

## FOR LEASE

### PROPERTY SUMMARY

Freestanding former Hardee's building available, located in front of Prien Lake Mall, the premier retail destination in the Lake Charles area, right off of Interstate 210. The site includes a drive-thru and 31 parking spaces, and has great visibility off of I-210.

### BUILDING SIZE

- 2,630 SF

### BASE MONTHLY RENT

- \$7,500 NNN

### TRAFFIC COUNT (ADT 2019)

- On I-210, west of site: 61,555
- On W. Prien Lake Road, west of site: 15,759

### NEARBY RETAILERS

- T.J. Maxx
- Dillard's
- DICK'S Sporting Goods
- KOHL'S
- Best Buy
- HomeGoods
- Kirkland's

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,088	61,060	96,418
Avg. HH Income	\$62,094	\$72,549	\$69,714



