

RETAIL SPACE FOR LEASE

1450 Williams Street

Lake Charles, LA 70001

Presented By:

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PROPERTY HIGHLIGHTS

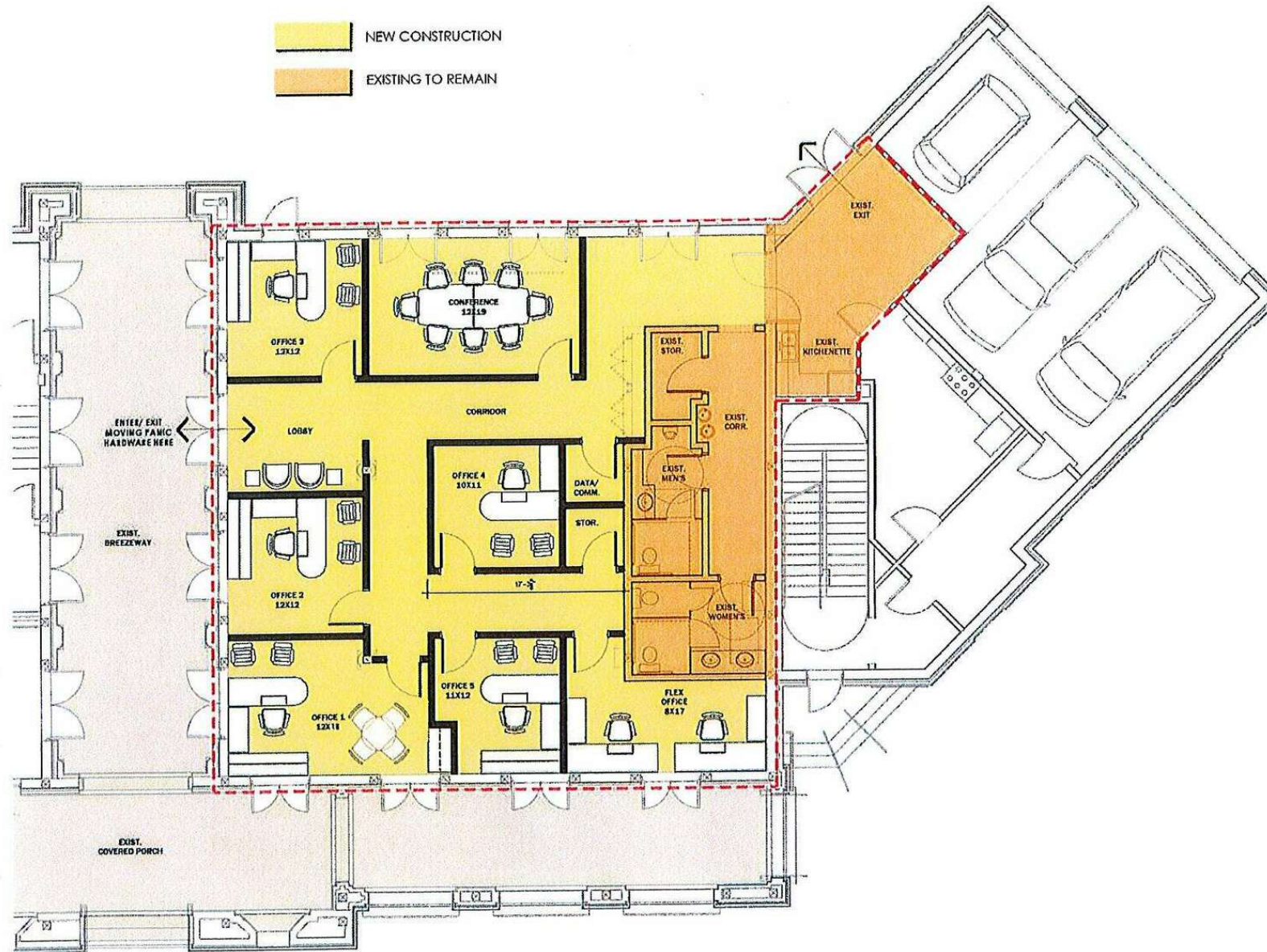
- Commercial Space available in Walnut Grove -- Southwest Louisiana's premier Traditional Neighborhood Development (TND)
- Walnut Grove is located off of West Sallier Street, just minutes from Downtown Lake Charles
- 2,702 SF available on the 1st floor of The Lawton Building, the Majestic Hall
- Other tenants in the building are Morgan Stanley (3rd floor) and Jack Lawton Companies (2nd floor)
- Next door to popular dining establishments, Calla Restaurant and The Bakery.

OFFERING SUMMARY

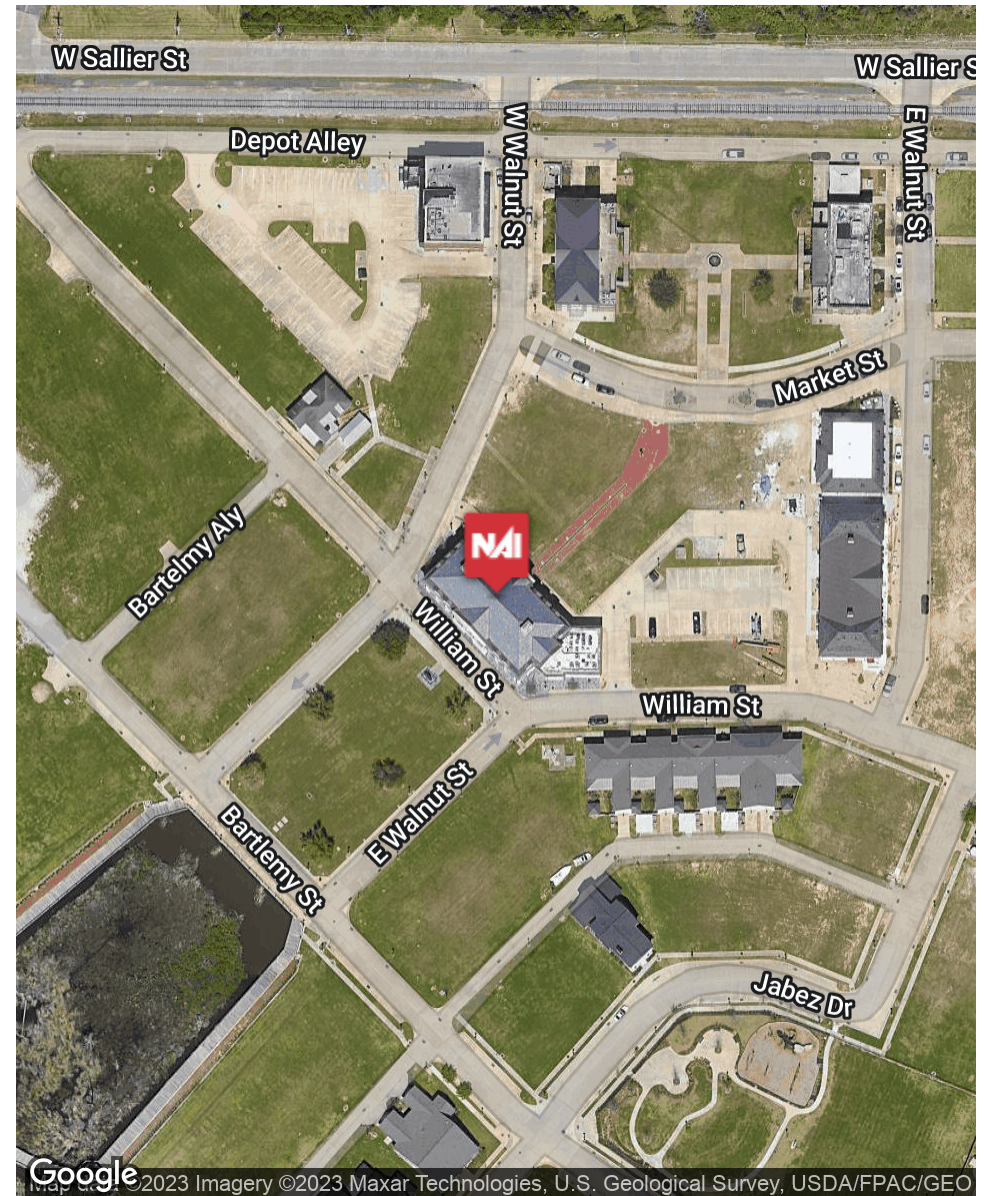
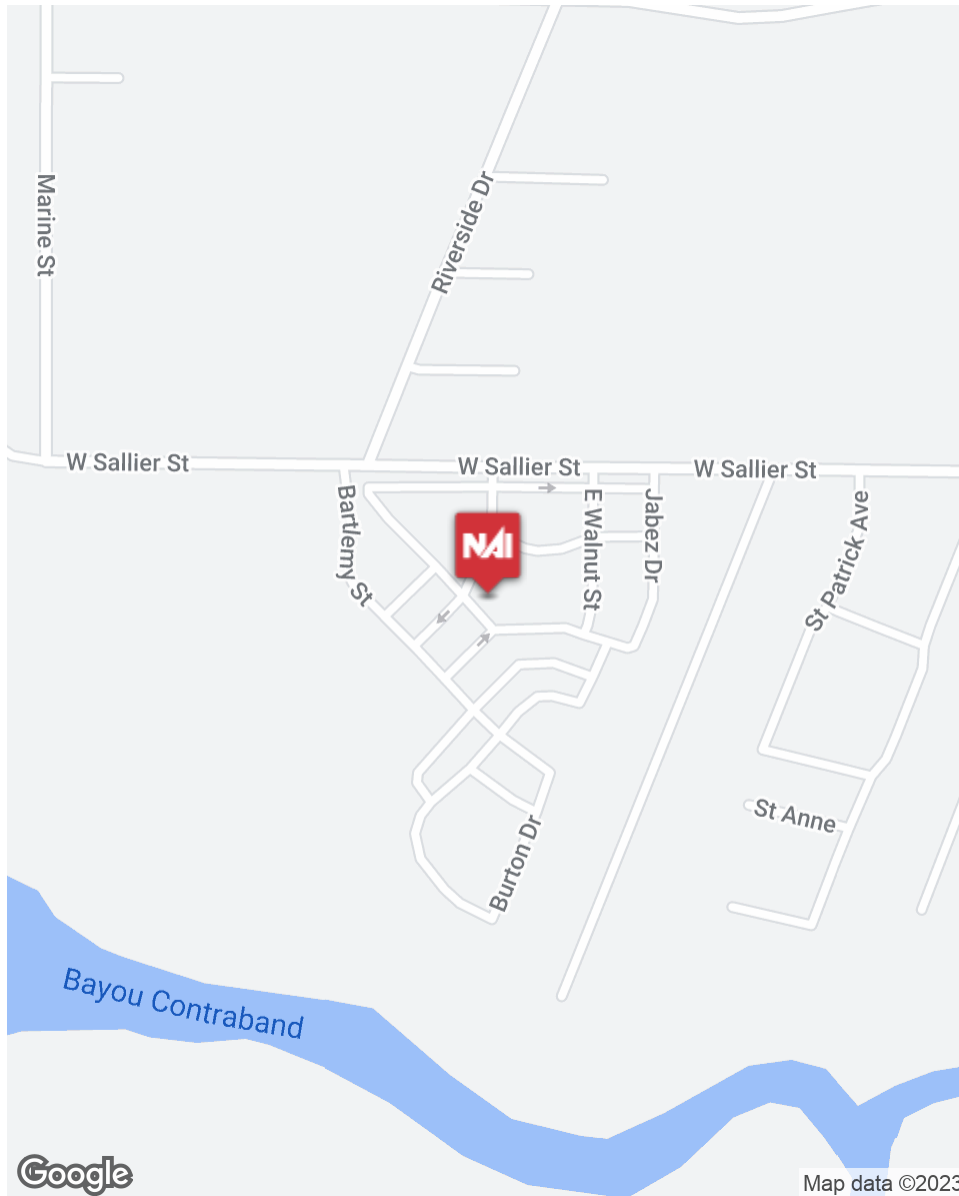
Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	2,702 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	854	2,808	5,807
Total Population	1,155	4,181	9,393
Average HH Income	\$67,298	\$77,010	\$61,525

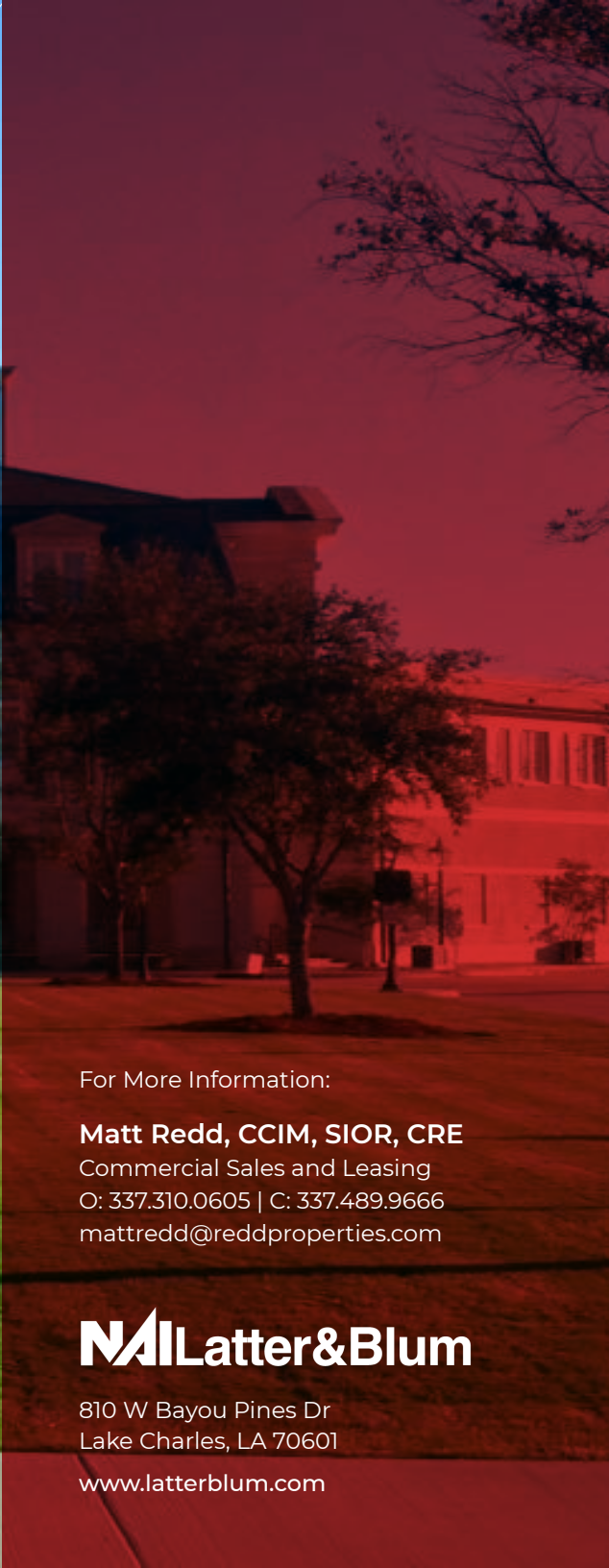
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For More Information:

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