



PROPERTY DESCRIPTION

Development opportunity for build-to-suit along Common Street in Lake Charles. Located near McNeese State University and Lake Charles Regional Airport, the site also provides easy access to nearby retail, restaurants, neighborhoods, and other commercial businesses. With its location, accessibility, and surrounding growth, this property offers excellent potential for commercial development.

OFFERING SUMMARY

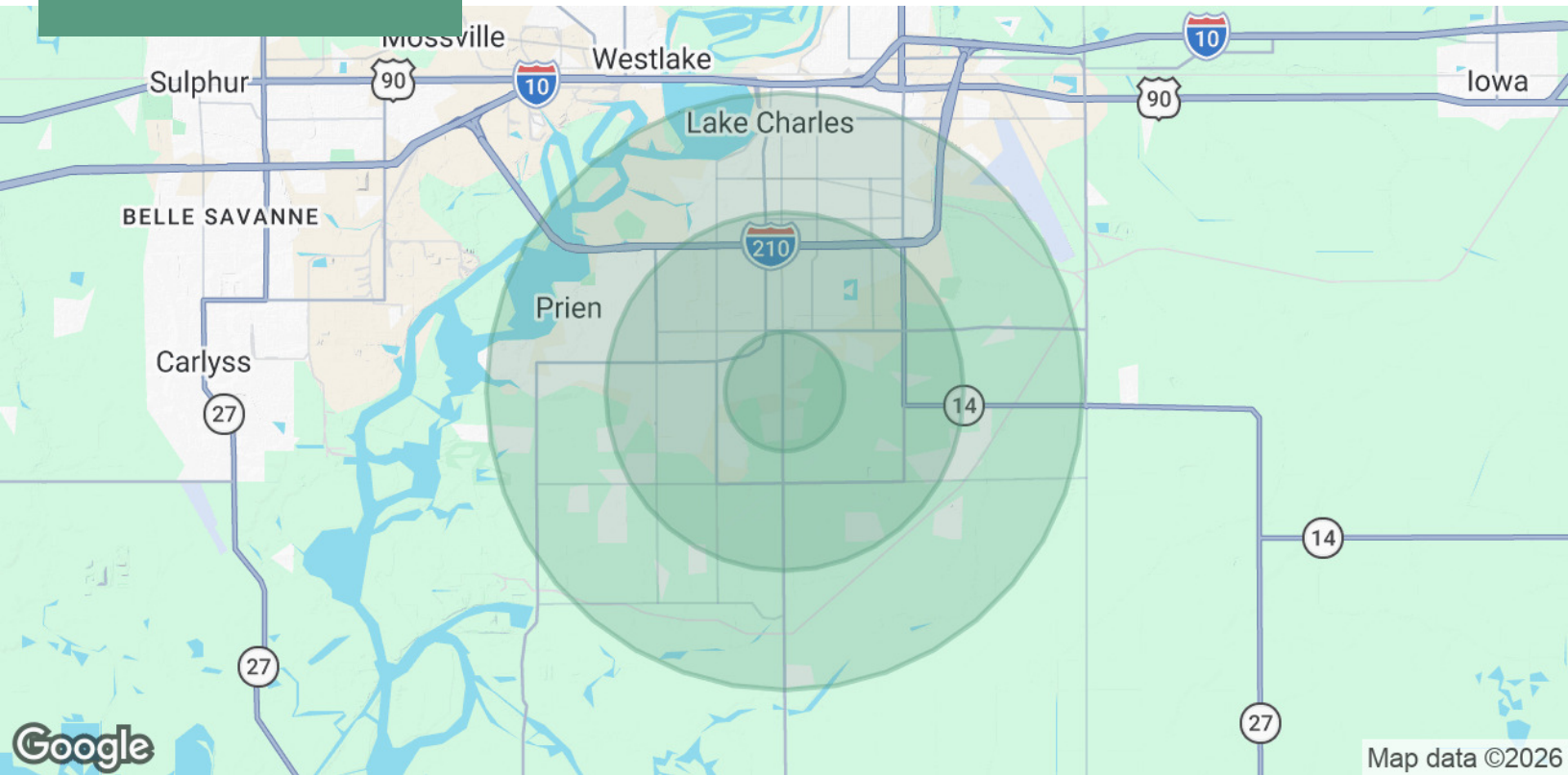
Buld -to -Suit:	Contact Agent
Lot Size:	+/- 0.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,205	19,732	34,026
Total Population	5,374	50,748	87,943
Average HH Income	\$93,544	\$84,296	\$88,906

NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
 337.433.0511 | NVSTrealestate.com

J. Hardtner Klumpp, CCIM
 337.263.2397
 hklumpp@nvstrealestate.com

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



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,374	50,748	87,943
Average Age	38.1	35.4	36.7
Average Age (Male)	34.5	33.7	35.4
Average Age (Female)	43.0	38.5	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,205	19,732	34,026
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$93,544	\$84,296	\$88,906
Average House Value	\$236,272	\$228,459	\$245,177

2023 American Community Survey (ACS)

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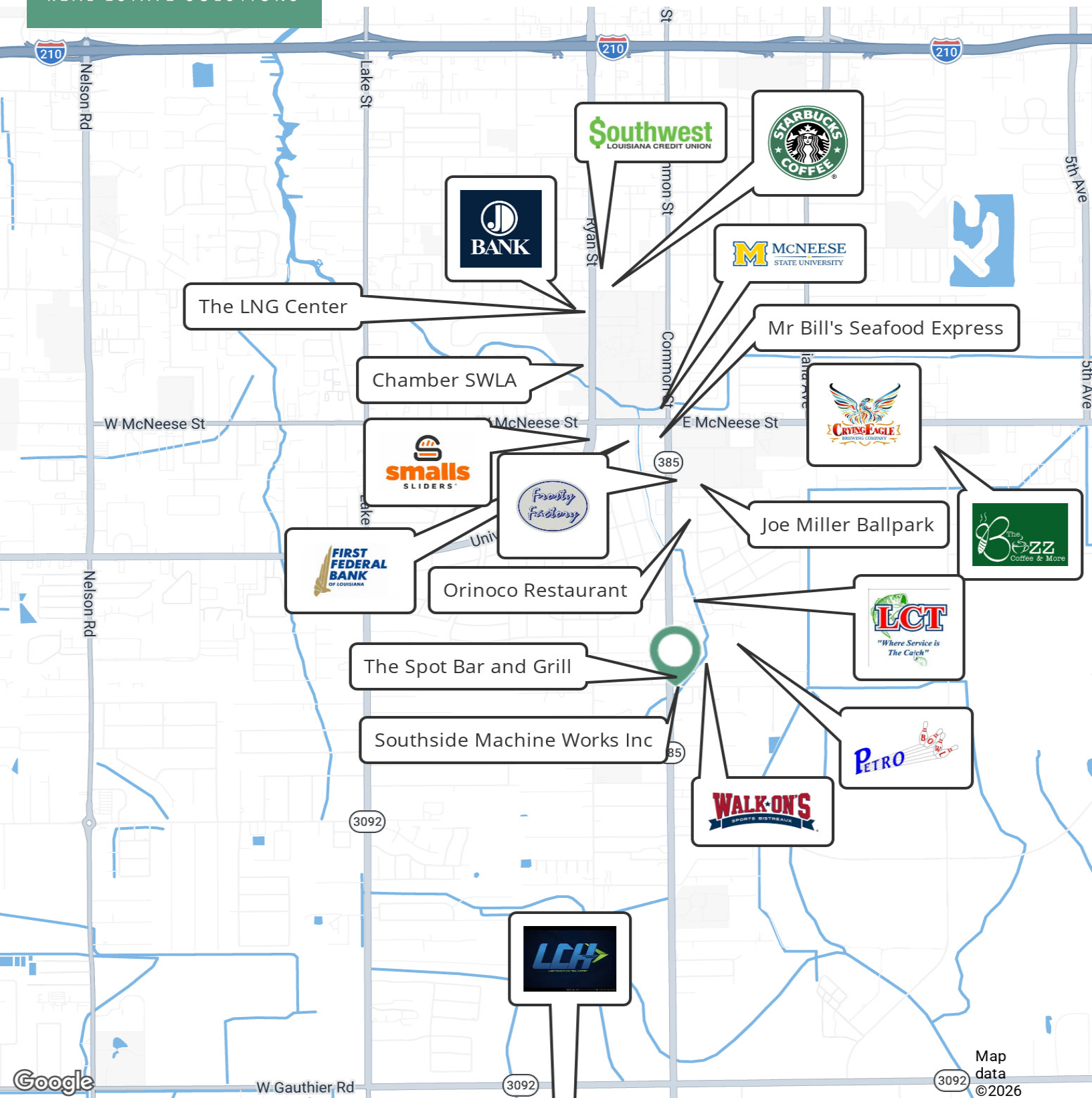
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