

FOR LEASE

PROPERTY SUMMARY

Prominent, freestanding retail building available conveniently located at the intersection of Ryan Street and Alamo Street in Lake Charles, LA. The trade area is heavily populated with over 60,000 people inside of 3 miles. The site offers convenient front parking, a drive-thru window (if desired), glass storefronts, and great signage potential.

BUILDING SIZE

- 15,504 SF

LEASE RATE

- \$12.00 PSF NNN

AREA BUSINESSES

- Market Basket
- Books-A-Million
- Office Depot
- Prien Lake Mall: Kohl's, Dillard's, JCPenney, HomeGoods, T.J. Maxx, DICK's Sporting Goods, Cinemark Theaters

TRAFFIC COUNT (ADT 2019)

- On Ryan Street, north of site: 17,050

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,589	60,557	96,662
Avg. HH Income	\$59,821	\$68,511	\$69,507



FORMER RITE AID

2825 Ryan Street, Lake Charles, LA

