

Seth Citron

Office: 337-234-4481 Direct: 337-572-0273 scitron@stirlingprop.com

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

Area Businesses

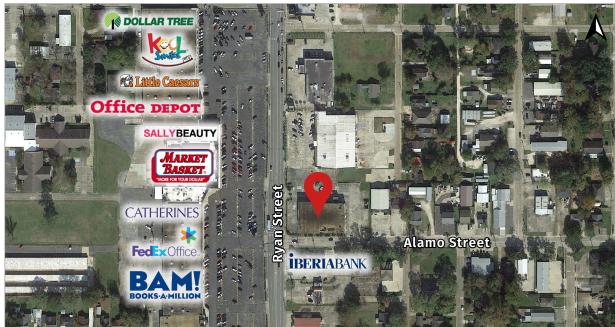
- Market Basket
- Books-A-Million
- Office Depot
- Prien Lake Mall (includes Kohl's, Dillard's, JCPenney, HomeGoods, Dick's Sport Goods, Cinemark Theaters)

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







Seth Citron

Office: 337-234-4481 Direct: 337-572-0273 scitron@stirlingprop.com

Former Rite Aid

2825 Ryan Street, Lake Charles, LA





