

stirling

FOR SALE OR LEASE



PRIEN LAKE & CONTRABAND

RETAIL DEVELOPMENT

LAKE CHARLES, LA 70601

SUMMARY

RETAIL COMPETITION

SITE PLAN

AVAILABILITY & PRICING

DEMOGRAPHICS



FOR SALE OR LEASE

PROPERTY DESCRIPTION

The Prien Lake & Contraband Retail Area Development will offer an opportunity for restaurants and retailers alike to participate in the most sought after area for retail in SWLA. There are nearly 3,000 hotel rooms within a 1.5 mile radius, (and nearly 700 hotel rooms in walking distance of RAB). With best-in-class retailers and customer demographics, nearly 61k cars along I-210 and outstanding frontage along Prien, this is a great opportunity for any regional, national retailer looking for a location in the Lake Charles area. The market area as a whole is experiencing continued growth, and showing strong year over year growth in early 2026. There is also a highly anticipated Nelson Bridge project that will connect Nelson to Sallier and be very beneficial in connecting the Port and Downtown areas.

TRAFFIC COUNT (ADT 2025)

- On Interstate-210: 60,354
- On West Prien Lake Road: 14,285

NEARBY RETAILERS

Target, Sams, Walmart, Hobby Lobby, Ross, Sleep Number, Chick Fil A, Panera, Torchy's Tacos, Cavender's, Bubba's 33

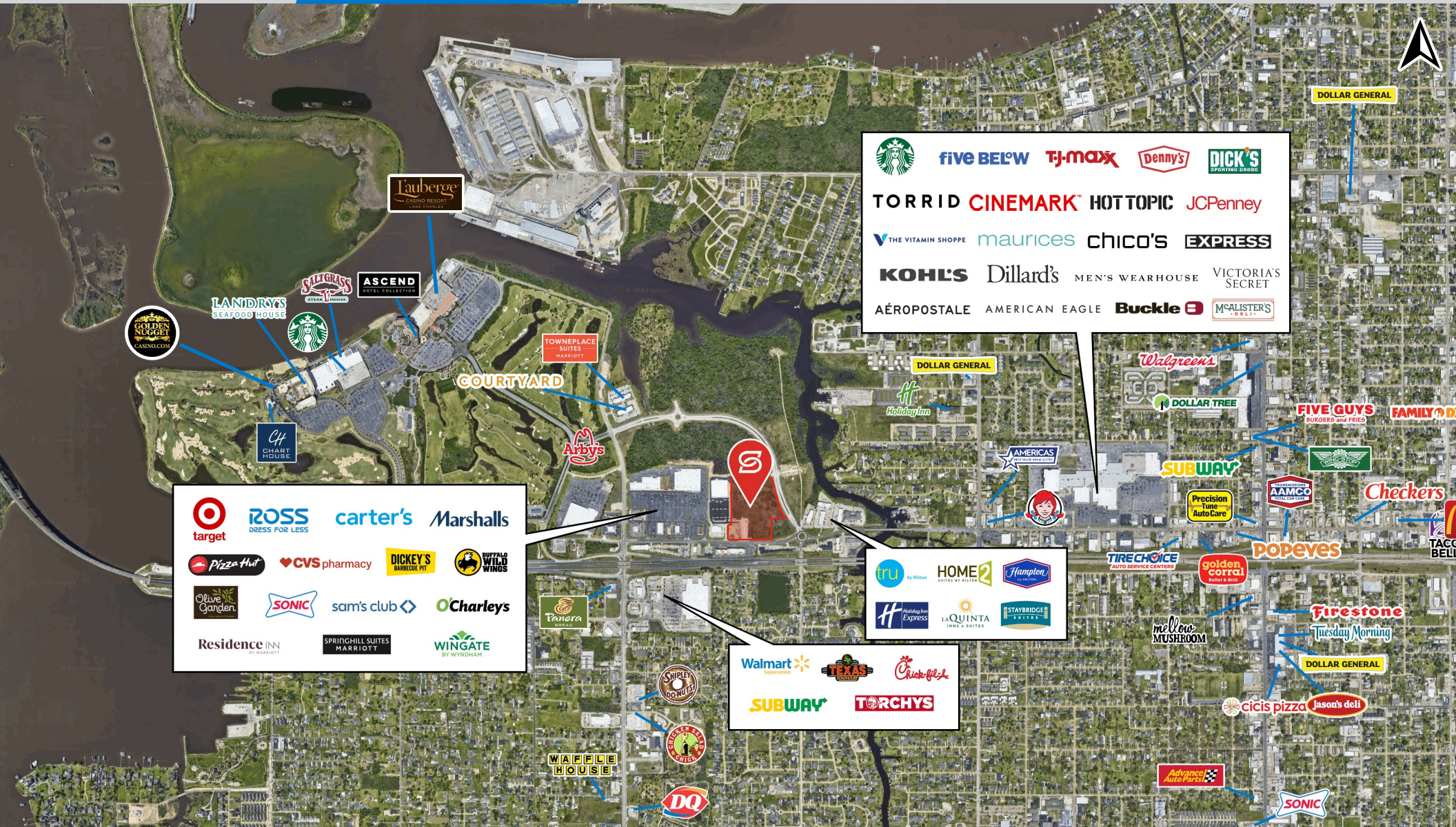
SUMMARY

RETAIL COMPETITION

SITE PLAN

AVAILABILITY & PRICING

DEMOGRAPHICS



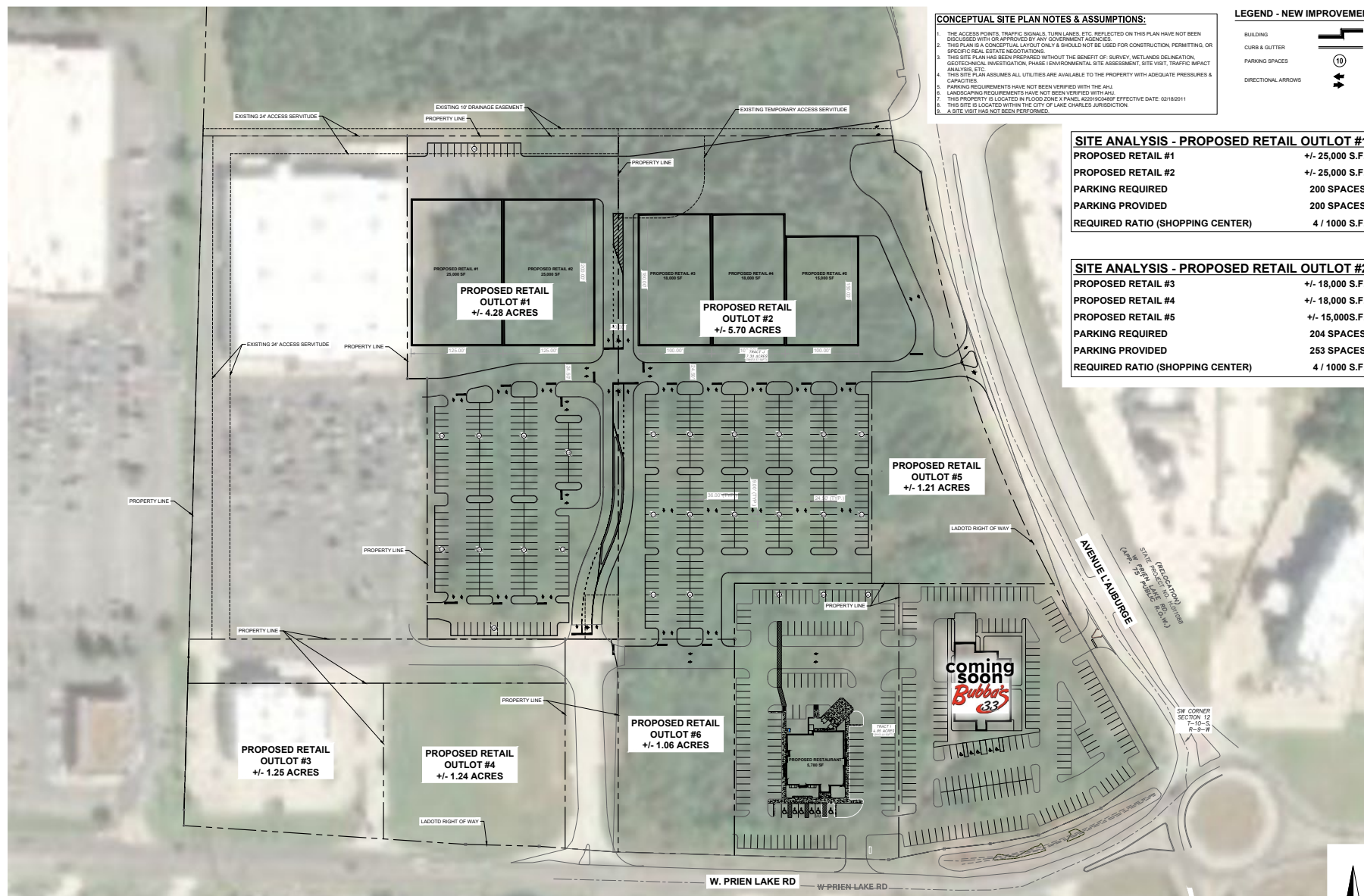
SUMMARY

RETAIL COMPETITION

SITE PLAN

AVAILABILITY & PRICING

DEMOGRAPHICS



SUMMARY

RETAIL COMPETITION

SITE PLAN

AVAILABILITY & PRICING

DEMOGRAPHICS

AVAILABILITY AND PRICING

FOR LEASE

Available: 1,500 - 30,000 SF GLA
• \$TBD

FOR SALE

Available: 1.0-11.5 Acres
• \$10-\$25 PSF
• Prien Frontage (\$25 PSF)
• Contraband (\$20 PSF)

PROPOSED OUTPARCELS

- Outlot #4
 - +/- 1.24 Acres
 - \$25 PSF
- Outlot #5
 - +/- 1.21 Acres
 - \$20 PSF
- Outlot #6
 - +/- 1.06 Acres
 - \$25 PSF

CASINO RESORTS



TRAFFIC COUNTS



SUMMARY

RETAIL COMPETITION

SITE PLAN

AVAILABILITY
& PRICING

DEMOGRAPHICS

2025 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
5,243	49,325	97,767



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$96,222	\$99,106	\$96,400



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,216	21,333	40,445

