



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

9,950 SF OFFICE-WAREHOUSE

720 E PRIEN LAKE RD., LAKE CHARLES, LA 70601

\$795,000

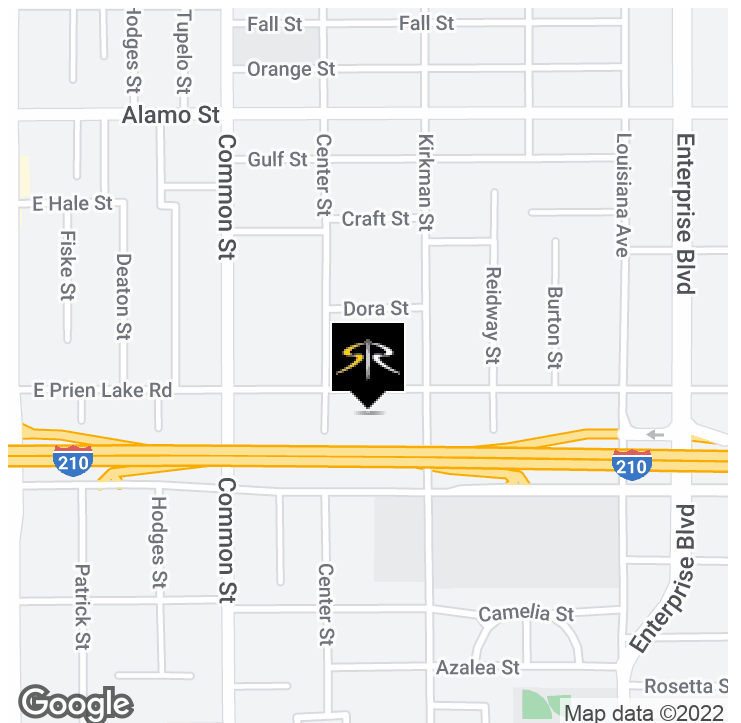


OFFERING SUMMARY

Sale Price:	\$795,000 \$1,270,000
Lot Size:	0.87 Acres
Building Size:	9,950 SF

PROPERTY HIGHLIGHTS

- The original Community Coffee (CCC) Sales/Distribution location in Lake Charles
- Built in early 50's, CCC has been the only occupant
- Completely new \$89,000 Roof System 2020
- Solid building in great location for any businesses
- Interstate 210 Frontage and Exposure!
- Call listing broker for showing instructions



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

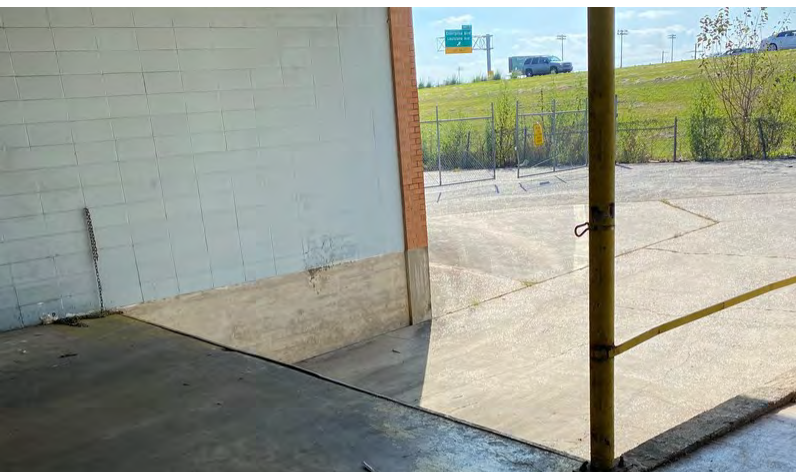


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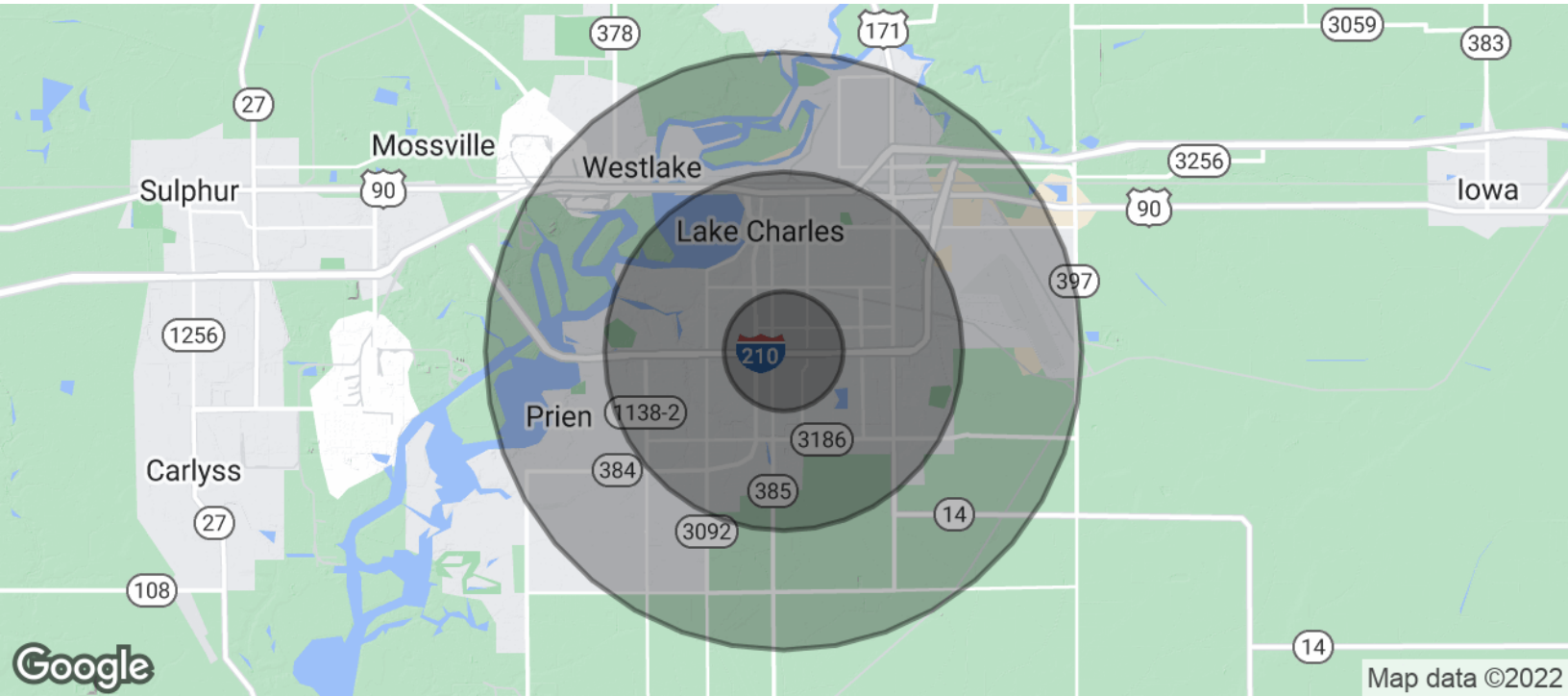
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DEMOGRAPHICS

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\$795,000



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,765	56,015	88,084
Average Age	31.0	34.8	35.9
Average Age (Male)	29.1	33.3	33.9
Average Age (Female)	34.1	36.1	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,001	23,255	35,375
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$42,510	\$52,017	\$57,294
Average House Value	\$122,066	\$147,946	\$161,332

* Demographic data derived from 2010 US Census

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