



Retail/Commercial Space

4211 Lake Street, Lake Charles, Louisiana 70605

Property Highlights

- NEW CONSTRUCTION Strip Center Now Leasing
- Located Near the Corner of Lake Street and Sale Road
- One remaining suite available (±2,217 SF)
- Landlord to Provide Build-out Allowance (\$25/SF)
- Landlord to Provide Insulated Walls and Concrete Flooring
- Current tenants are Ward Chiropractic, Zeus Express, RhinoPop Gourmet Popcorn and a Nail Salon

Lease Rate

\$25.00 SF/yr (NNN)



For more information

Matt Redd, CCIM, SIOR, CRE

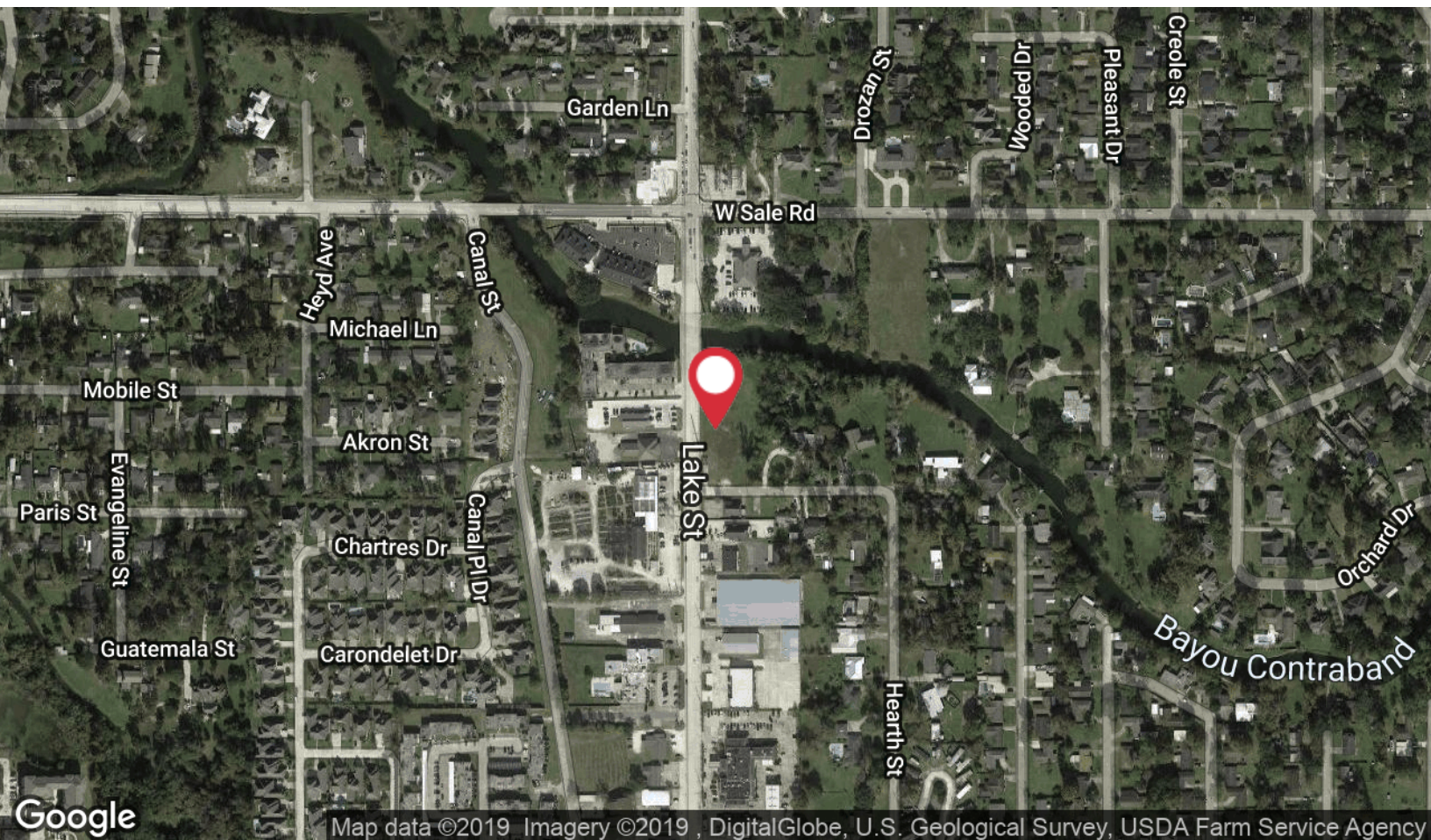
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CALL OR EMAIL FOR MORE INFORMATION

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Location Maps



SUMMARY

18,158

Population

38.7

Median Age

2.3

Average Household Size

\$53,201

Median Household Income

3,127

Renter Occupied
Housing Units

4,455

Owner Occupied
Housing Units

BUSINESS



1,155

Total Businesses



14,573

Total Employees



\$60,030

Average
Disposable Income



\$79,770

Median Net Worth

EDUCATION

8%

No High School Diploma



25%

High School Graduate



33%

Some College



35%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



63%

White Collar



18%

Blue Collar



19%

Services

4.9%

Unemployment Rate



Area Overview

Lake Charles is located in the southwest region of Louisiana. The city is conveniently located off of Interstate 10, between Houston and New Orleans. As the fifth largest incorporated city in Louisiana, Lake Charles serves as a major industrial, cultural and educational center. The region is a hub of tourism and is known for having booming manufacturing, commerce, retail and casino industries.

An upward trend continues to be seen in the area's economy. Employment figures, total wages paid, taxable retail sales, and other economic indicators are on the rise. The cost of living in the area is consistently below the national average, based on the ACCRA Cost of Living Index.

Area Highlights

- Fastest growing MSA in Louisiana for four straight years
- Third fastest growing MSA in the country
- \$126 billion in industrial announcements since 2012, of which \$55.9 billion are already constructed or underway
- Retail sales per capita in Lake Charles are 84% higher than the national average (*Source: Commerce Department's Bureau of Economic Analysis*)
- Area's GDP increased by 8.1%, beating out 382 cities, 267 of which also saw increases