

**Seth Citron**

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# Former Rite Aid

2825 Ryan Street, Lake Charles, LA

## Free-Standing Building For Lease

### Property Summary

This prominent, free-standing retail opportunity in Lake Charles, LA is conveniently located at the intersection of Ryan Street and Alamo Street. The trade area is heavily populated with over 62,000 people inside of 3 miles. The site offers convenient front parking, a drive-thru window (if desired), glass storefronts, and great signage potential.

### Building Size

- 15,504 SF

### Land Size

- 1.10 Acres

### Lease Rate

- \$12 PSF, NNN

### Traffic Counts (ADT 2016)

- On Ryan Street, north of I-210: 13,381

### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,605	62,492	96,053
Avg. HH Income	\$45,947	\$57,604	\$60,801

### Area Businesses

- Market Basket
- Books-A-Million
- Office Depot
- Prien Lake Mall (includes Kohl's, Dillard's, JCPenney, HomeGoods, Dick's Sport Goods, Cinemark Theaters)



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