

#### Seth Citron

Office: 337-234-4481 Direct: 337-572-0273 scitron@stirlingprop.com

### Oak Crossing Restaurant

### 5656 Nelson Road, Lake Charles, LA

Overview

Local Aerial

Aerial

Site Plan

Demos

### For Lease

### **Property Description**

Located at the Nelson/Ham Reid roundabout, this 4,000 sf suite in Oaks Crossing, offers a great opportunity for a restaurant. This former restaurant space offers many amenities, including a fully built out dining/kitchen/bar/dining areas, along with total FF&E. There is also an opportunity for an outside patio seating area, an abundance of parking, and easy access from both Nelson and Ham Reid. With the recent commencement of construction for the much anticipated neighboring Rouses Development, timing has never been better for interest in this intersection.

Only a 5-minute drive from McNeese State University. The surrounding area consists of single-family residential neighborhoods boasting an average household income of \$85,396. The area is in the midst of an economic boom with more than 10.000 new homes expected to be built over the next 5 years. In recent years, Lake Charles, Louisiana has added more than 20,000 new jobs as a direct result of the on-going \$97 Billion industrial expansion taking place in Southwest Louisiana.

### **Available**

4.000 SF

#### Price

\$19 PSF NNN

### **Neighboring Tenants**

- Edward Iones
- Lake Charles Chiropractic
- Louisiana Oral and Implant Surgery
- Dermalogix Salon and Spa
- Vivid McCann Wellness & Aethetics
- L Bridal Couture
- G2X Engergy
- Slender Solutions





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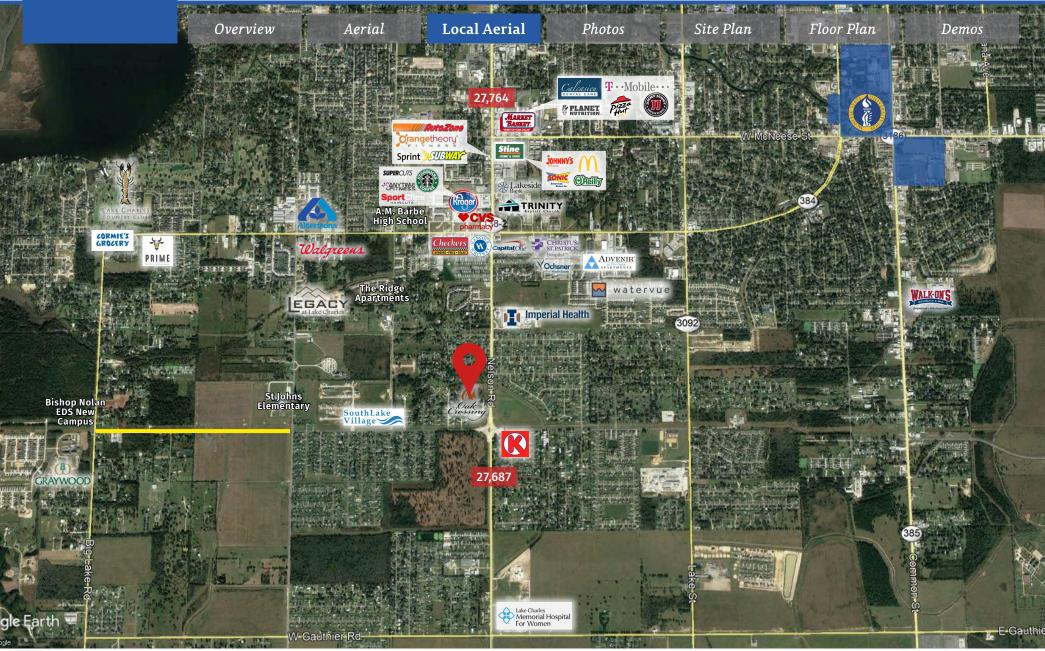
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## **TIRLING** PROPERTIES

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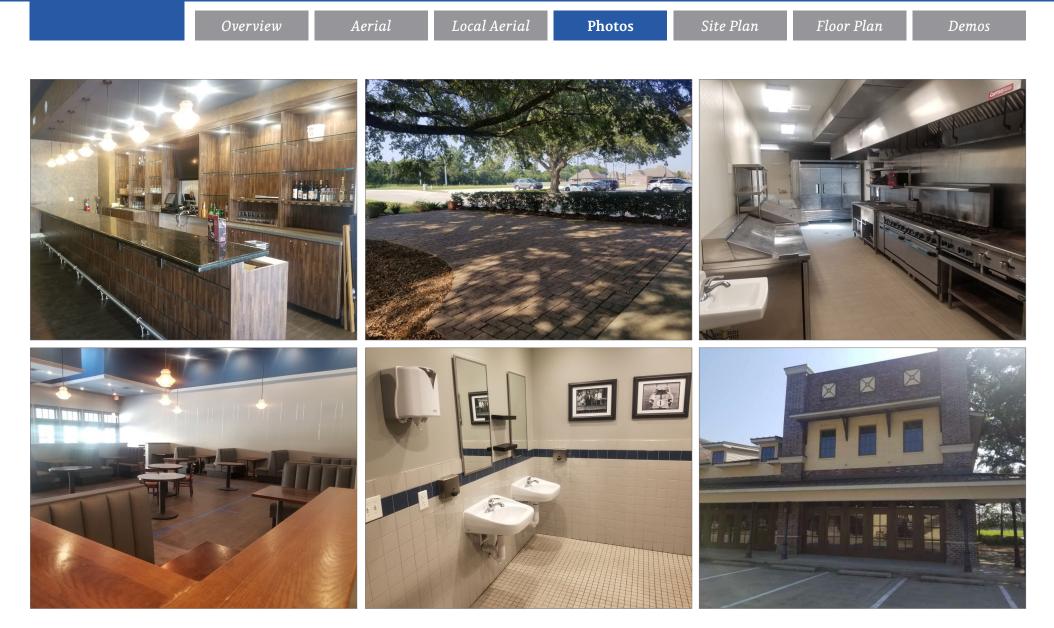
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## STIRLING PROPERTIES

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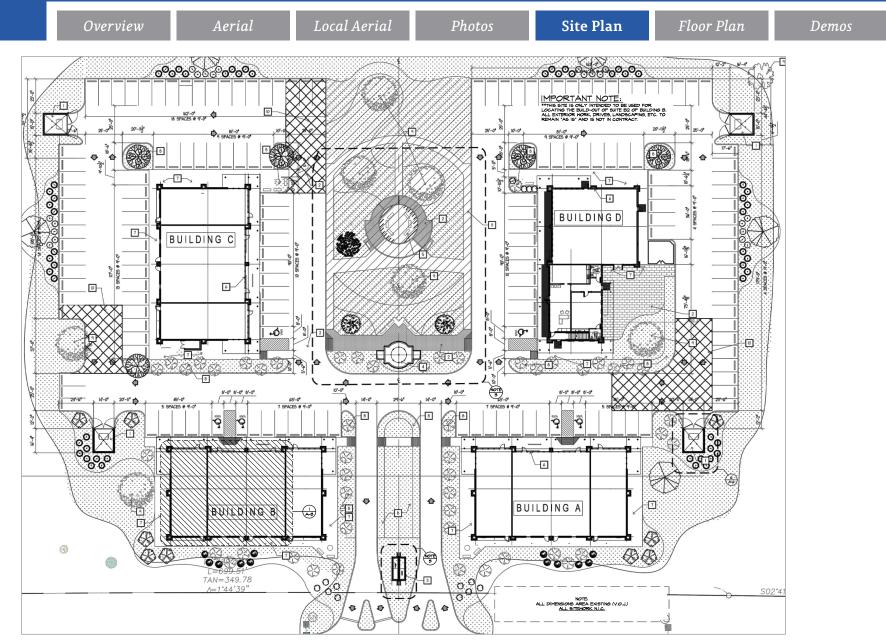
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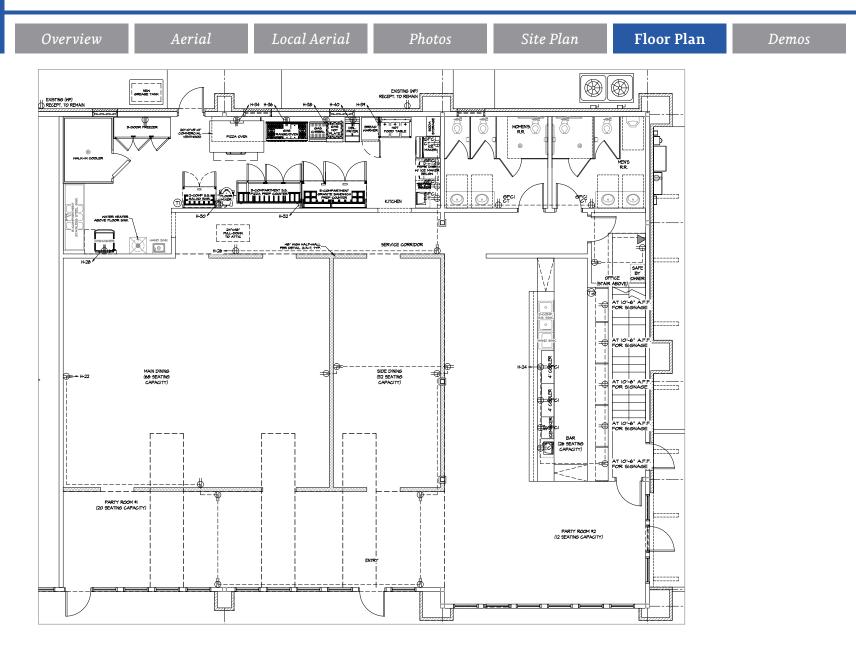
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Demos

A

(3186)

(385)

(385)

210

(385)

Local Aerial Overview Aerial Photos Site Plan Floor Plan **Traffic Counts (ADT 2016) Demographic Map** 210 54,601 A 210 Moss Bluff 10 mi radius 379 (171) en Park Mossville 10 Westlake (90) (90) 5 mi radius Charles (397) (1138-2) (1256) 3 mi radius 27,764 (108) rien (1138-2) Carlyss 27 (14) (384) 22.918 W McNeese St 385 (3092) (3092) (108) (14) (384) (384) 27 27 (385) (397) (384) (3092) Hackber

2019 Demographics	3 mi.	5 mi.	10 mi.
Population	39,979	72,702	147,986
Avg. HH Income	\$85,396	\$69,140	\$62,916

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