



PROPERTY DESCRIPTION

- Well Conditioned Office/Warehouse With Easy Access to Hwy-171
- Office: 1,000 SF / Warehouse: 5,000 SF
- Warehouse Contains 4 Roll Up Doors & a Large Sliding Door
- Office Contains a Large Waiting/Reception Area, Multiple Work Areas, Breakroom, Bathroom, IT/Filing Room

LOCATION DESCRIPTION

- Located Right Off Hwy-171
- Estimated 5 Minute or Less Drive From Sam Houston Jones Pkwy
- Estimated 10 Minute or Less Drive From I-10
- Estimated 15 Minute or Less Drive From Lake Charles

OFFERING SUMMARY

Sale Price:	\$450,000
Available SF:	6,000 SF Leased to Tenant
Building Size:	6,000 SF
Address:	130 Victoria Drive Lake Charles, LA 70611

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	761	5,391	9,375
Total Population	1,886	12,460	21,016
Average HH Income	\$72,679	\$78,220	\$84,228

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

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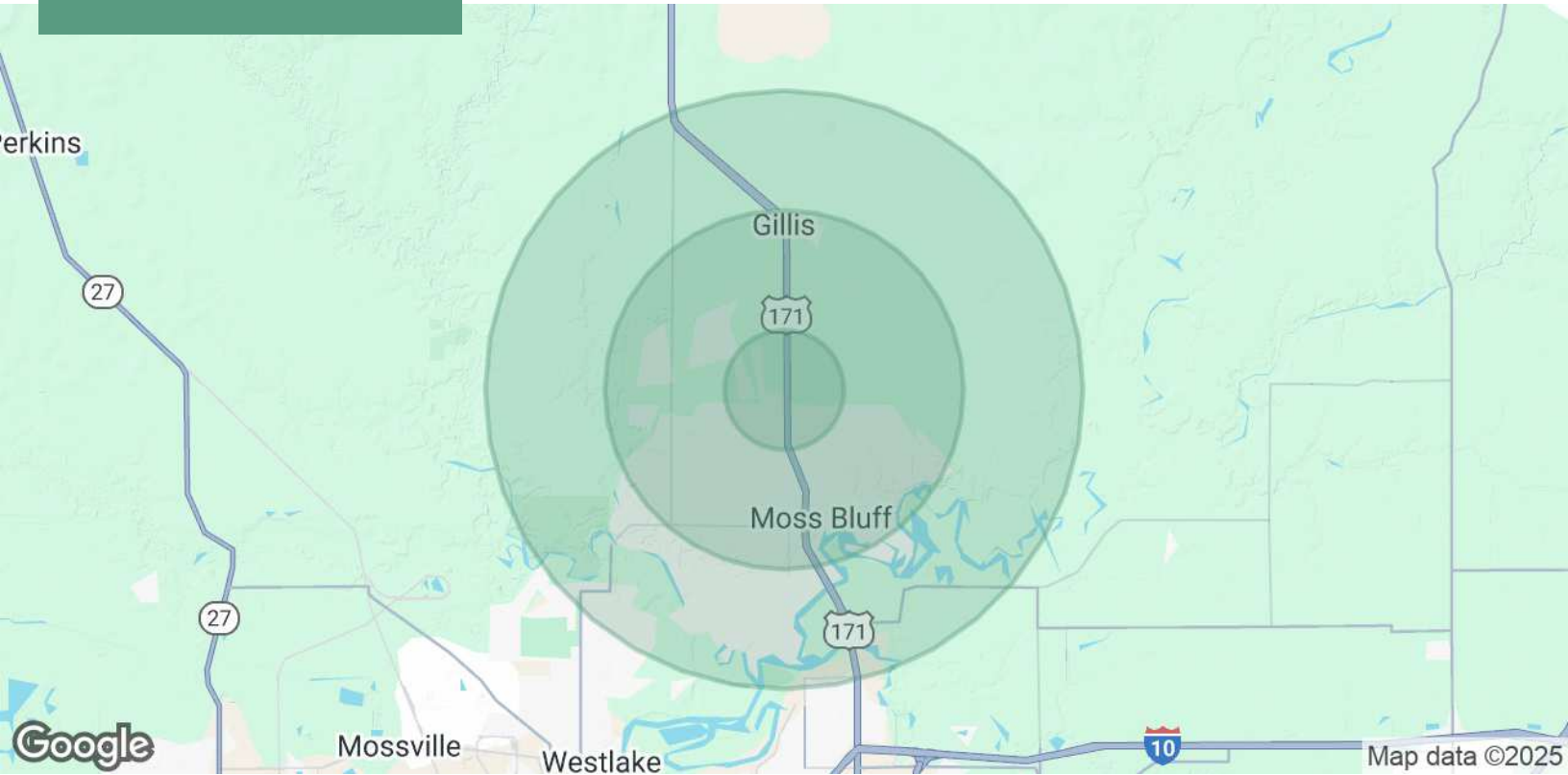


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,886	12,460	21,016
Average Age	37.6	38.9	39.9
Average Age (Male)	34.0	37.0	38.2
Average Age (Female)	40.6	40.0	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	761	5,391	9,375
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$72,679	\$78,220	\$84,228
Average House Value	\$187,968	\$208,342	\$243,055

2020 American Community Survey (ACS)

