NalLatter & Blum

For Lease

Retail Space

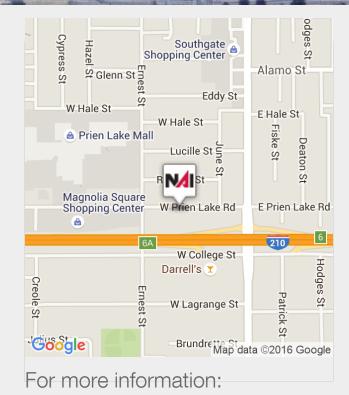


211 W Prien Lake Road

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



Blake Lumpkin

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Joel Davidson

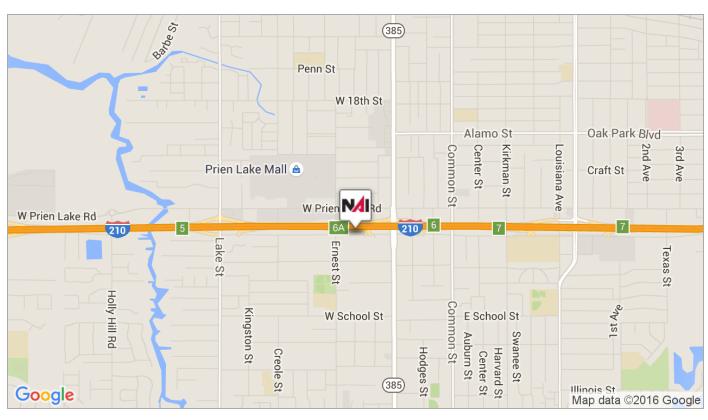
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211 W Prien Lake Road

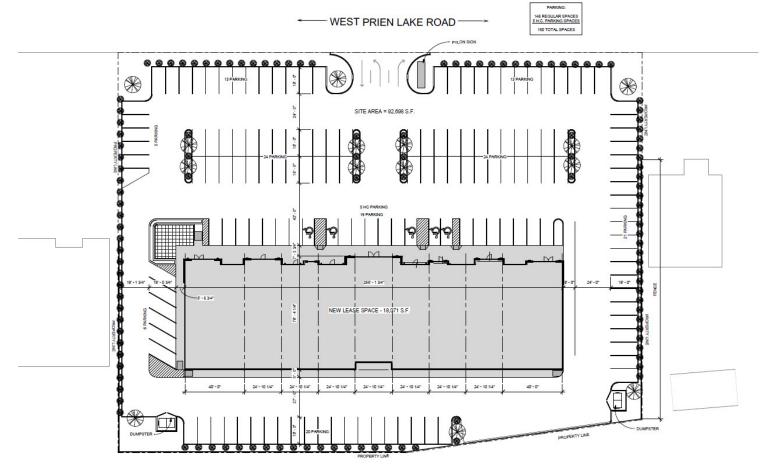






211 W Prien Lake Road



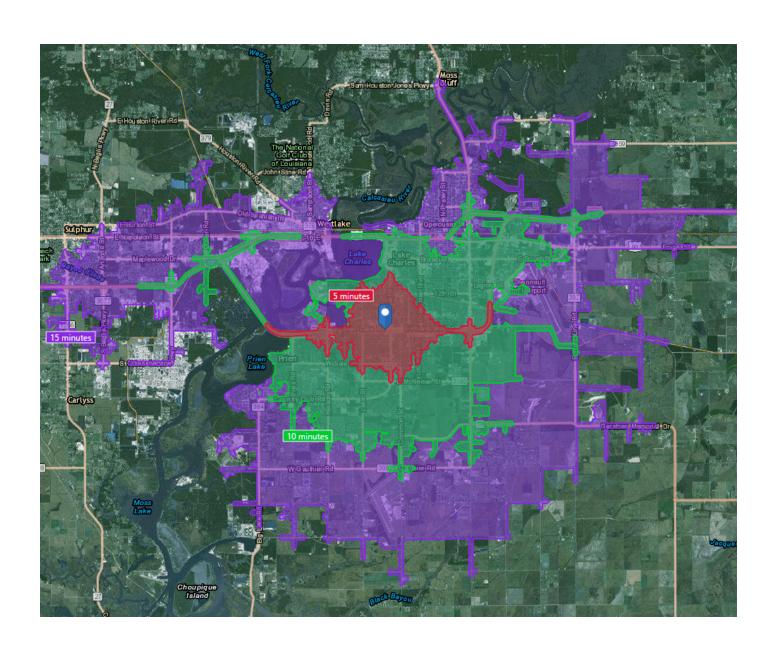


INTERSTATE 210





5,10,15 Minute Drive Time Map



See Demographics & Income Profile on Following Page





Prien Center Demographic & Income Report

Latter&Blum 211 West Prien Lake Road, Lake Charles, LA 70605 5, 10, 15 Minute Drive Time(s)

5 Minute Drive Time Report

Summary	Cer	nsus 2010		2015		202
Population	QC.	15,034		15,433		15,85
Households		6,444		6,654		6,83
Families		3,547		3,583		3,61
Average Household Size		2.25		2.24		2.2
Owner Occupied Housing Units		3,389		3,212		3,25
Renter Occupied Housing Units		3,055		3,442		3,58
Median Age		34.6		35.0		35
Trends: 2015 - 2020 Annual Rate		Area		State		Nation
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
Median Household Income		2.0.70		2015		20
Households by Income			Number	Percent	Number	Perce
<\$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	8.3
\$150,000 - \$149,999			138	2.1%	170	2.5
\$200,000+			214	3.2%	264	3.9
¥200,000 i			211	3.2 70	201	5
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	Perce
Total					6,654	100.0
<\$15,000					1,470	22.
\$15,000-\$24,999					1,341	20.
\$25,000-\$34,999					1,127	16.
\$35,000-\$49,999					871	13.
\$50,000-\$74,999					921	13.
\$75,000-\$99,999					362	5.4
\$100,000-\$149,999					345	5.:
\$150,000-\$199,999					91	1.4
\$200,000+					125	1.9
Median Disposable Income					\$28,746	1
riculari Disposable fricorne					\$43,687	
Average Disposable Income						
Average Disposable Income	Cer	nsus 2010		2015		20
	Cer Number	nsus 2010 Percent	Number	2015 Percent	Number	
	Number	Percent		Percent		Perce
Race and Ethnicity	Number 9,220	Percent 61.3%	9,135	Percent 59.2%	9,063	Perce 57.2
Race and Ethnicity White Alone	Number 9,220 4,904	Percent 61.3% 32.6%		Percent 59.2% 33.7%	9,063 5,462	Perce 57.2 34.5
Race and Ethnicity White Alone Black Alone	Number 9,220 4,904 52	Percent 61.3% 32.6% 0.3%	9,135 5,203 59	Percent 59.2% 33.7% 0.4%	9,063 5,462 67	Perce 57.2 34.5 0.4
Race and Ethnicity White Alone Black Alone American Indian Alone	Number 9,220 4,904 52 246	Percent 61.3% 32.6% 0.3% 1.6%	9,135 5,203 59 306	Percent 59.2% 33.7% 0.4% 2.0%	9,063 5,462 67 372	Perce 57.2 34.5 0.4 2.3
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	Number 9,220 4,904 52 246 5	Percent 61.3% 32.6% 0.3% 1.6% 0.0%	9,135 5,203 59 306 5	Percent 59.2% 33.7% 0.4% 2.0% 0.0%	9,063 5,462 67 372 5	Perce 57.2 34.5 0.4 2.3
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 9,220 4,904 52 246	Percent 61.3% 32.6% 0.3% 1.6%	9,135 5,203 59 306	Percent 59.2% 33.7% 0.4% 2.0%	9,063 5,462 67 372	Perce 57.2 34.5 0.4 2.3 0.0
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Number 9,220 4,904 52 246 5 240	Percent 61.3% 32.6% 0.3% 1.6% 0.0% 1.6%	9,135 5,203 59 306 5 293	Percent 59.2% 33.7% 0.4% 2.0% 0.0% 1.9%	9,063 5,462 67 372 5 363	20 Perce 57.2 34.5 0.4 2.3 0.0 2.3 3.3

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 roundingSource: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Prien Center Demographic & Income Report

Latter&Blum 211 West Prien Lake Road, Lake Charles, LA 70605 5, 10, 15 Minute Drive Time(s)

10 Minute Drive Time Report

Summary	Cen	sus 2010		2015		2
Population		66,742		68,406		70
Households		27,311		28,294		29
Families		16,617		16,915		17
Average Household Size		2.37		2.34		
Owner Occupied Housing Units		16,033		15,454		15
Renter Occupied Housing Units		11,278		12,839		13
Median Age		35.2		35.8		
Trends: 2015 - 2020 Annual Rate		Area		State		Natio
Population		0.58%		0.84%		0.
Households		0.65%		0.93%		0.
Families		0.37%		0.71%		0.
Owner HHs		0.52%		0.91%		0.
Median Household Income		2.87%		2.60%		2.
				2015		2
Households by Income			Number	Percent	Number	Per
<\$15,000			5,185	18.3%	4,963	17
\$15,000 - \$24,999			3,966	14.0%	3,088	10
\$25,000 - \$34,999			3,579	12.6%	3,485	11
\$35,000 - \$49,999			3,687	13.0%	3,984	13
\$50,000 - \$74,999			4,769	16.9%	5,388	18
\$75,000 - \$99,999			2,422	8.6%	2,800	9
\$100,000 - \$149,999			2,508	8.9%	2,931	10
\$150,000 - \$199,999			879	3.1%	1,097	3
\$200,000+			1,298	4.6%	1,493	5
			2,230		2,.55	
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	Per
Total					28,294	100
<\$15,000					5,913	20
\$15,000-\$24,999					4,565	16
\$25,000-\$34,999					4,077	14
\$35,000-\$49,999					3,953	14
\$50,000-\$74,999					4,743	16
\$75,000-\$99,999					1,813	6
\$100,000-\$149,999					1,935	6
\$150,000-\$199,999					548	1
\$200,000+					747	2
Median Disposable Income					\$33,699	
Average Disposable Income					\$50,332	
	Cer	sus 2010		2015		2
Race and Ethnicity	Number	Percent	Number	Percent	Number	Per
White Alone	36,409	54.6%	36,511	53.4%	36,707	52
	26,458	39.6%	27,309	39.9%	28,188	40
Black Alone	204	0.4%	320	0.5%	360	(
Black Alone American Indian Alone	284	01170			1 001	
	1,265	1.9%	1,550	2.3%	1,901	-
American Indian Alone			1,550 29	2.3% 0.0%	1,901	
American Indian Alone Asian Alone	1,265	1.9%				2 (1
American Indian Alone Asian Alone Pacific Islander Alone	1,265 28	1.9% 0.0%	29	0.0%	30	(

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 roundingSource: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Prien Center Demographic & Income Report

Latter&Blum 211 West Prien Lake Road, Lake Charles, LA 70605 5, 10, 15 Minute Drive Time(s)

15 Minute Drive Time Report

Summary	Cer	sus 2010		2015		20
Population		112,559		114,858		117,
Households		44,269		45,652		47,
Families		28,557		29,000		29,
Average Household Size		2.46		2.44		2
Owner Occupied Housing Units		28,173		27,345		28,
Renter Occupied Housing Units		16,096		18,307		18,
Median Age		35.3		36.0		3
Trends: 2015 - 2020 Annual Rate		Area		State		Natio
Population		0.53%		0.84%		0.7
Households		0.60%		0.93%		0.7
Families		0.35%		0.71%		0.6
Owner HHs		0.54%		0.91%		0.7
Median Household Income		2.83%		2.60%		2.6
				2015		2
Households by Income			Number	Percent	Number	Per
<\$15,000			8,077	17.7%	7,681	16
\$15,000 - \$24,999			5,929	13.0%	4,582	9
\$25,000 - \$34,999			5,381	11.8%	5,169	11
\$35,000 - \$49,999			6,114	13.4%	6,545	13
\$50,000 - \$74,999			7,820	17.1%	8,780	18
\$75,000 - \$99,999			4,470	9.8%	5,201	11
\$100,000 - \$149,999			4,495	9.8%	5,007	10
\$150,000 - \$199,999			1,340	2.9%	1,714	3
\$200,000+			2,025	4.4%	2,358	5
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	Per
Total					45,652	100
<\$15,000					9,156	20
\$15,000-\$24,999					6,843	15
\$25,000-\$34,999					6,390	14
\$35,000-\$49,999						
¢50 000-¢74 000					6,525	14
\$50,000-\$74,999					6,525 8,220	
\$75,000-\$99,999						18
					8,220	18 7
\$75,000-\$99,999 \$100,000-\$149,999					8,220 3,275	18 7 7
\$75,000-\$99,999					8,220 3,275 3,223	18 7 7 1
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+					8,220 3,275 3,223 855	18 7 7 1
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income					8,220 3,275 3,223 855 1,164	14 18 7 7 1 2
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income		isus 2010	Nigology	2015	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266	18 7 7 1 2
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income	Number	Percent	Number	Percent	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266	18 7 7 1 2 2 Per
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone	Number 66,661	Percent 59.2%	66,700	Percent 58.1%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033	18 7 7 1 2 2 Per 56
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone Black Alone	Number 66,661 40,108	Percent 59.2% 35.6%	66,700 41,327	Percent 58.1% 36.0%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033 42,678	18 77 11 22 Per 56
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone Black Alone American Indian Alone	Number 66,661 40,108 473	Percent 59.2% 35.6% 0.4%	66,700 41,327 528	Percent 58.1% 36.0% 0.5%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033 42,678 593	18 77 11 22 2 Per 56 36
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	Number 66,661 40,108 473 1,710	Percent 59.2% 35.6% 0.4% 1.5%	66,700 41,327 528 2,078	Percent 58.1% 36.0% 0.5% 1.8%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033 42,678 593 2,542	18 7 7 1 2 2 Per 56 36
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 66,661 40,108 473 1,710 46	Percent 59.2% 35.6% 0.4% 1.5% 0.0%	66,700 41,327 528 2,078 47	Percent 58.1% 36.0% 0.5% 1.8% 0.0%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033 42,678 593 2,542 50	18 7 7 1 2 2 Per 56 36 0 2
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Number 66,661 40,108 473 1,710 46 1,263	Percent 59.2% 35.6% 0.4% 1.5% 0.0% 1.1%	66,700 41,327 528 2,078 47 1,526	Percent 58.1% 36.0% 0.5% 1.8% 0.0% 1.3%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033 42,678 593 2,542 50 1,879	18 7 7 1 2 Per 56 36 0 2 0
\$75,000-\$99,999 \$100,000-\$149,999 \$150,000-\$199,999 \$200,000+ Median Disposable Income Average Disposable Income Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 66,661 40,108 473 1,710 46	Percent 59.2% 35.6% 0.4% 1.5% 0.0%	66,700 41,327 528 2,078 47	Percent 58.1% 36.0% 0.5% 1.8% 0.0%	8,220 3,275 3,223 855 1,164 \$35,726 \$51,266 Number 67,033 42,678 593 2,542 50	18 77 71 1 22 Per 56 36 0

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 roundingSource: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.