

Country Club Plaza Shopping Center

4443 & 4451 Nelson Road, Lake Charles, LA 70605
Neighborhood Shopping Center



Property Highlights Include:

- 72,887 Total Square Feet
- 97% Occupied
- Multiple Ingress/Egress points on Nelson Road and McNeese Street
- Anchored by Market Basket Grocery Store
- Traffic Light Intersection
- Great Visibility

2,400 SF Available (4451)

900 SF Available (4443)

Lake Charles is the fastest growing area in Louisiana with \$98 Billion in Capital Investments creating 50,000 new jobs in our immediate area.

Country Club Plaza is the premier location in Lake Charles located at the intersection of Nelson Road and McNeese Street, the major arteries serving the most prominent growth corridor of our town.

This neighborhood shopping center is perfect for any food/retail establishment requiring high visibility, high traffic counts, ample parking, easy ingress and egress together with the highest average household incomes in Southwest Louisiana.

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

www.InvestorsGroupLA.com

O. 337.433.0511

F. 337.439.4021

For More Information:

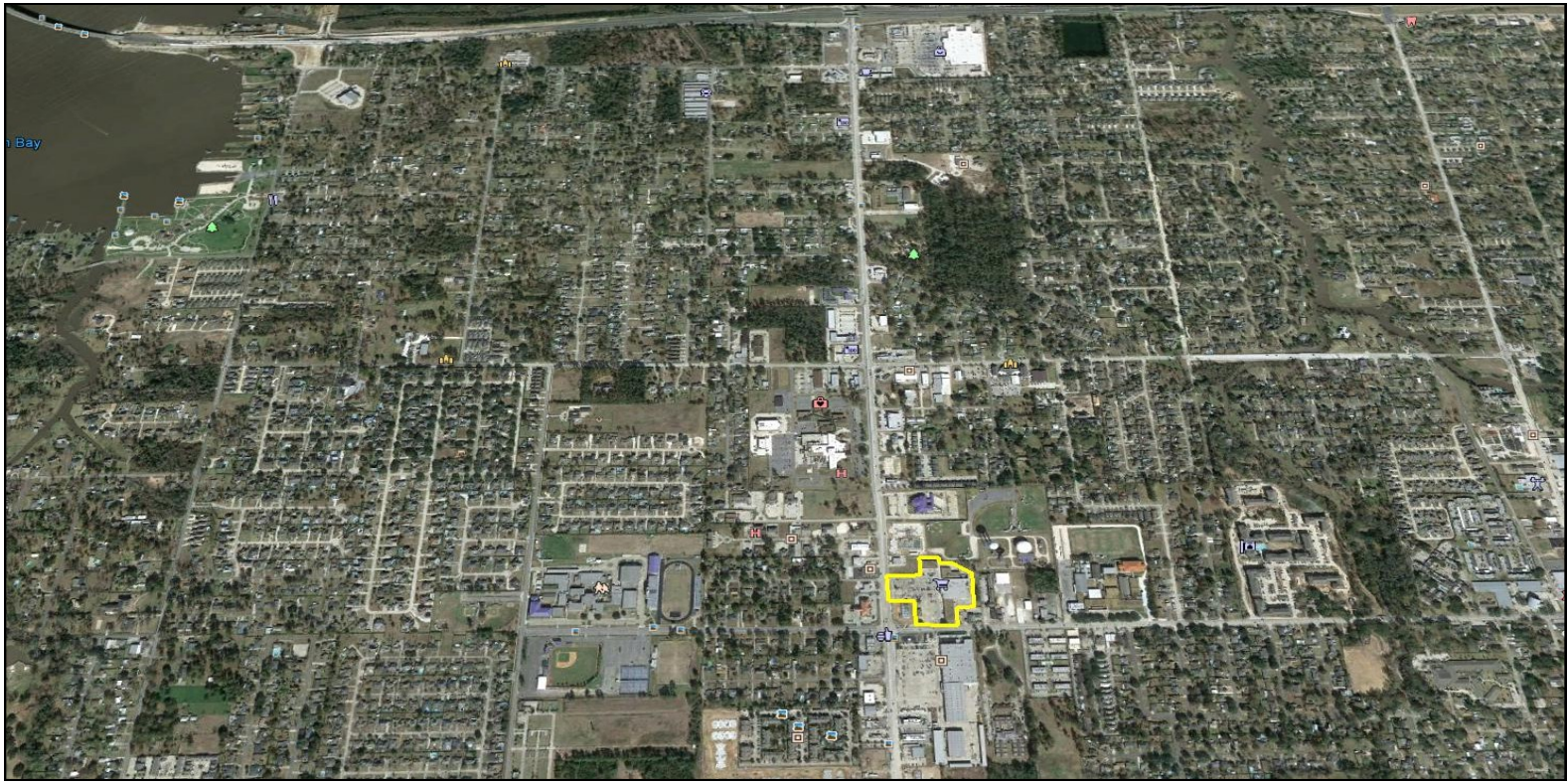
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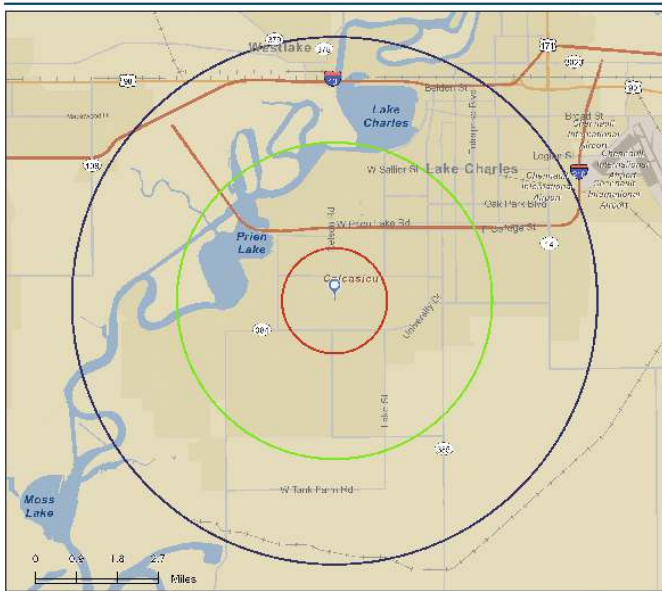




Site Map

rings, country club plaza
Ring: 1, 3, 5 Miles

Prepared by James Klumpp
Latitude: 30.176736
Longitude: -93.248286



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October 08, 2013

2015 DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	9,506
3 miles	45,177
5 miles	79,274

AVERAGE HOUSEHOLD INCOME

1 mile	\$106,613
3 miles	\$83,106
5 miles	\$69,477

TRAFFIC COUNT

Nelson Road at Cappy Drive
24,464 vpd (2010)

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