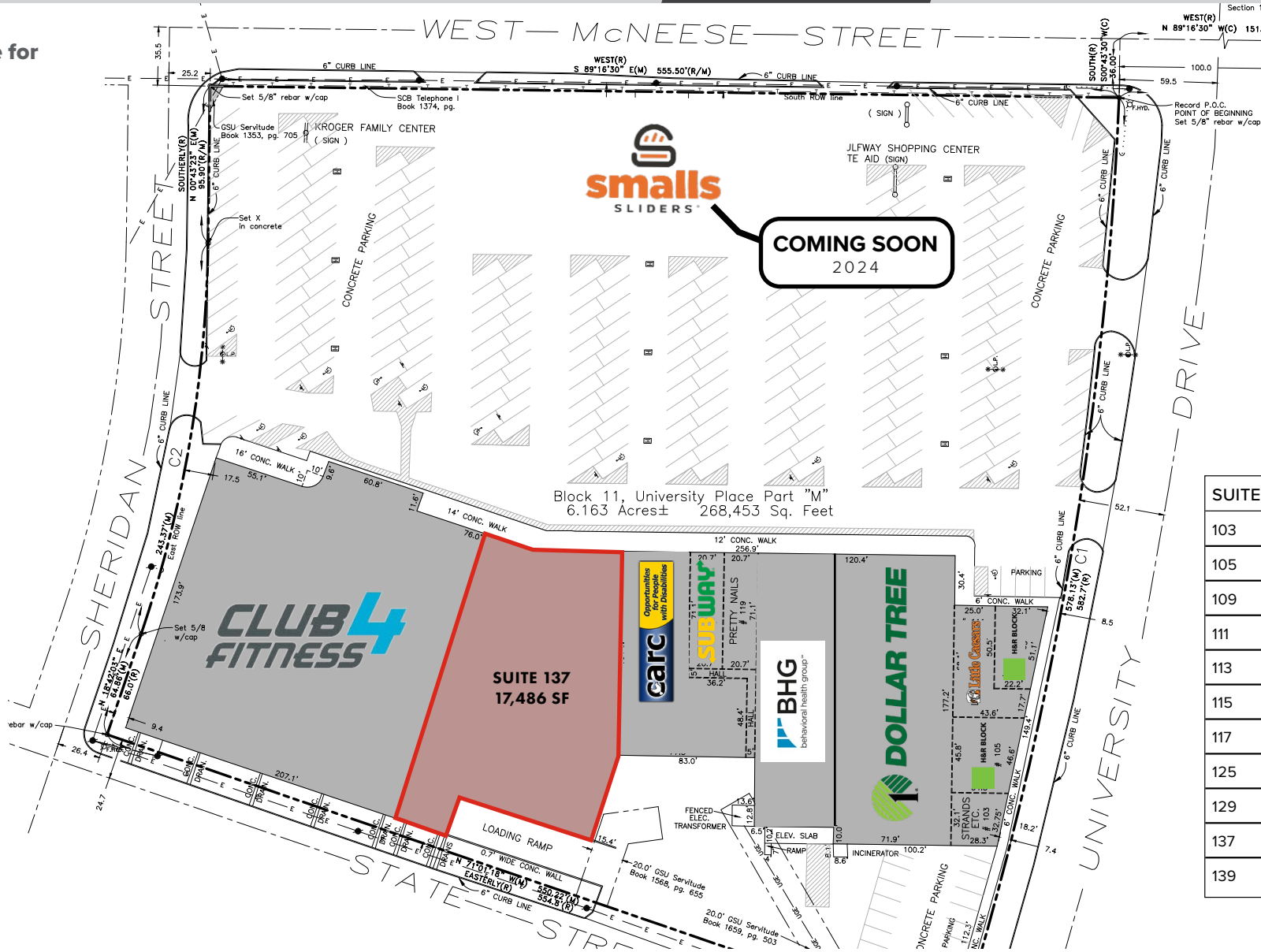
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SUITE	TENANT	SF
103	Strands Etc	1,018 SF
105	H&R Block	1,810 SF
109	H&R Block	1,368 SF
111	Little Caesars	2,070 SF
113	Dollar Tree	12,000 SF
115	BHG Group	8,100 SF
117	Pretty Nails	1,472 SF
125	Subway	1,472 SF
129	CARC	6,925 SF
137	Vacant	17,486 SF
139	Club4Fitness	32,000 SF

COVER

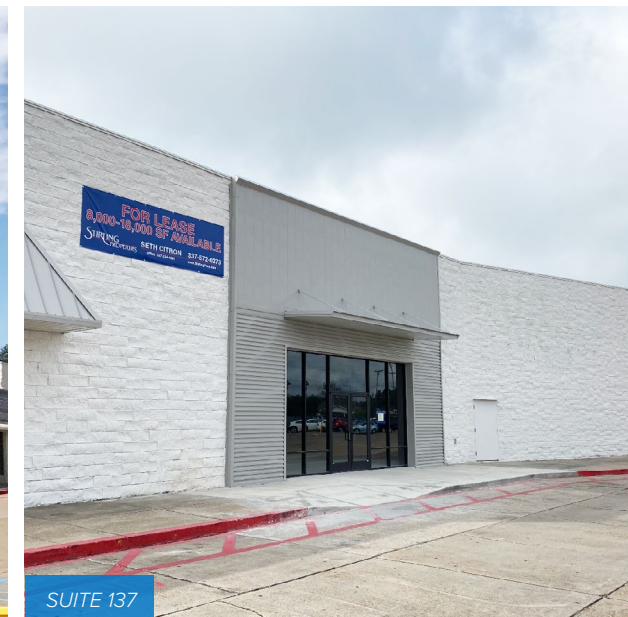
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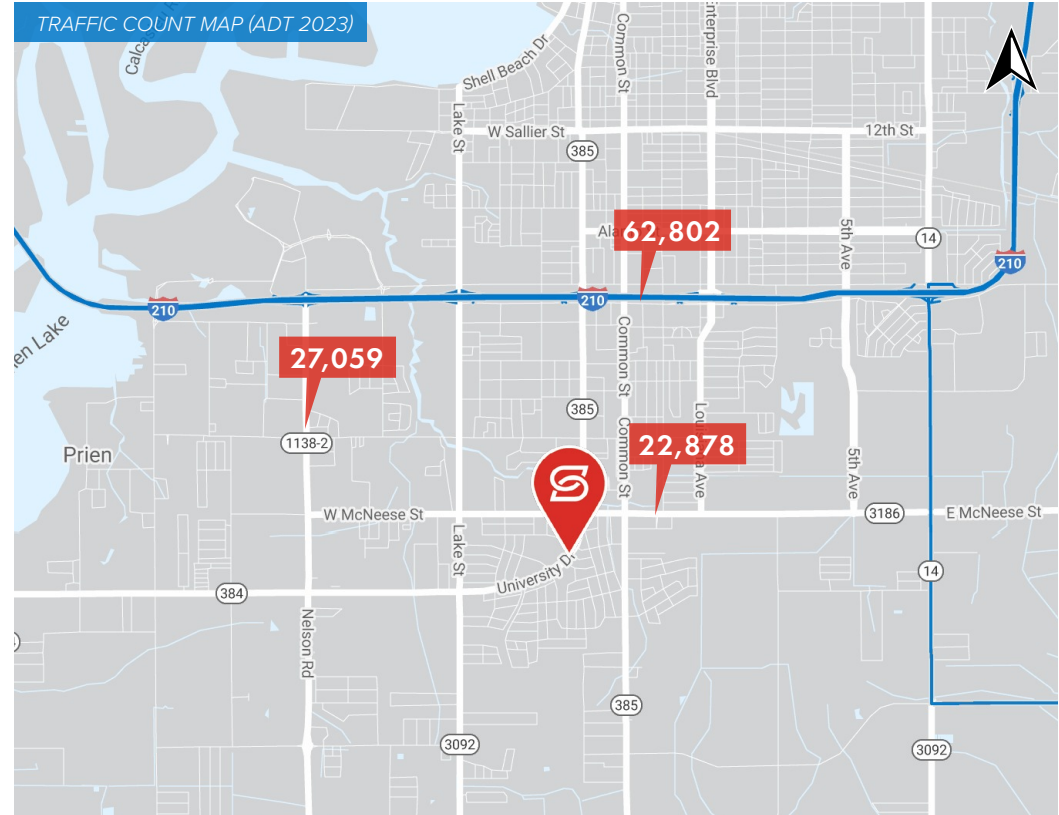
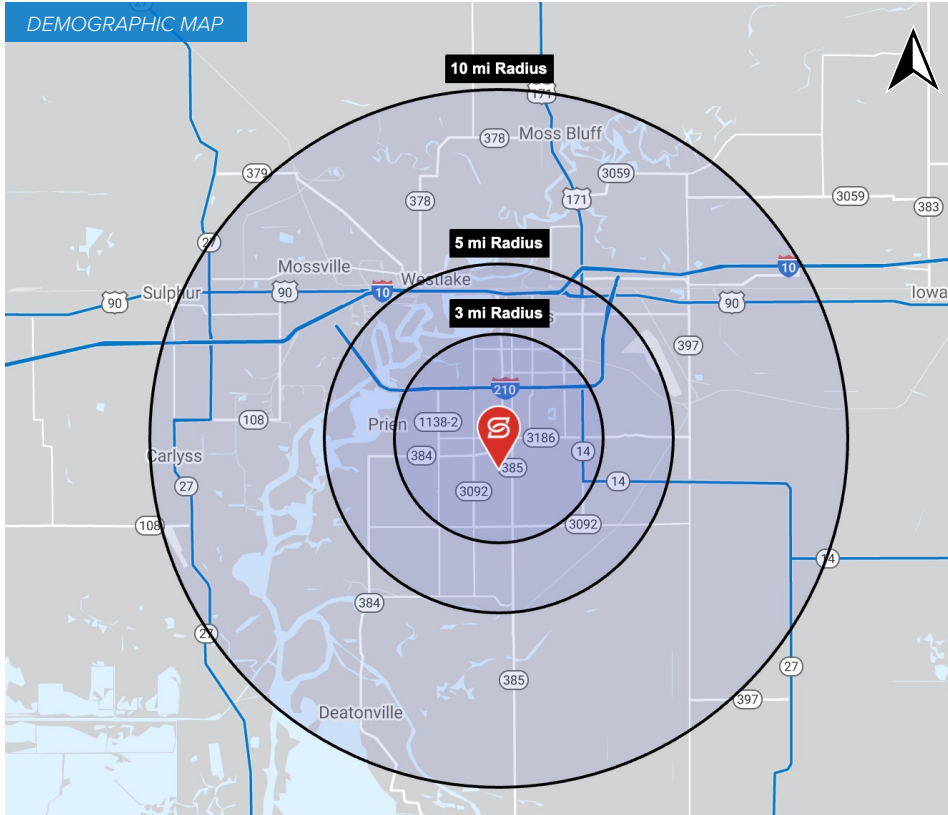
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2023 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



57,573

88,505

150,084

3 MILE

5 MILE

10 MILE



\$101,641

\$95,638

\$97,395

3 MILE

5 MILE

10 MILE



24,338

37,155

60,160