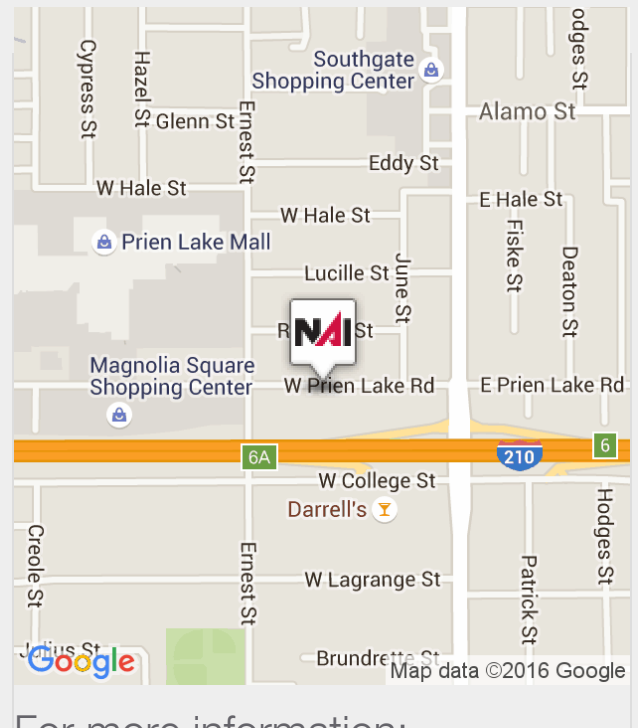


## 211 W Prien Lake Road

Lake Charles, Louisiana 70601

### Property Features

- NEW CONSTRUCTION Shopping Center Coming Early 2017
- Site is Located on Major Thoroughfare in a High Density Retail Area
- Approximately 19,000 SF Total with Multiple Suites Available
- 149 Parking Spaces
- Owner to Build Out per Tenant Specifications
- Final Rates Pending Total Lease Space and Tenant Specifications
- Demographics attached
- Lease Rate is \$24 PSF + CAM



For more information:

**Blake Lumpkin**

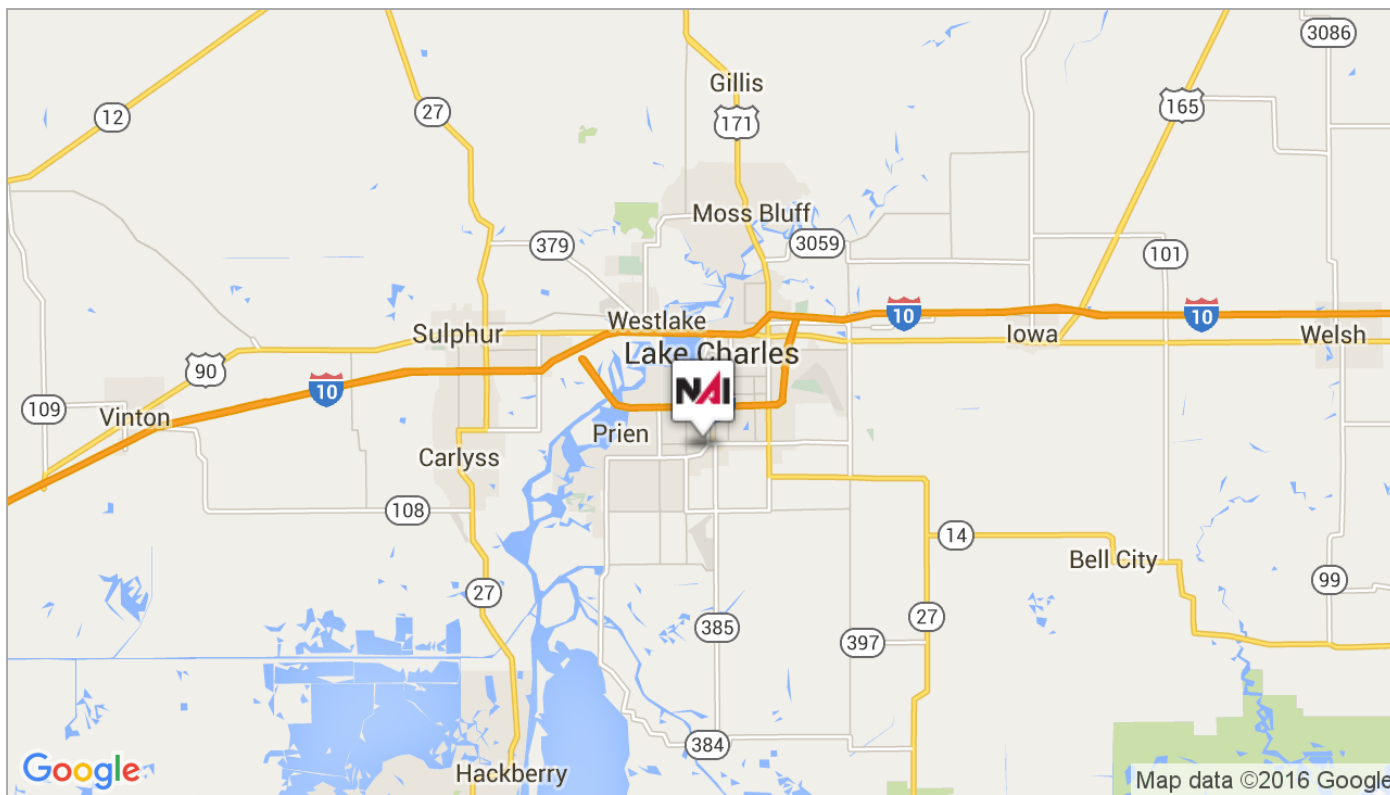
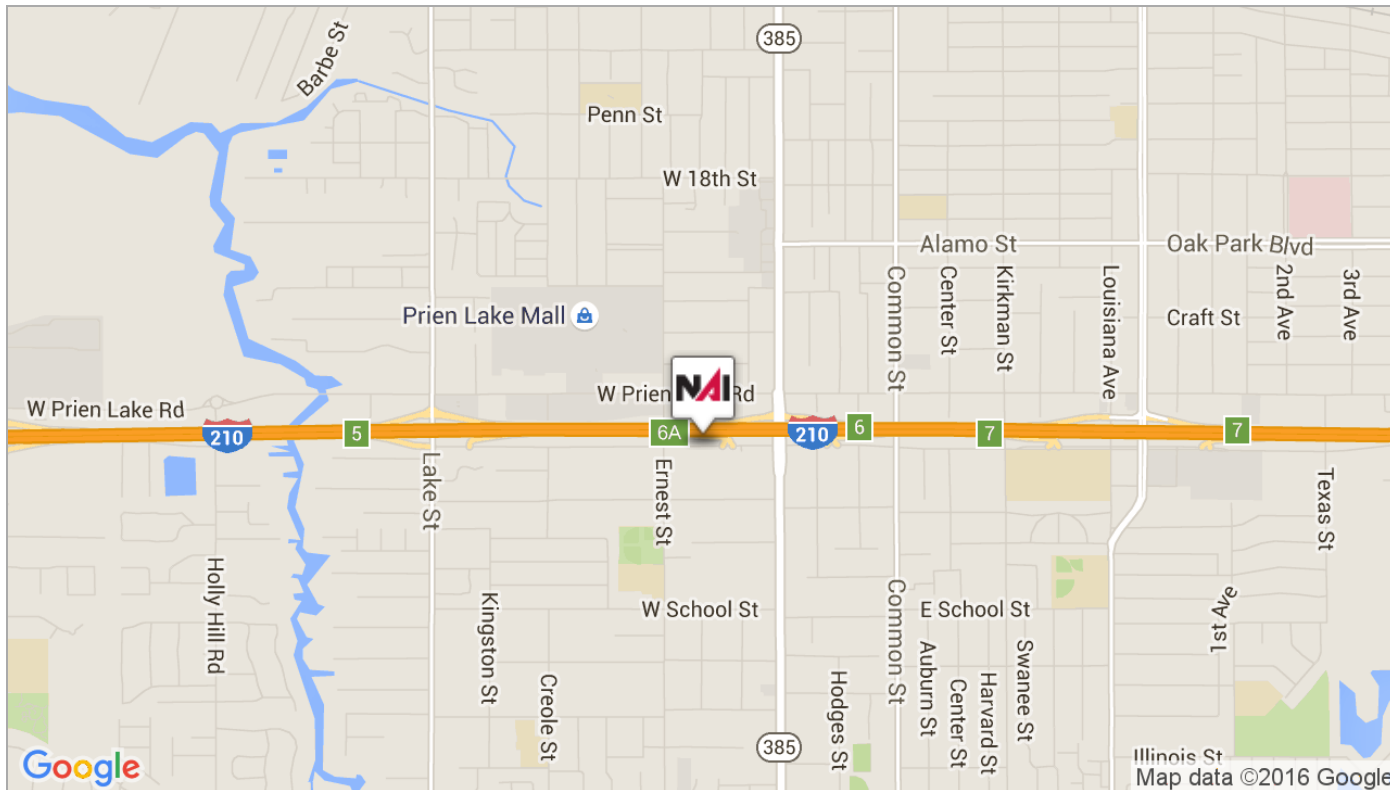
337 377 9325 • blakelumpkin@latterblum.com

**Joel Davidson**

337 529 6710 • joeldavidson@latterblum.com

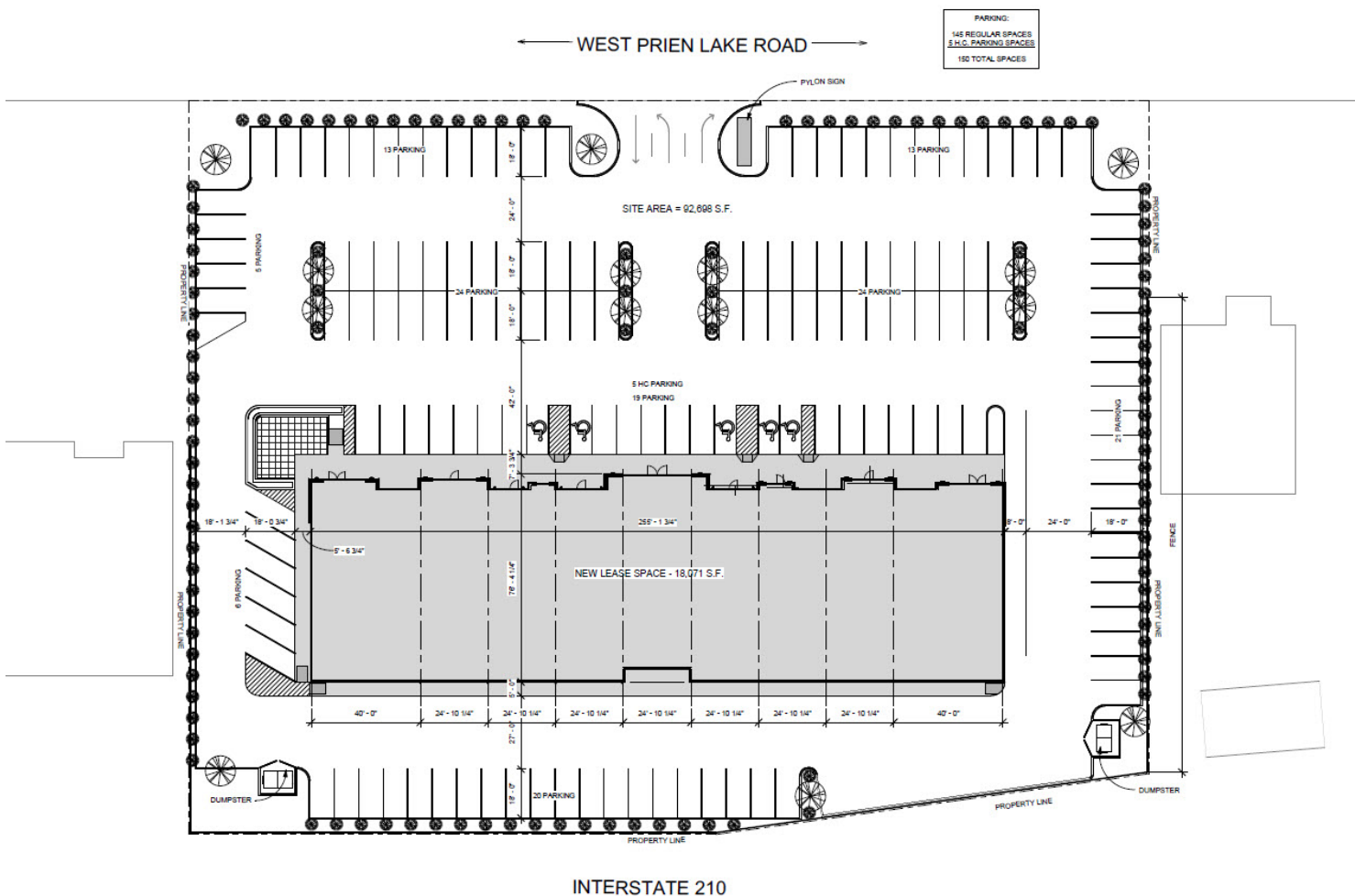
For Lease - Retail Space

# 211 W Prien Lake Road



For Lease - Retail Space

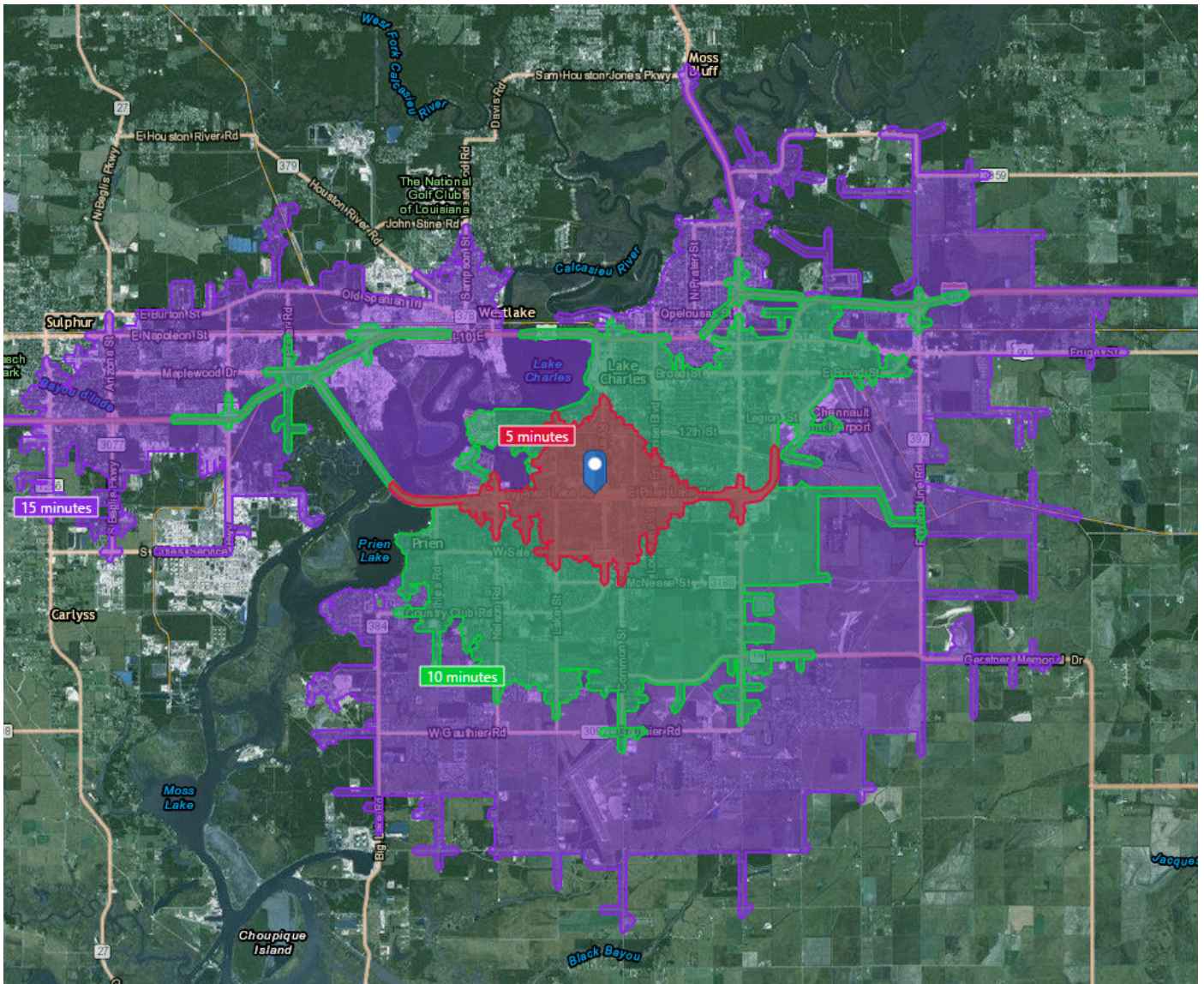
# 211 W Prien Lake Road



PRIEN CENTER  
Proposed Site Plan

211 W Prien Lake Road

# 5,10,15 Minute Drive Time Map



See Demographics & Income Profile on Following Page

## 5 Minute Drive Time Report

Summary	Census 2010	2015	2020
Population	15,034	15,433	15,850
Households	6,444	6,654	6,838
Families	3,547	3,583	3,618
Average Household Size	2.25	2.24	2.24
Owner Occupied Housing Units	3,389	3,212	3,257
Renter Occupied Housing Units	3,055	3,442	3,581
Median Age	34.6	35.0	35.9

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.53%	0.84%	0.75%
Households	0.55%	0.93%	0.77%
Families	0.19%	0.71%	0.69%
Owner HHs	0.28%	0.91%	0.70%
Median Household Income	2.64%	2.60%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,262	19.0%	1,223	17.9%
\$15,000 - \$24,999	1,170	17.6%	934	13.7%
\$25,000 - \$34,999	1,048	15.7%	1,019	14.9%
\$35,000 - \$49,999	927	13.9%	1,020	14.9%
\$50,000 - \$74,999	916	13.8%	1,075	15.7%
\$75,000 - \$99,999	476	7.2%	575	8.4%
\$100,000 - \$149,999	505	7.6%	558	8.2%
\$150,000 - \$199,999	138	2.1%	170	2.5%
\$200,000+	214	3.2%	264	3.9%
Median Household Income	\$33,122		\$37,726	
Average Household Income	\$53,520		\$60,563	
Per Capita Income	\$23,339		\$26,358	

2015 Households by Disposable Income	Number	Percent
Total	6,654	100.0%
<\$15,000	1,470	22.1%
\$15,000-\$24,999	1,341	20.2%
\$25,000-\$34,999	1,127	16.9%
\$35,000-\$49,999	871	13.1%
\$50,000-\$74,999	921	13.8%
\$75,000-\$99,999	362	5.4%
\$100,000-\$149,999	345	5.2%
\$150,000-\$199,999	91	1.4%
\$200,000+	125	1.9%
Median Disposable Income	\$28,746	
Average Disposable Income	\$43,687	

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,220	61.3%	9,135	59.2%	9,063	57.2%
Black Alone	4,904	32.6%	5,203	33.7%	5,462	34.5%
American Indian Alone	52	0.3%	59	0.4%	67	0.4%
Asian Alone	246	1.6%	306	2.0%	372	2.3%
Pacific Islander Alone	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	240	1.6%	293	1.9%	363	2.3%
Two or More Races	369	2.5%	432	2.8%	518	3.3%
Hispanic Origin (Any Race)	531	3.5%	665	4.3%	840	5.3%

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 10 Minute Drive Time Report

Summary	Census 2010	2015	2020
Population	66,742	68,406	70,416
Households	27,311	28,294	29,230
Families	16,617	16,915	17,228
Average Household Size	2.37	2.34	2.34
Owner Occupied Housing Units	16,033	15,454	15,860
Renter Occupied Housing Units	11,278	12,839	13,369
Median Age	35.2	35.8	36.9

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.58%	0.84%	0.75%
Households	0.65%	0.93%	0.77%
Families	0.37%	0.71%	0.69%
Owner HHs	0.52%	0.91%	0.70%
Median Household Income	2.87%	2.60%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	5,185	18.3%	4,963	17.0%
\$15,000 - \$24,999	3,966	14.0%	3,088	10.6%
\$25,000 - \$34,999	3,579	12.6%	3,485	11.9%
\$35,000 - \$49,999	3,687	13.0%	3,984	13.6%
\$50,000 - \$74,999	4,769	16.9%	5,388	18.4%
\$75,000 - \$99,999	2,422	8.6%	2,800	9.6%
\$100,000 - \$149,999	2,508	8.9%	2,931	10.0%
\$150,000 - \$199,999	879	3.1%	1,097	3.8%
\$200,000+	1,298	4.6%	1,493	5.1%
Median Household Income	\$39,695		\$45,723	
Average Household Income	\$63,013		\$70,339	
Per Capita Income	\$26,383		\$29,500	

2015 Households by Disposable Income	Number	Percent
Total	28,294	100.0%
<\$15,000	5,913	20.9%
\$15,000-\$24,999	4,565	16.1%
\$25,000-\$34,999	4,077	14.4%
\$35,000-\$49,999	3,953	14.0%
\$50,000-\$74,999	4,743	16.8%
\$75,000-\$99,999	1,813	6.4%
\$100,000-\$149,999	1,935	6.8%
\$150,000-\$199,999	548	1.9%
\$200,000+	747	2.6%
Median Disposable Income	\$33,699	
Average Disposable Income	\$50,332	

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,409	54.6%	36,511	53.4%	36,707	52.1%
Black Alone	26,458	39.6%	27,309	39.9%	28,188	40.0%
American Indian Alone	284	0.4%	320	0.5%	360	0.5%
Asian Alone	1,265	1.9%	1,550	2.3%	1,901	2.7%
Pacific Islander Alone	28	0.0%	29	0.0%	30	0.0%
Some Other Race Alone	847	1.3%	1,022	1.5%	1,254	1.8%
Two or More Races	1,450	2.2%	1,665	2.4%	1,976	2.8%
Hispanic Origin (Any Race)	2,036	3.1%	2,537	3.7%	3,206	4.6%

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 15 Minute Drive Time Report

Summary	Census 2010	2015	2020
Population	112,559	114,858	117,934
Households	44,269	45,652	47,038
Families	28,557	29,000	29,510
Average Household Size	2.46	2.44	2.43
Owner Occupied Housing Units	28,173	27,345	28,098
Renter Occupied Housing Units	16,096	18,307	18,940
Median Age	35.3	36.0	37.1

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.53%	0.84%	0.75%
Households	0.60%	0.93%	0.77%
Families	0.35%	0.71%	0.69%
Owner HHs	0.54%	0.91%	0.70%
Median Household Income	2.83%	2.60%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	8,077	17.7%	7,681	16.3%
\$15,000 - \$24,999	5,929	13.0%	4,582	9.7%
\$25,000 - \$34,999	5,381	11.8%	5,169	11.0%
\$35,000 - \$49,999	6,114	13.4%	6,545	13.9%
\$50,000 - \$74,999	7,820	17.1%	8,780	18.7%
\$75,000 - \$99,999	4,470	9.8%	5,201	11.1%
\$100,000 - \$149,999	4,495	9.8%	5,007	10.6%
\$150,000 - \$199,999	1,340	2.9%	1,714	3.6%
\$200,000+	2,025	4.4%	2,358	5.0%
Median Household Income	\$42,276		\$48,614	
Average Household Income	\$63,897		\$71,437	
Per Capita Income	\$25,845		\$28,936	

2015 Households by Disposable Income	Number	Percent
Total	45,652	100.0%
<\$15,000	9,156	20.1%
\$15,000-\$24,999	6,843	15.0%
\$25,000-\$34,999	6,390	14.0%
\$35,000-\$49,999	6,525	14.3%
\$50,000-\$74,999	8,220	18.0%
\$75,000-\$99,999	3,275	7.2%
\$100,000-\$149,999	3,223	7.1%
\$150,000-\$199,999	855	1.9%
\$200,000+	1,164	2.5%
Median Disposable Income	\$35,726	
Average Disposable Income	\$51,266	

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,661	59.2%	66,700	58.1%	67,033	56.8%
Black Alone	40,108	35.6%	41,327	36.0%	42,678	36.2%
American Indian Alone	473	0.4%	528	0.5%	593	0.5%
Asian Alone	1,710	1.5%	2,078	1.8%	2,542	2.2%
Pacific Islander Alone	46	0.0%	47	0.0%	50	0.0%
Some Other Race Alone	1,263	1.1%	1,526	1.3%	1,879	1.6%
Two or More Races	2,297	2.0%	2,652	2.3%	3,161	2.7%
Hispanic Origin (Any Race)	3,165	2.8%	3,944	3.4%	4,989	4.2%

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.