



PROPERTY DESCRIPTION

- One of Sulphur's Busiest Neighborhood Centers
- Center is Anchored by Market Basket Grocery Store & Smokehouse
- Center is Almost Fully Occupied
- Roof As Been Recently Renovated
- Center Has Ample Parking Available

LOCATION DESCRIPTION

- Located on Mapewood Dr, In Between S Beglis Pkwy & S Cities Service Hwy
- Center is a 3 Minute Drive From I-10
- Center is a 10 Minute Drive From L'auberge, Golden Nugget, and The Horseshoe Casino & Resorts
- Traffic Count Estimated at 6,001 - 15,000 Vehicles per Day on Mapewood Dr
- Traffic Count Estimated at 86,969 - 108,106 Vehicles per Day on That Part of I-10

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Number of Units:	11 / 1 Available
Building Size:	55,000 SF
Available SF:	9,860 SF
Available SF: (unit 2231)	9,860 SF

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

Blake Soto, CCIM

337.764.6556
bsoto@nvstrealestate.com

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



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

Blake Soto, CCIM
337.764.6556
bsoto@nvstrealestate.com

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



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

Blake Soto, CCIM
 337.764.6556
 bsoto@nvstrealestate.com

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

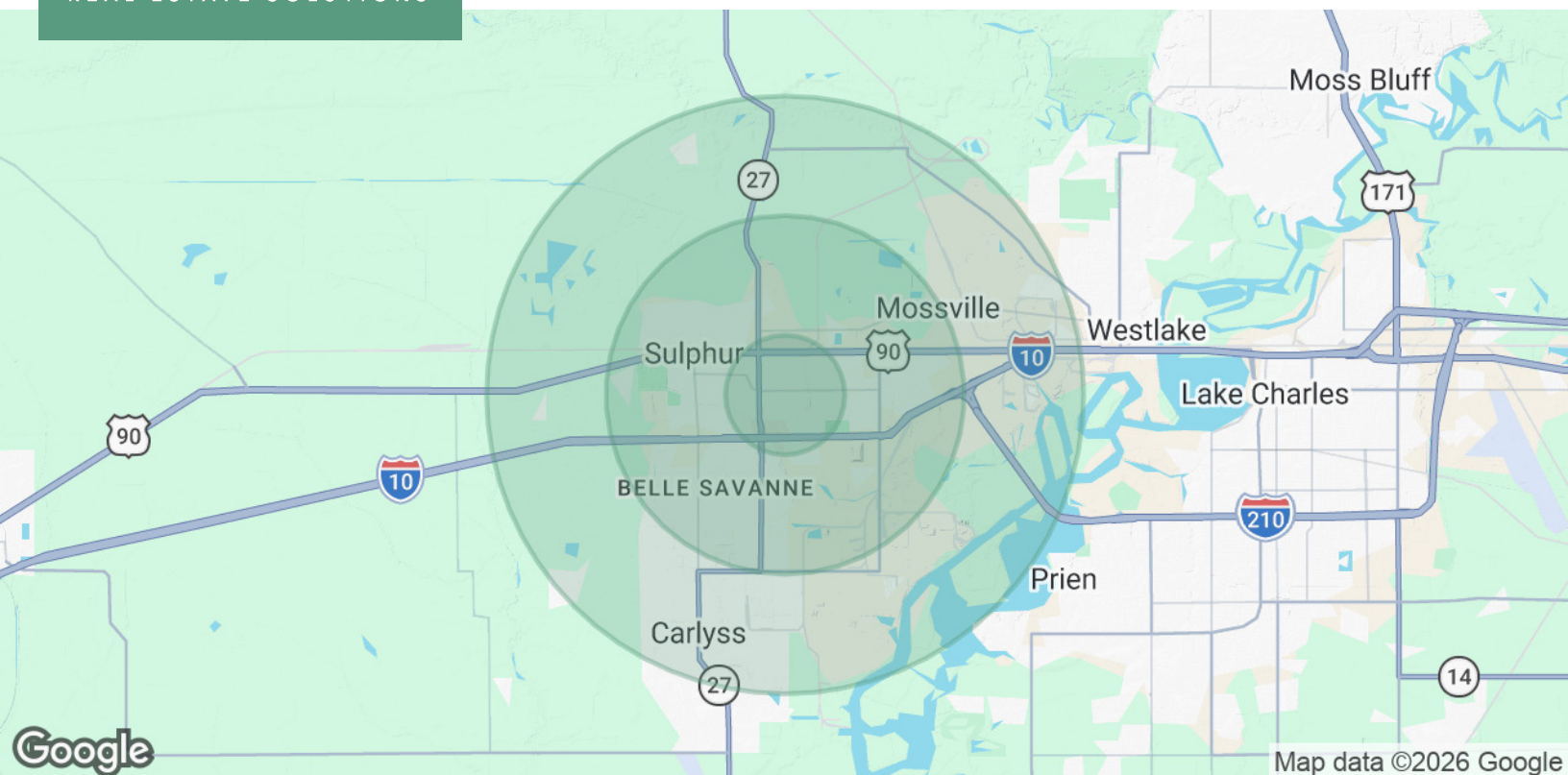


NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

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

Blake Soto, CCIM
337.764.6556
bsoto@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	5,943	25,210	32,940
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,321	9,872	12,665
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,912	\$74,094	\$84,484
Average House Value	\$191,801	\$202,382	\$227,875

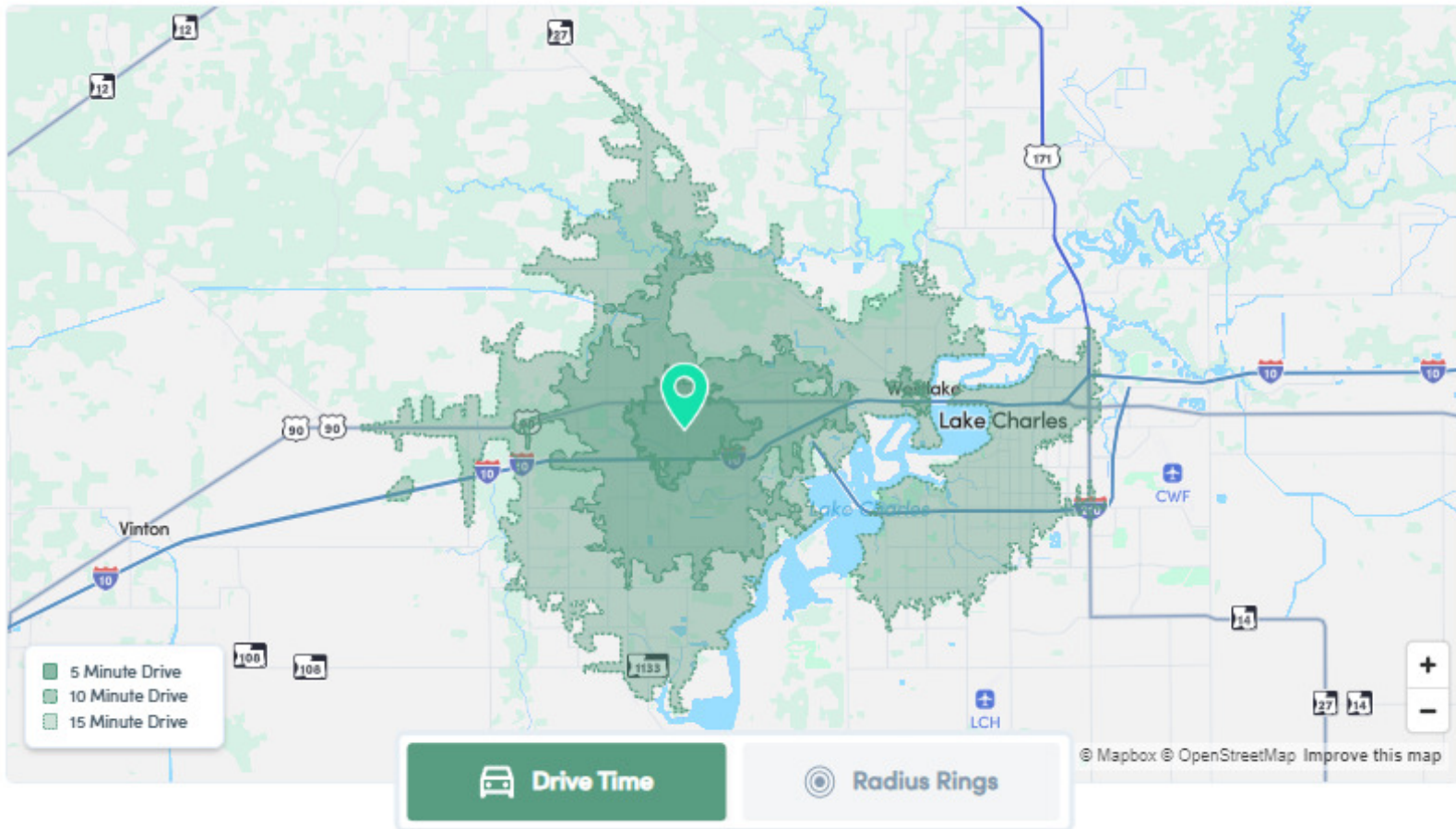
2020 American Community Survey (ACS)

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@nvstrealstate.com

Blake Soto, CCIM
 337.764.6556
 bsoto@nvstrealstate.com

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

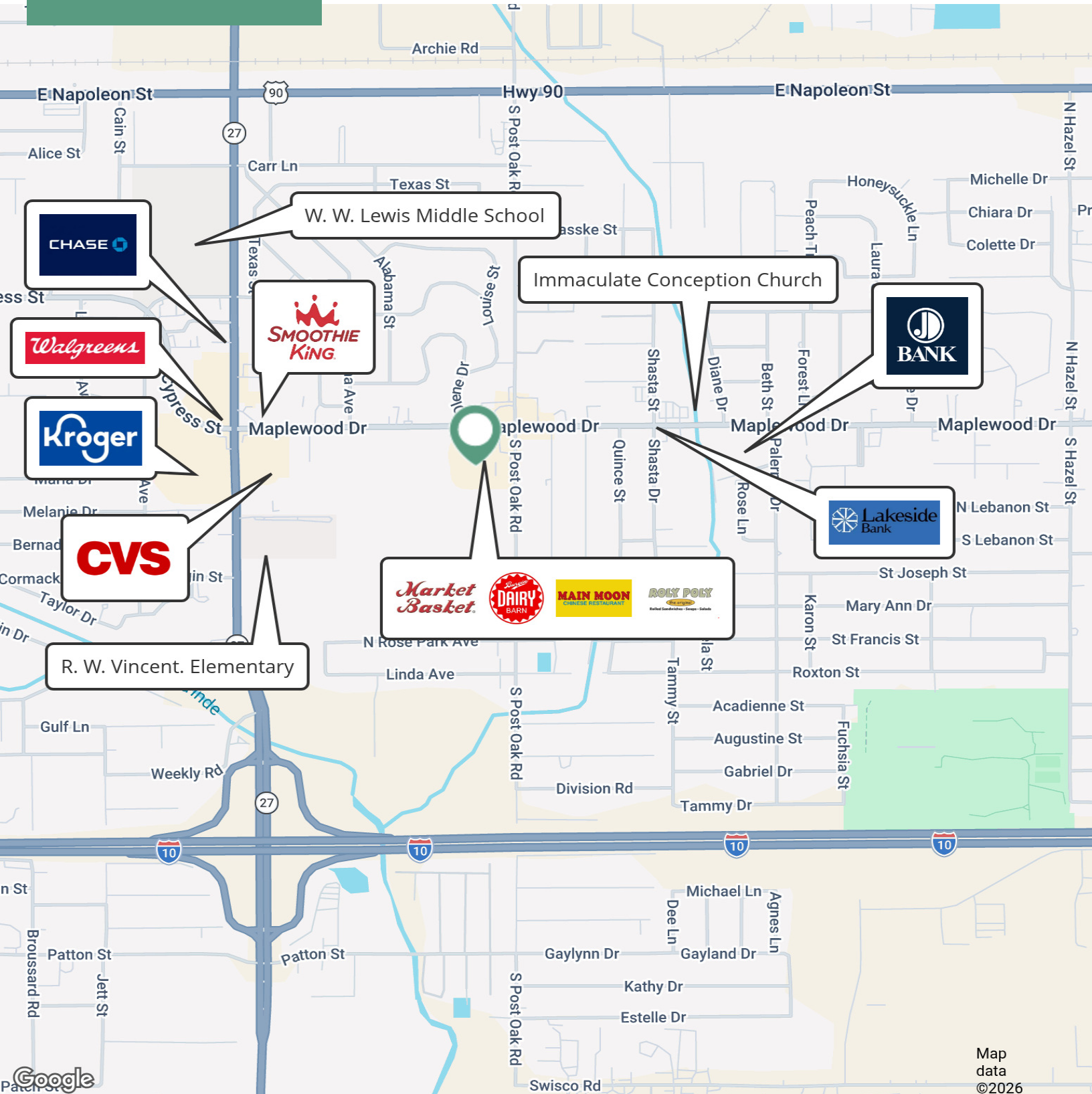


NVST Real Estate Solutions, LLC
 500 Kirby Street, Lake Charles, LA 70601
 337.433.0511 | NVSTrealestate.com

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

Blake Soto, CCIM
 337.764.6556
 bsoto@nvstrealestate.com

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



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@nvstrealstate.com

Blake Soto, CCIM

337.764.6556

bsoto@nvstrealstate.com