



PROPERTY DESCRIPTION

- Fully Sprinklered
- Up to 20' clearance height in warehouse
- New 1200 amp electrical service panels
- New LED lighting
- Multiple Roll-Up Doors
- Downtown Lake Charles

LOCATION DESCRIPTION

Property is located at the SWC of Lakeshore Drive and Clarence Street, Downtown, Lake Charles, LA; and features a new roof and insulation, new metal siding panels, updated electrical, sprinkler system, multiple ingress/ egress points for warehouse access. Close proximity to the Lake Charles Event Center, quick I-10 and I-210 access. Responsive, Long-term ownership!

Southwest Louisiana is one of the fastest growing areas in the country with an estimated \$114 Billion in Capital Investments creating 60,000 jobs in our immediate area. Downtown Lake Charles and the property's proximity to these projects make this an excellent opportunity!

OFFERING SUMMARY

Lease Rate:	\$14,583.00 per month NNN
Available SF:	+/- 25,000 SF
Floor 1 (Laguna's not included):	19,600 SF
Floor 2:	5,400 SF
Address:	1201 Lakeshore Drive Lake Charles, LA 70601

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,711	18,947	36,090
Total Population	5,470	46,382	90,006
Average HH Income	\$82,638	\$69,381	\$77,161



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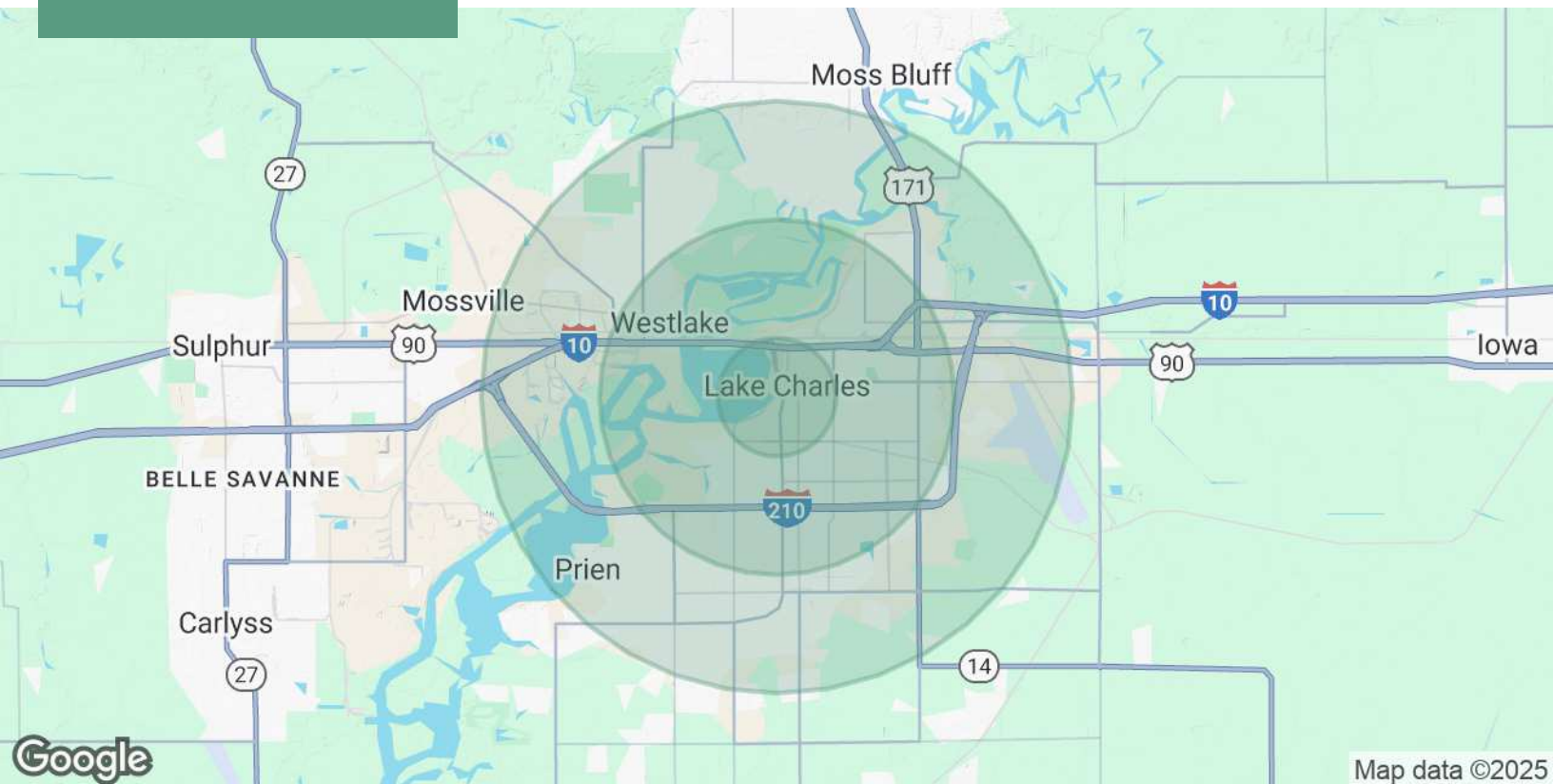
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,470	46,382	90,006
Average Age	43	40	39
Average Age (Male)	42	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,711	18,947	36,090
# of Persons per HH	2	2.4	2.5
Average HH Income	\$82,638	\$69,381	\$77,161
Average House Value	\$283,245	\$227,526	\$261,694

Demographics data derived from AlphaMap

