



PROPERTY DESCRIPTION

Located at the highly traveled intersection of HWY 171 and Sam Houston Jones Parkway, available space ranges from $\pm 5,269$ to $\pm 20,769$ SF. While not included in the sale, this center is anchored by Tractor Supply. This property is ideal for investors and owner occupants.

OFFERING SUMMARY

Sale Price:	\$895,000
Lease Rate:	\$6.25 SF/yr (NNN)
Available SF:	5,269 - 20,769 SF
Building Size:	20,769 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	840	5,810	15,716
Total Population	2,229	15,694	41,278
Average HH Income	\$131,502	\$118,423	\$92,467

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

Blake Soto, CCIM

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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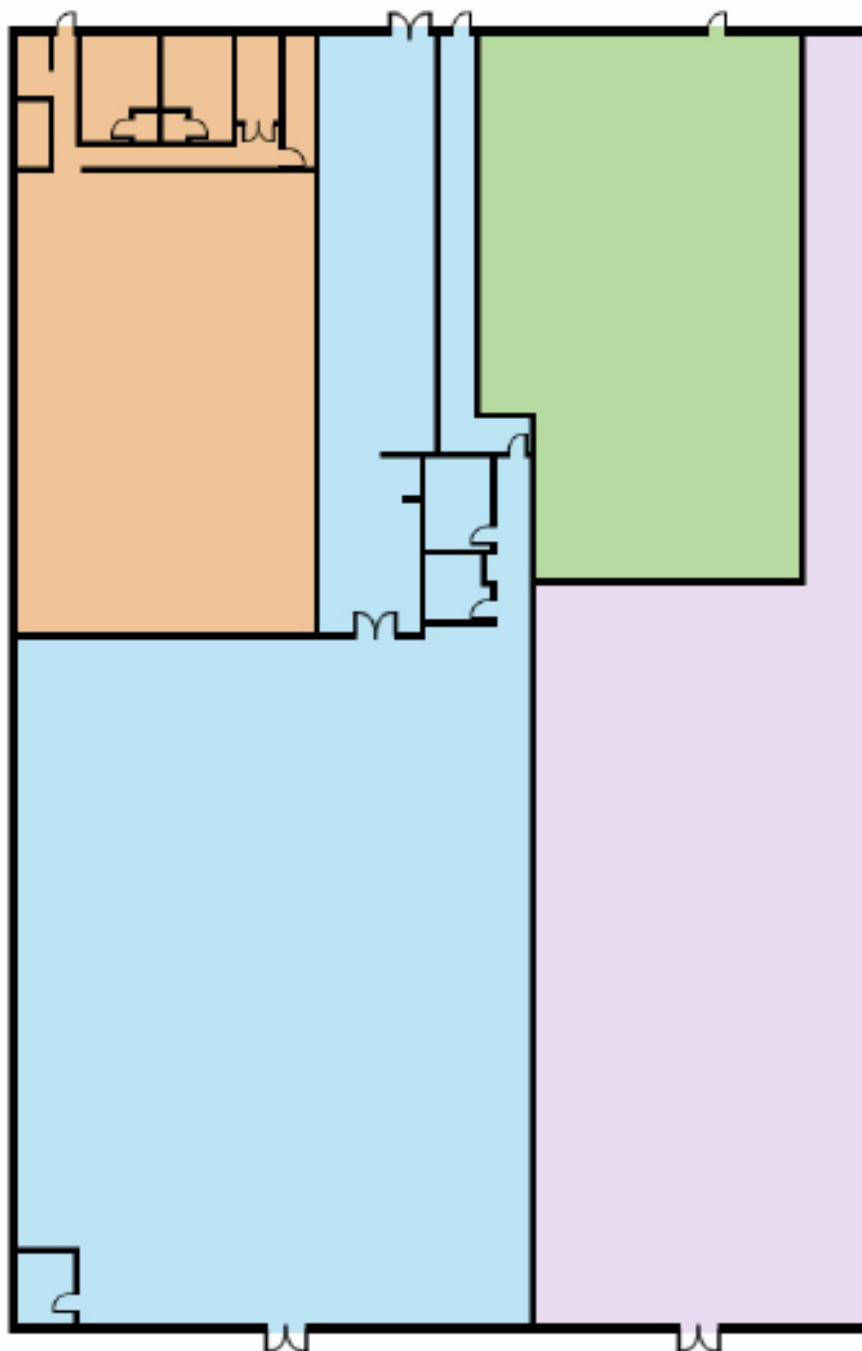


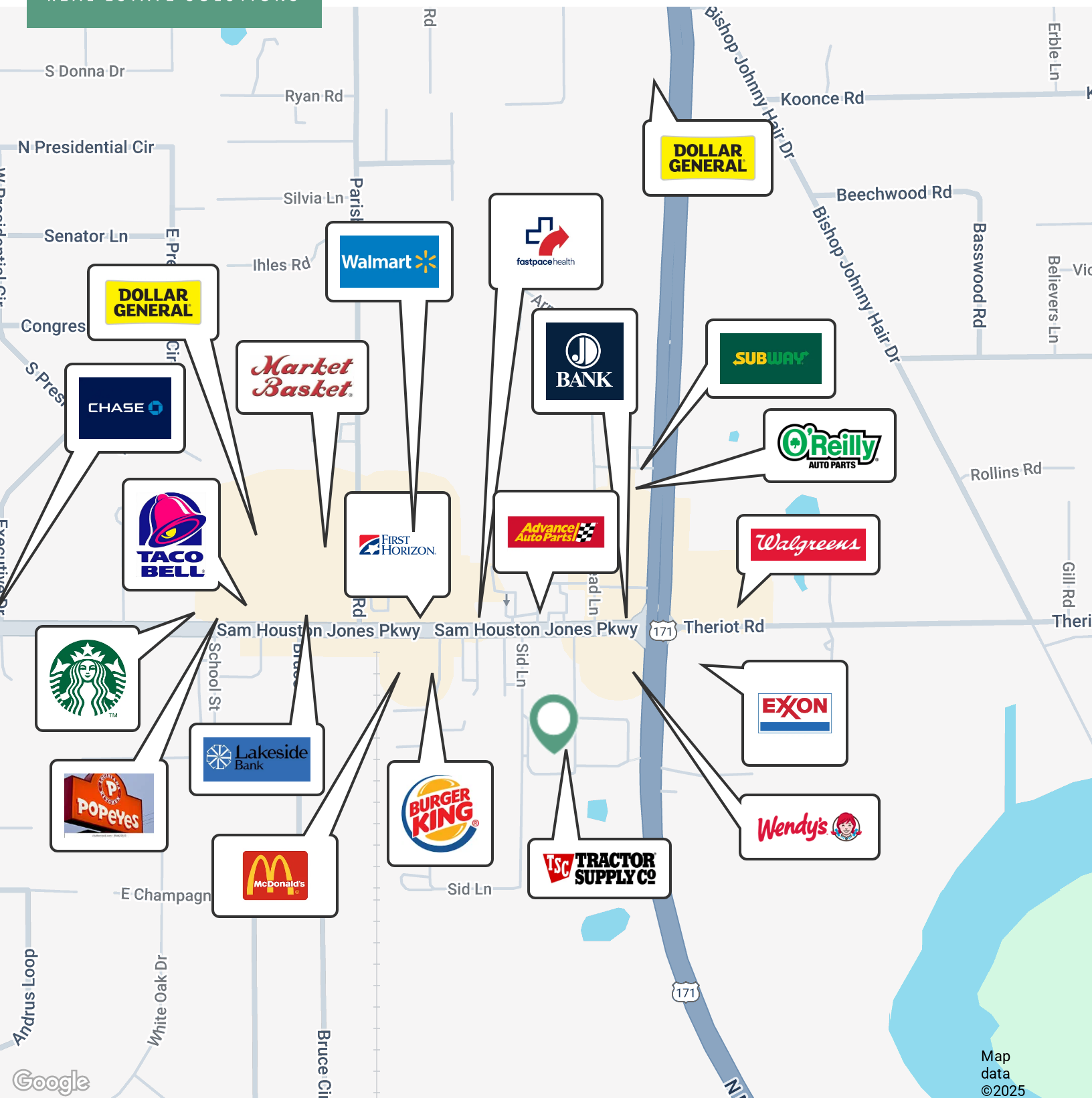
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- SUITE 1 – ±8,344 SF
- SUITE 2 – ±5,269 SF
- SUITE 3 – ±3,367 SF
- SUITE 4 – ±3,132 SF





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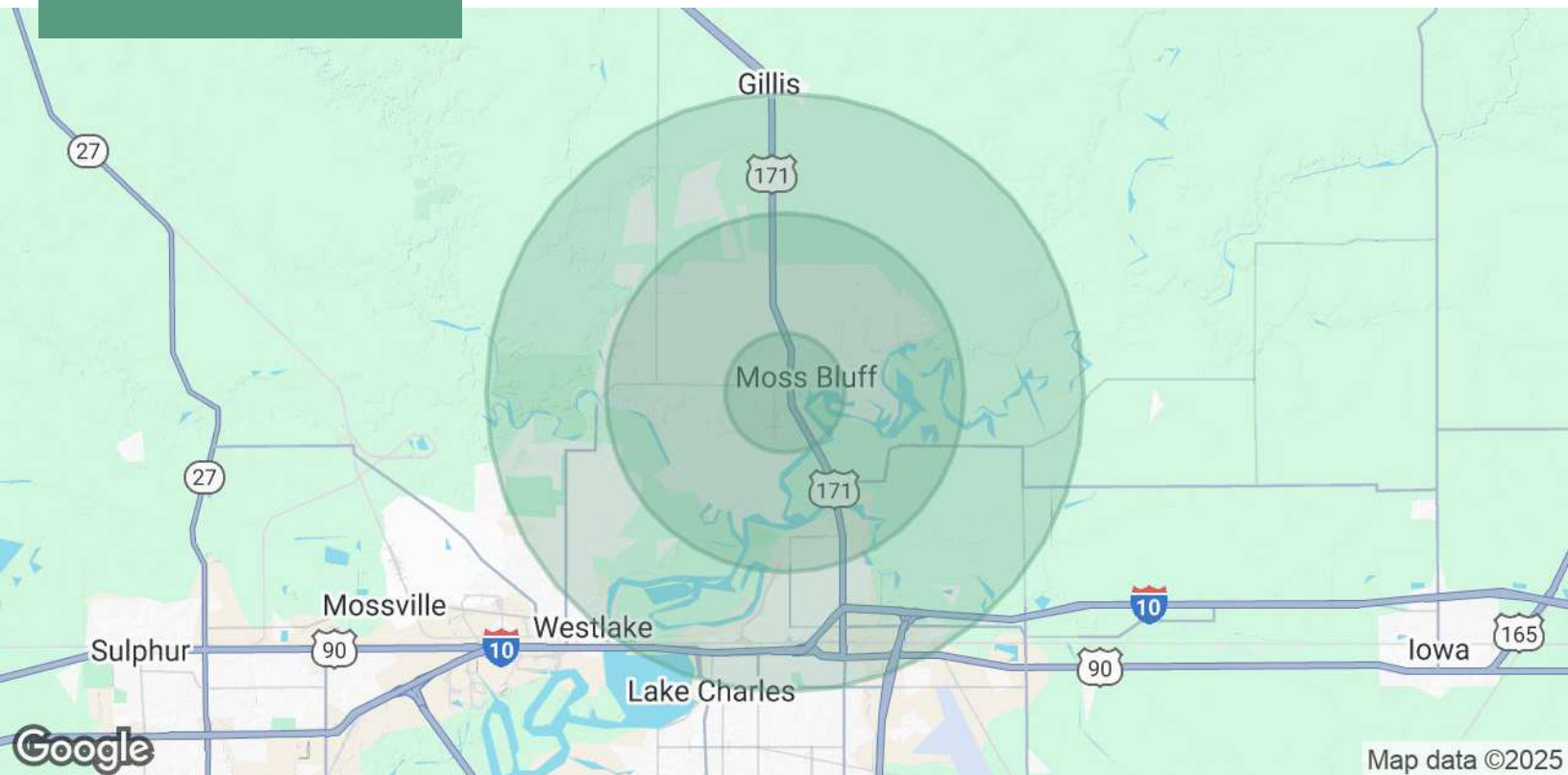
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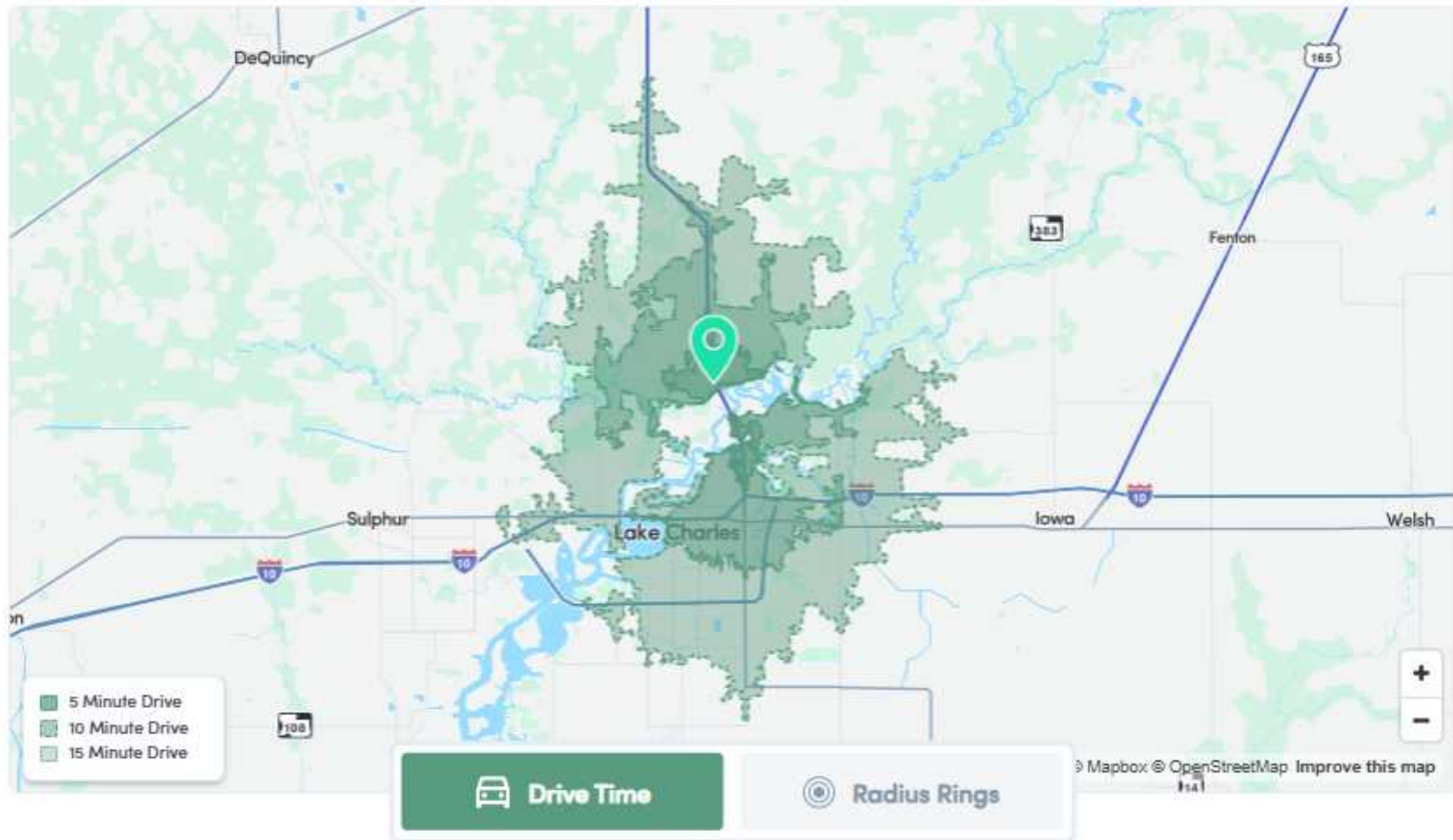
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,229	15,694	41,278
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	840	5,810	15,716
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$131,502	\$118,423	\$92,467
Average House Value	\$269,645	\$344,238	\$278,157

Demographics data derived from AlphaMap



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