



## PROPERTY DESCRIPTION

Rouses Market-anchored development in Lake Charles, Louisiana is open for business. This grocery-anchored development is located approximately 3 miles south of Interstate 210 (I-210) and only a 5-minute drive from McNeese State University. The surrounding area consists of single-family residential neighborhoods boasting an average household income of \$80,650. The area is in the midst of an economic boom with more than 10,000 new homes expected to be built over the next 5 years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going \$97 Billion industrial expansion taking place in Southwest Louisiana.

## TENANTS

- Rouses Markets
- Pj's Coffee
- Orange Theory Fitness

## PROPERTY HIGHLIGHTS

- New construction grocery-anchored center
- Pad sites and shop space available
- Excellent visibility and exposure
- Centrally located within fastest growing area in the region
- Ideal tenants include QSR's, soft goods, services, restaurants
- Average Daily Traffic on Nelson Road: 9,805 (2021)

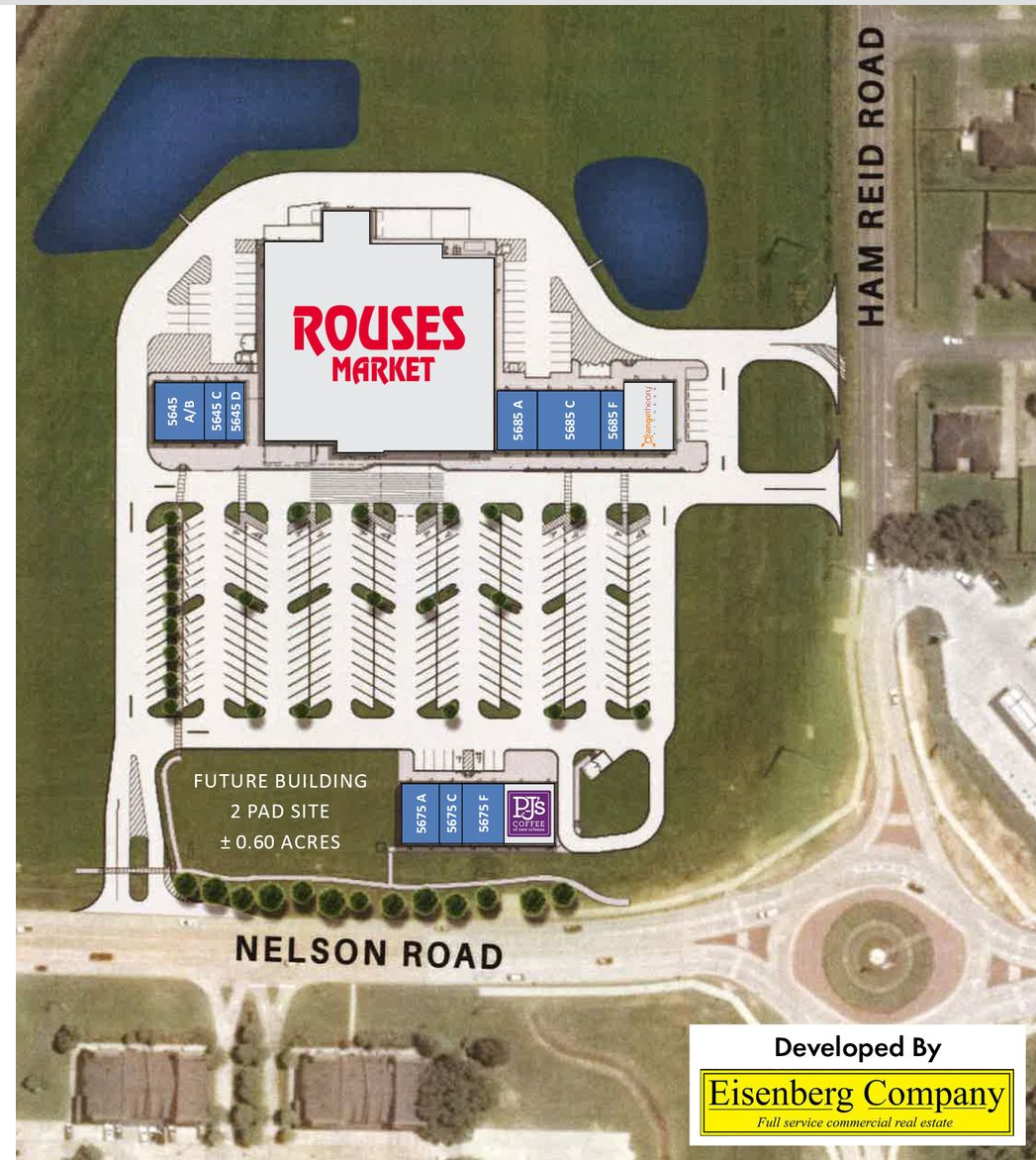
## OFFERING SUMMARY

<b>Lease Rate:</b>	\$25.00 - 28.00 SF/yr (NNN; Negotiable)
<b>Available SF:</b>	1,157 - 26,136 SF
<b>Land Size:</b>	10.25 Acres
<b>Building Size:</b>	89,709 SF



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Bldg 4 - 5645 A/B	Available	3,000 SF	\$25.00 SF/yr
Bldg 4 - 5645 C	Available	1,200 - 5,400 SF	\$25.00 SF/yr
Bldg 4 - 5645 D	Available	1,200 - 5,400 SF	\$25.00 SF/yr
Bldg 1 - 5675 A	Available	2,400 SF	\$28.00 SF/yr
Bldg 1 - 5675 C	Available	1,200 SF	\$28.00 SF/yr
Bldg 1 - 5675 F	Available	2,457 SF	\$28.00 SF/yr
Bldg 3 - 5685 A	Available	2,400 SF	\$25.00 SF/yr
Bldg 3 - 5685 C	Available	3,600 SF	\$25.00 SF/yr
Bldg 3 - 5685 F	Available	1,157 SF	\$25.00 SF/yr
Bldg 3 - 5685 G	Orange Theory Fitness	3,500 SF	Negotiable
Bldg 2 - Pad Site	Available	0.6 Acres	Negotiable
Bldg 1 - 5675 G	Pi's Coffee	1,700 SF	Negotiable
Anchor	Rouses	44,059 SF	Negotiable



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**Eisenberg Company**  
 Full service commercial real estate





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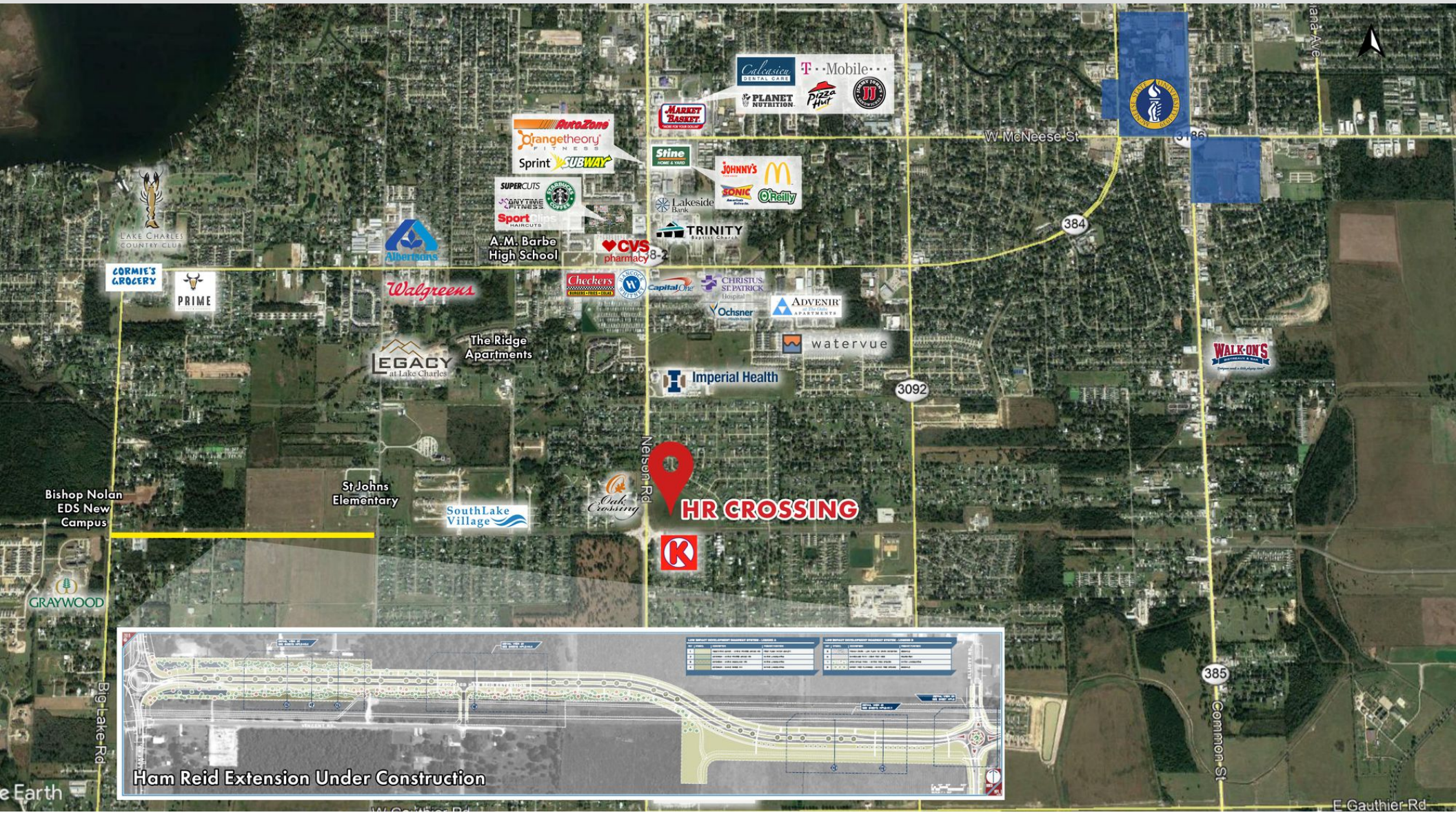
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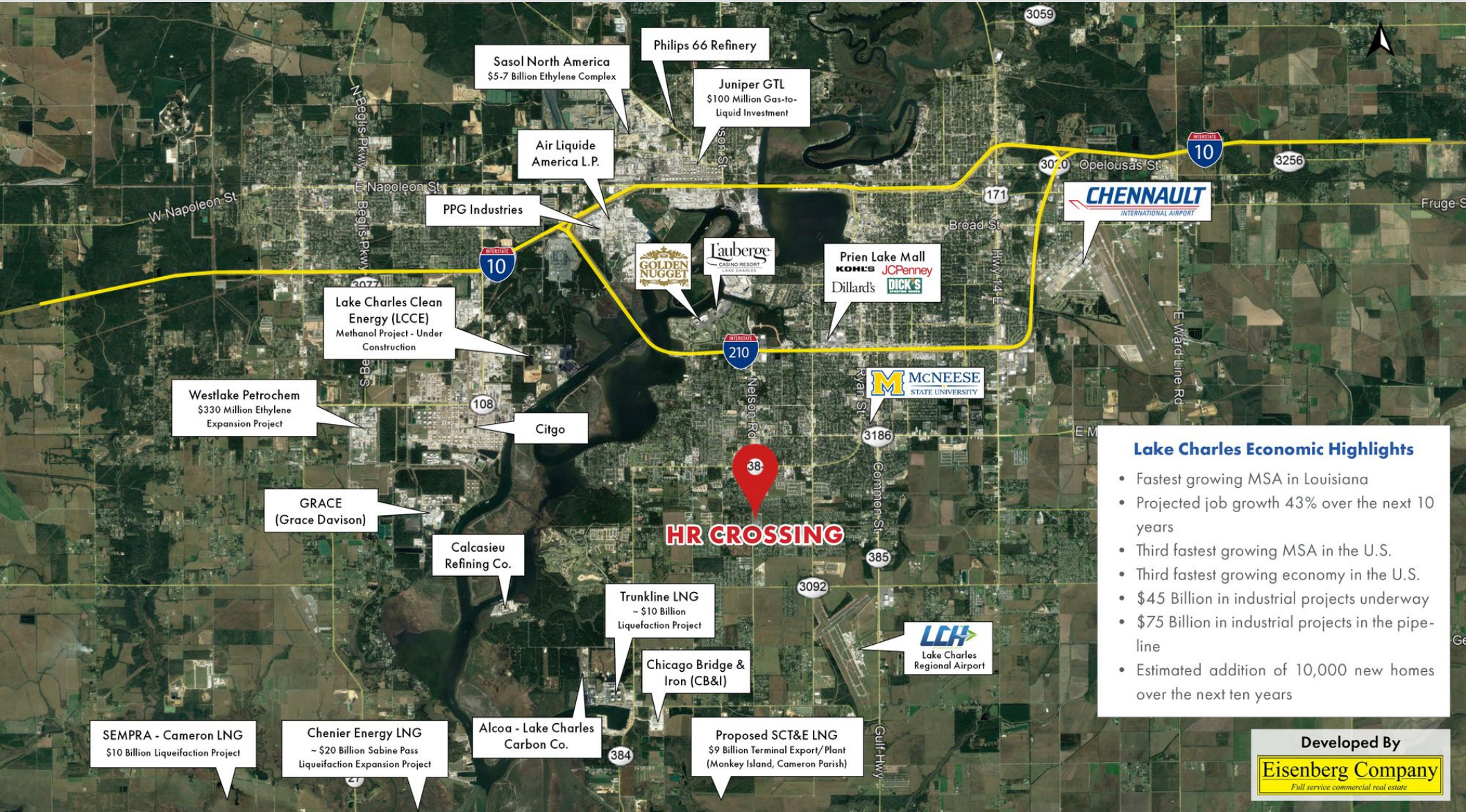












### Lake Charles Economic Highlights

- Fastest growing MSA in Louisiana
- Projected job growth 43% over the next 10 years
- Third fastest growing MSA in the U.S.
- Third fastest growing economy in the U.S.
- \$45 Billion in industrial projects underway
- \$75 Billion in industrial projects in the pipeline
- Estimated addition of 10,000 new homes over the next ten years

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## POPULATION

### 3 MILES 5 MILES 10 MILES

Total Population	37,795	71,807	145,147
Average Age	36.5	36.2	37.6
Average Age (Male)	36.1	34.6	36.2
Average Age (Female)	37.5	38.6	38.8

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

Total Households	16,374	33,119	67,803
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$80,650	\$67,701	\$62,511
Average House Value	\$226,966	\$187,220	\$170,409

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNTS (ADT 2021)

I-210	49,287
Nelson Road	9,805
McNeese Street	15,652

