

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 Jones
- Lake Charles Chiropractic
- Louisiana Oral and Implant Surgery
- Dermalogix Salon and Spa
- Vivid McCann Wellness & Aesthetics
- L Bridal Couture
- G2X Energy
- Slender Solutions



Seth Citron

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Oak Crossing Restaurant

5656 Nelson Road, Lake Charles, LA

Overview

Aerial

Local Aerial

Photos

Site Plan

Floor Plan

Demos



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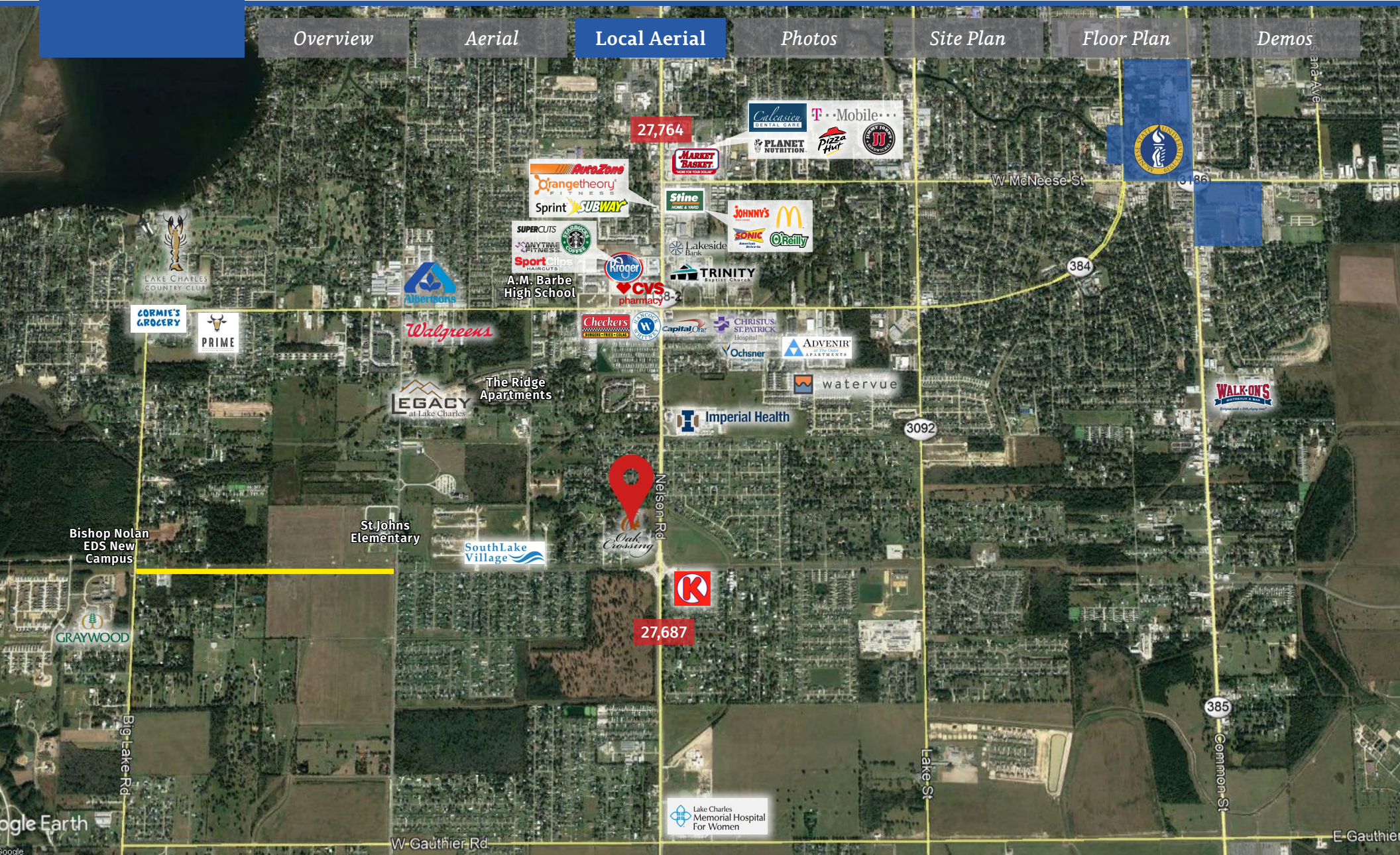
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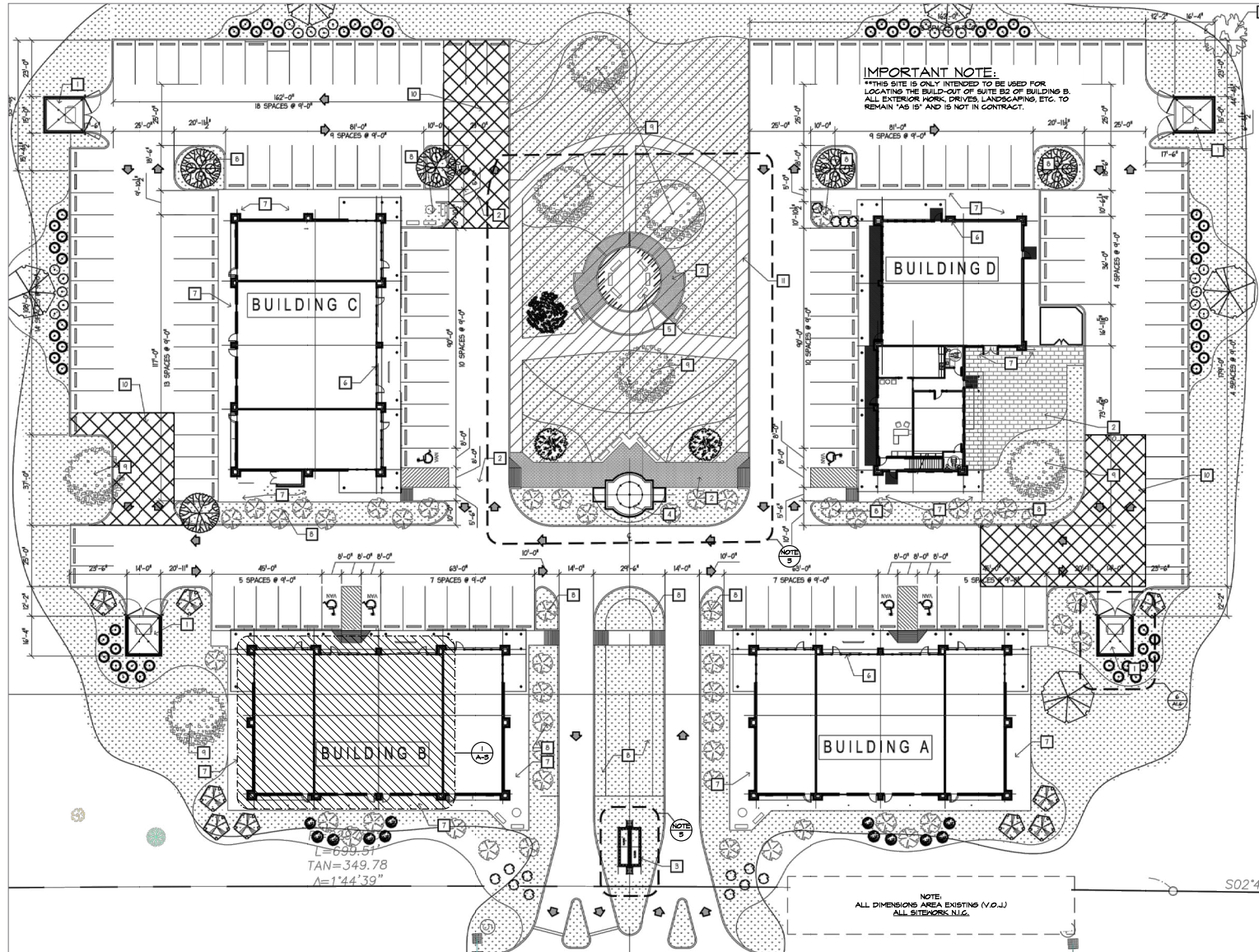
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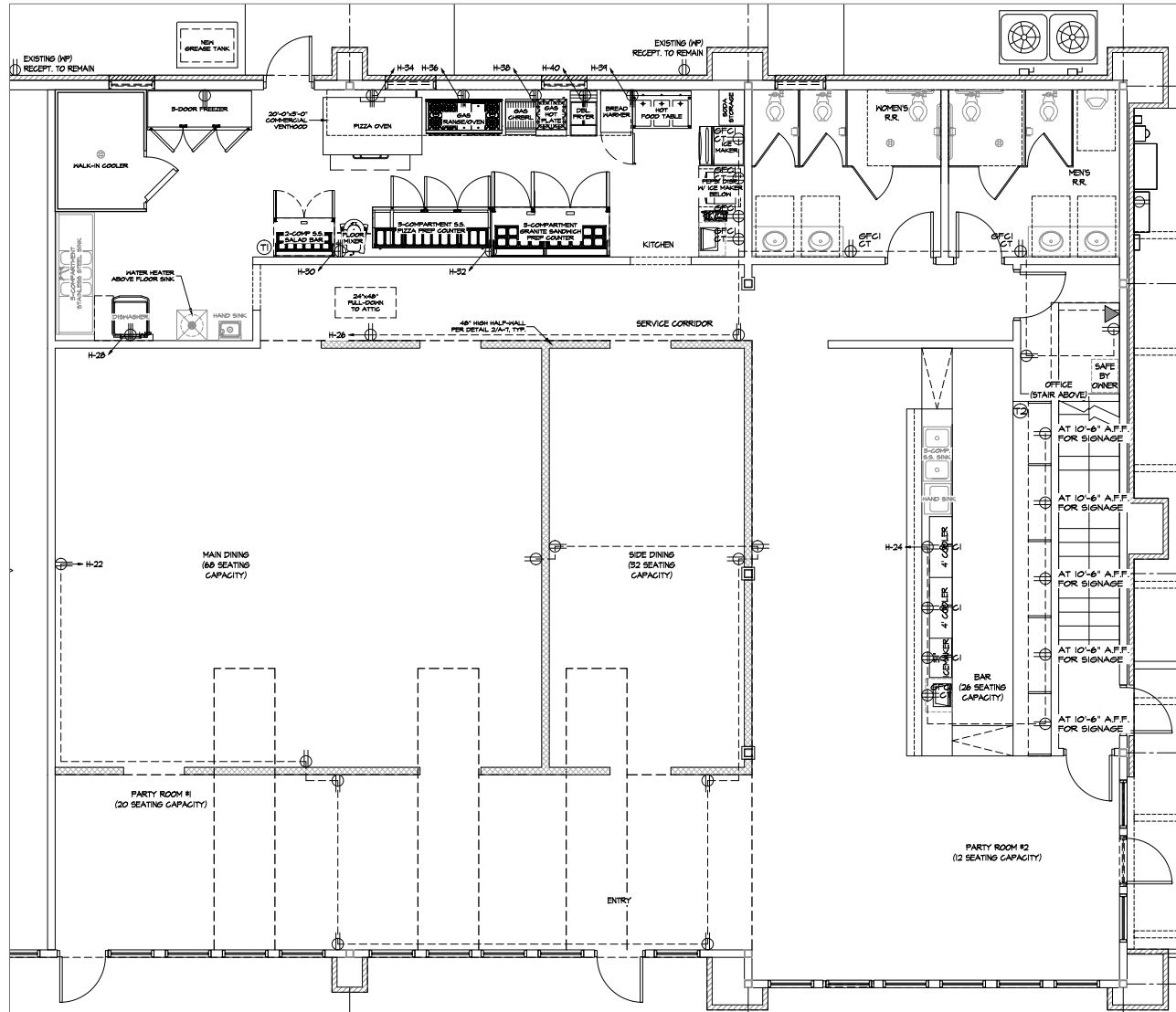
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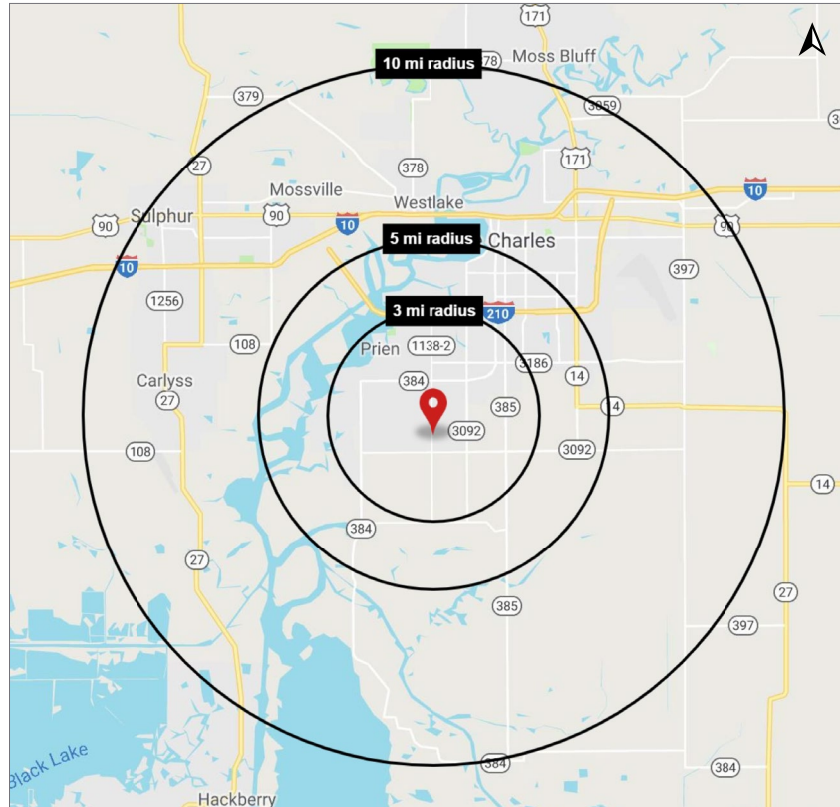
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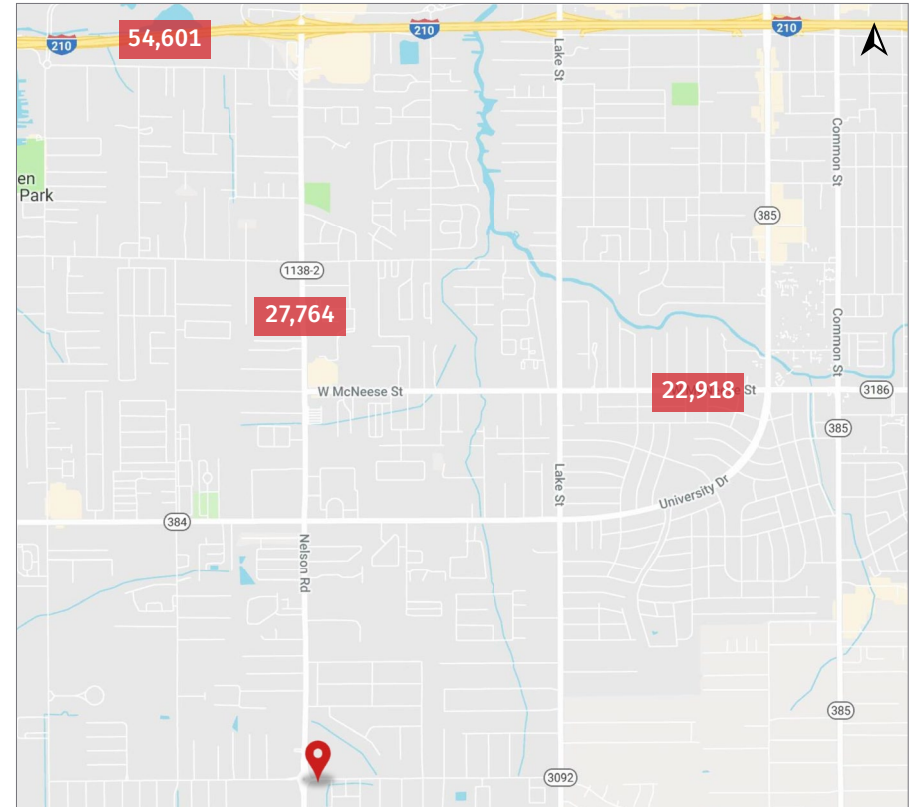
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Demographic Map



Traffic Counts (ADT 2016)



2019 Demographics

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