

For Lease

Property Description

The SW Louisiana area, and more specifically Calcasieu Parish, has been named one of the fastest growing regions in the nation. With a projected addition of more than 10,000 jobs and a 4% annual growth rate over the next few years, Lake Charles is primed for continued expansion and capital injection that is unprecedented for comparable markets.

Located at the corner of McNeese and Ryan, Gulf Way Shopping Center offers a great opportunity for a variety of retail, office and MOB use. The property has seen recent vacancy, but more so due to the local growth with such tenants as Kroger opting for new development and larger prototypes. The site offers excellent access, visibility and an abundance of parking. Ownership is also open to any and all opportunities for a redevelopment, given the right catalyst.



**Proposed Redevelopment*

Tenants

- Club 4 Fitness
- Little Caesars Pizza
- H&R Block
- Subway
- Pretty Nails
- Strands Etc

Available

- 115 - 20,000 sf
- 139 - 18,000
- 115b - 8,000
- 135 - 2,854 (Outparcel)

Price

- See Agent



Seth Citron

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Gulfway Shopping Center

139 West McNeese Street, Lake Charles, LA

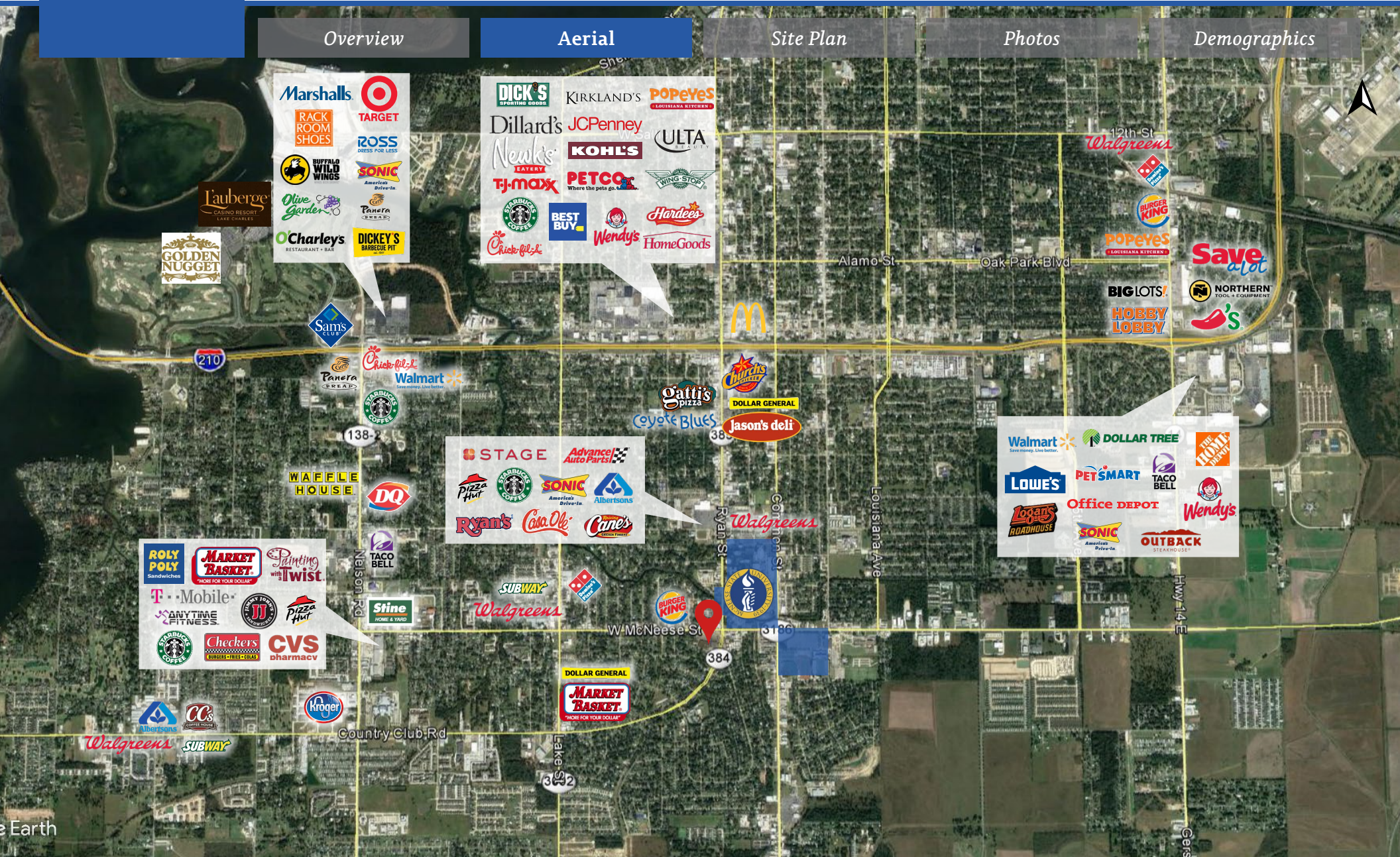
Overview

Aerial

Site Plan

Photos

Demographics



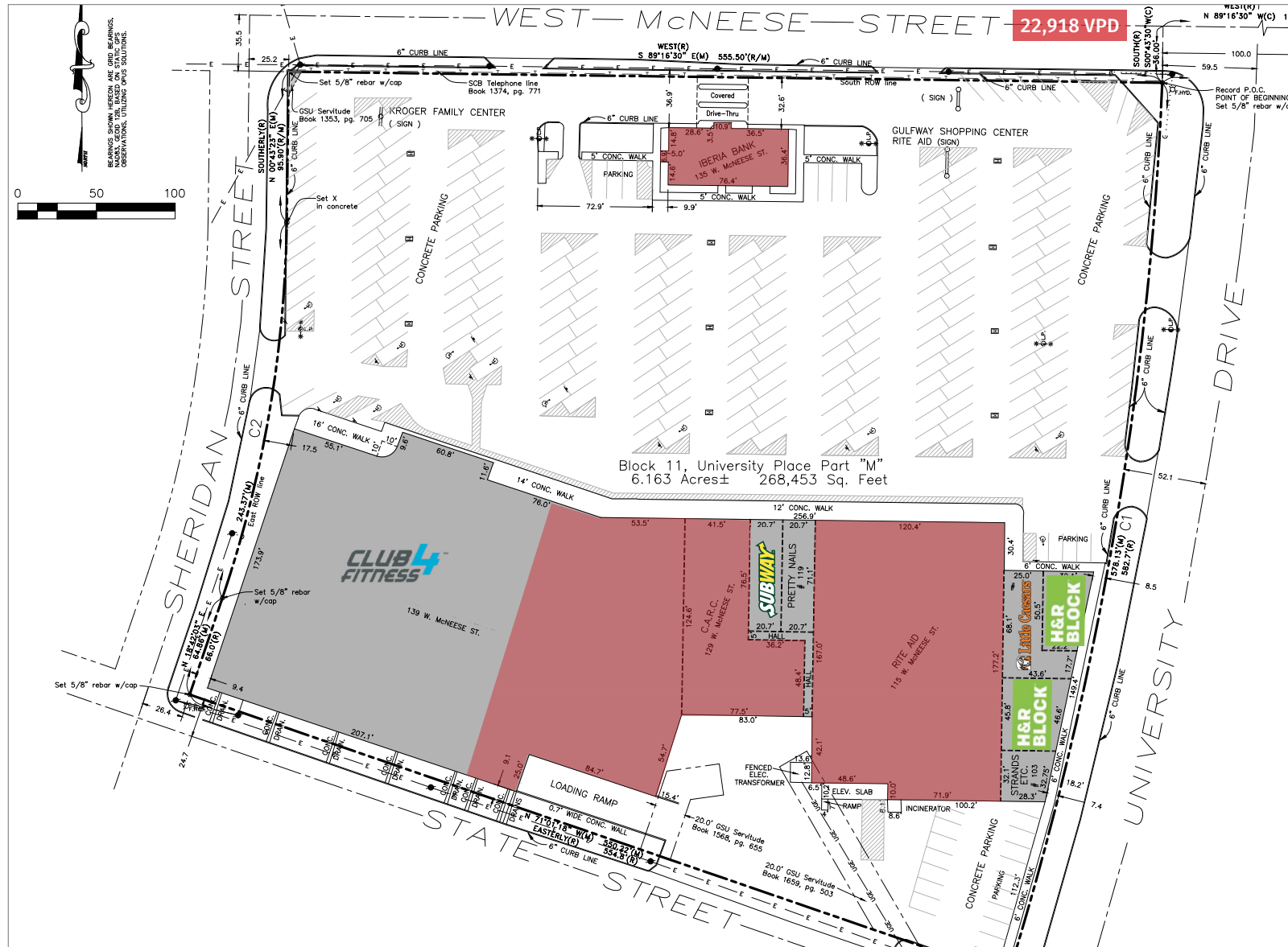
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Photo 1



Photo 4



Photo 2



Photo 3



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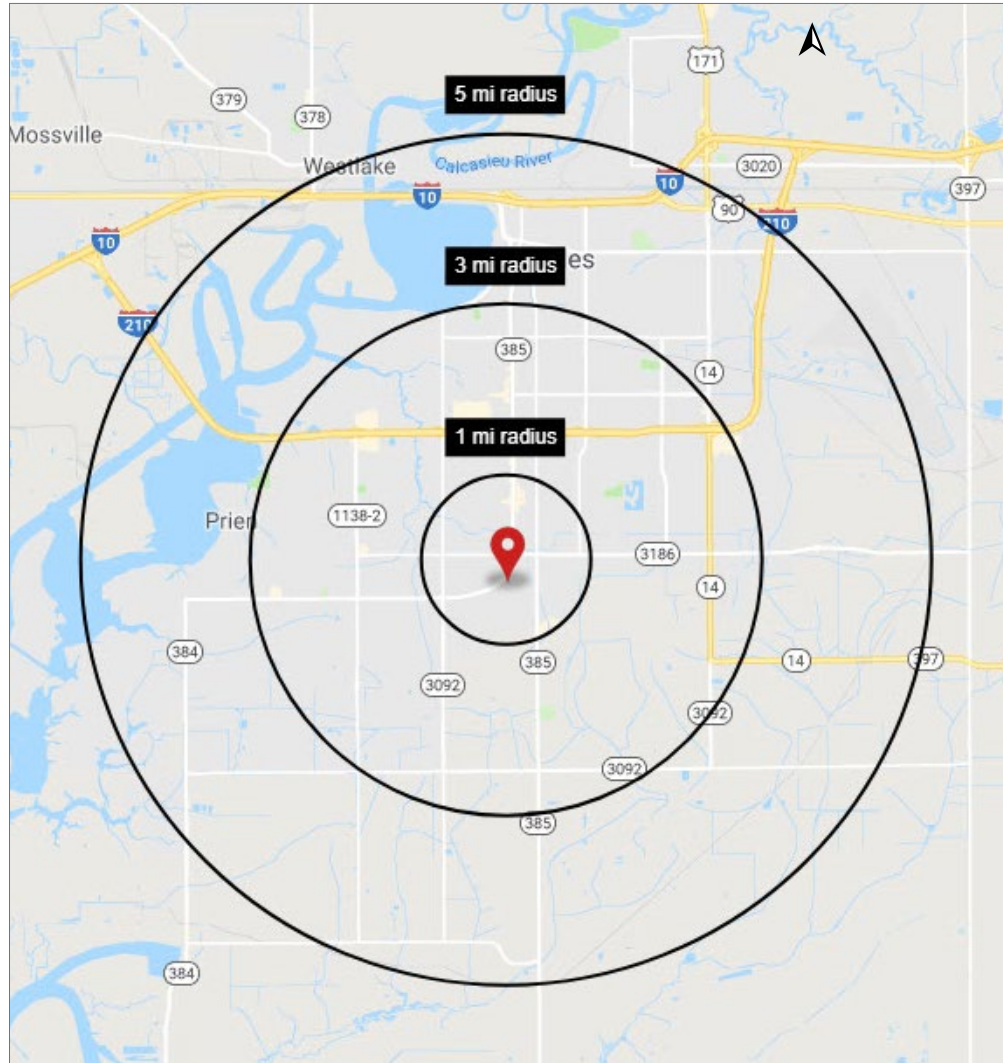
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Demographic Map



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	10,419	60,170	92,068
Avg. HH Income	\$67,220	\$66,402	\$63,825
Est. Households	4,593	26,520	39,922

Traffic Counts

McNeese and Ryan Street	22,918 vpd
McNeese and Country Club Rd	25,739 vpd
Nelson and W Sale Rd	27,764 vpd
210 @ Lake Street	61,555 vpd