

**For
Lease**

31,500 Square Feet

1313 Country Club Road, Lake Charles, LA 70605



Property Features

- +/- 31,500 square feet
- 410' Frontage on Country Club Road
- 4 acre site
- Lake Charles Zoning- Mixed Use
- 200+ car parking
- New Electrical System
- Sprinkler Systems
- 22' Eave Height
- Fenced Perimeter

For Lease

Contact agent for more details

127 W. Broad Street Ste. 710
Lake Charles, LA, 70601

O. 337.433.0511

F. 337.439.4021

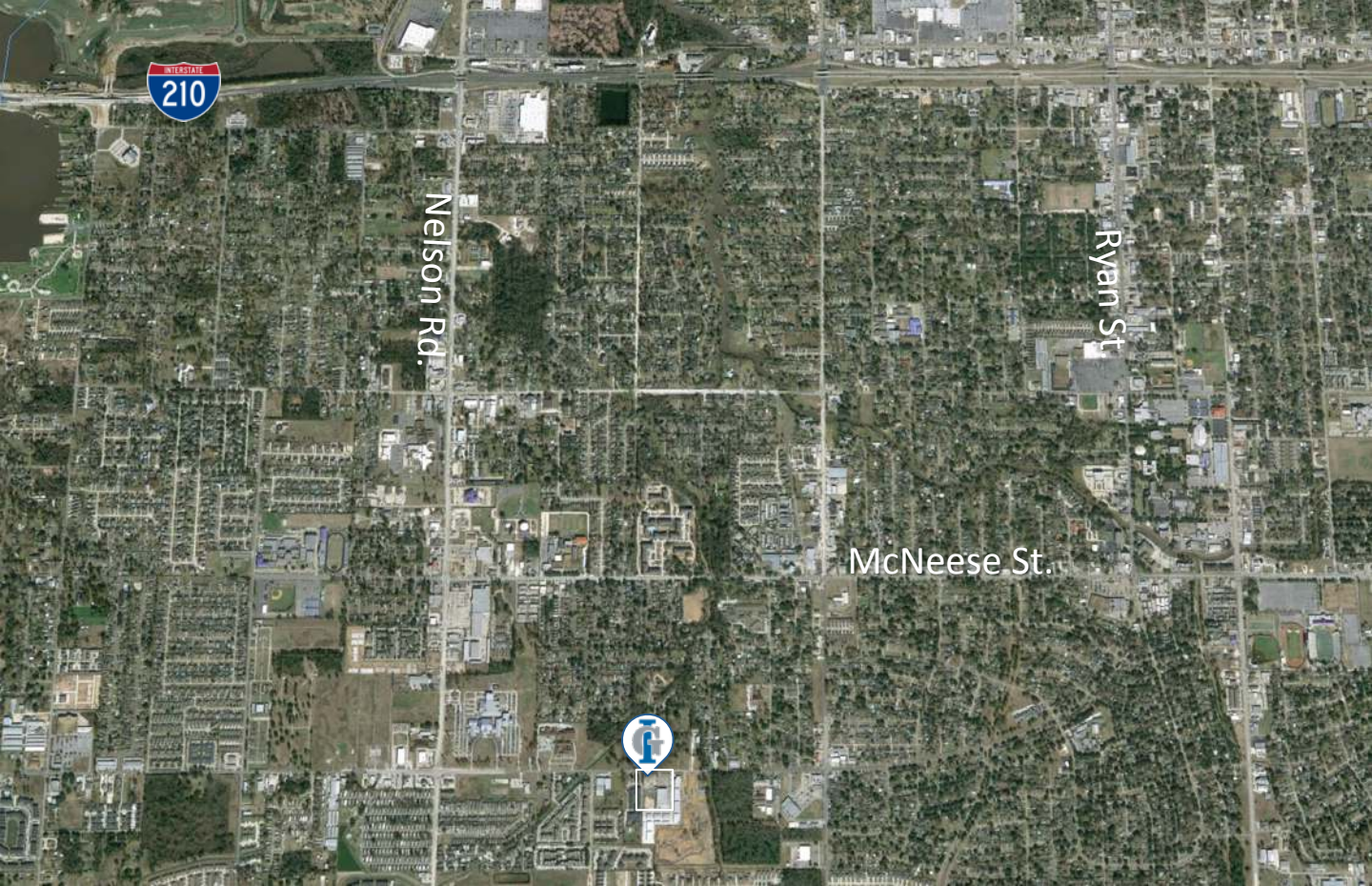
For More Information

Blake Soto
337.764.6556

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www.InvestorsGroupLA.com



Located in South Lake Charles, this 32,000 Square Foot building on 4 acres boasts incredible potential. Proximity to the Trunkline, Magnolia and G2X projects, the several area schools and Mixed Use Zoning- the facility could be a family entertainment venue, exercise facility, office an engineering or construction firm... The location will continue to improve as the area grows to support SWLA's estimated \$98 Billion Dollars of major expansion.

Demographic Profile (7 & 15 Minute Drive Times)

7 minute
2015 Population 33,846
2015 Households 13,759
2015 Median Household Income \$58,413
2015 Avg. Household Income \$90,565
15 minute
2015 Population 86,858
2015 Households 35,312
2015 Median Household Income \$43,973
2015 Avg. Household Income \$67,909

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