

# Country Club Plaza Expansion

NE Corner of McNeese Street and Nelson Road Lake Charles, LA 70605



COUNTRY CLUB PLAZA - CORNER DEVELOPMENT



COUNTRY CLUB PLAZA - CORNER DEVELOPMENT



Lake Charles is the fastest growing area in Louisiana with \$60 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 development 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.

**Reserving space now for Summer 2014.**

J. Hardtner Klumpp

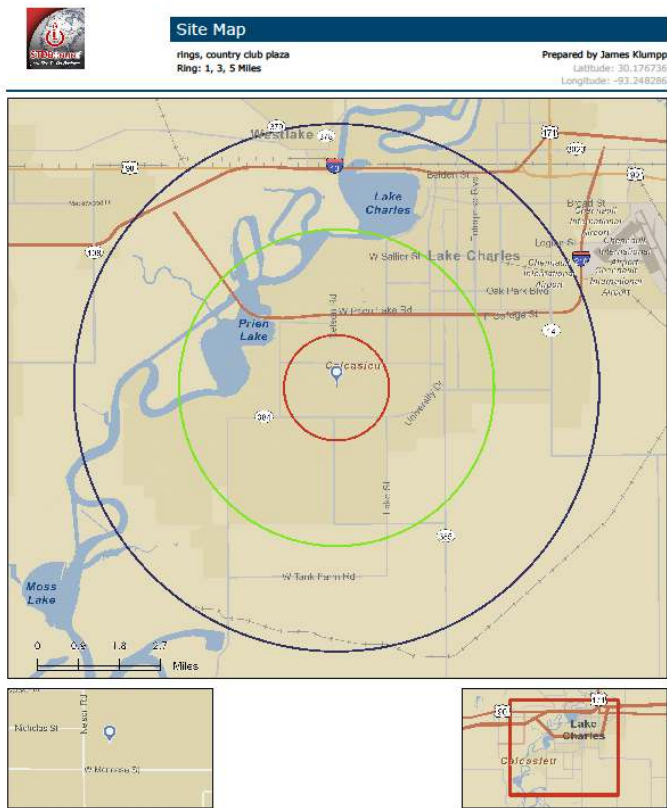
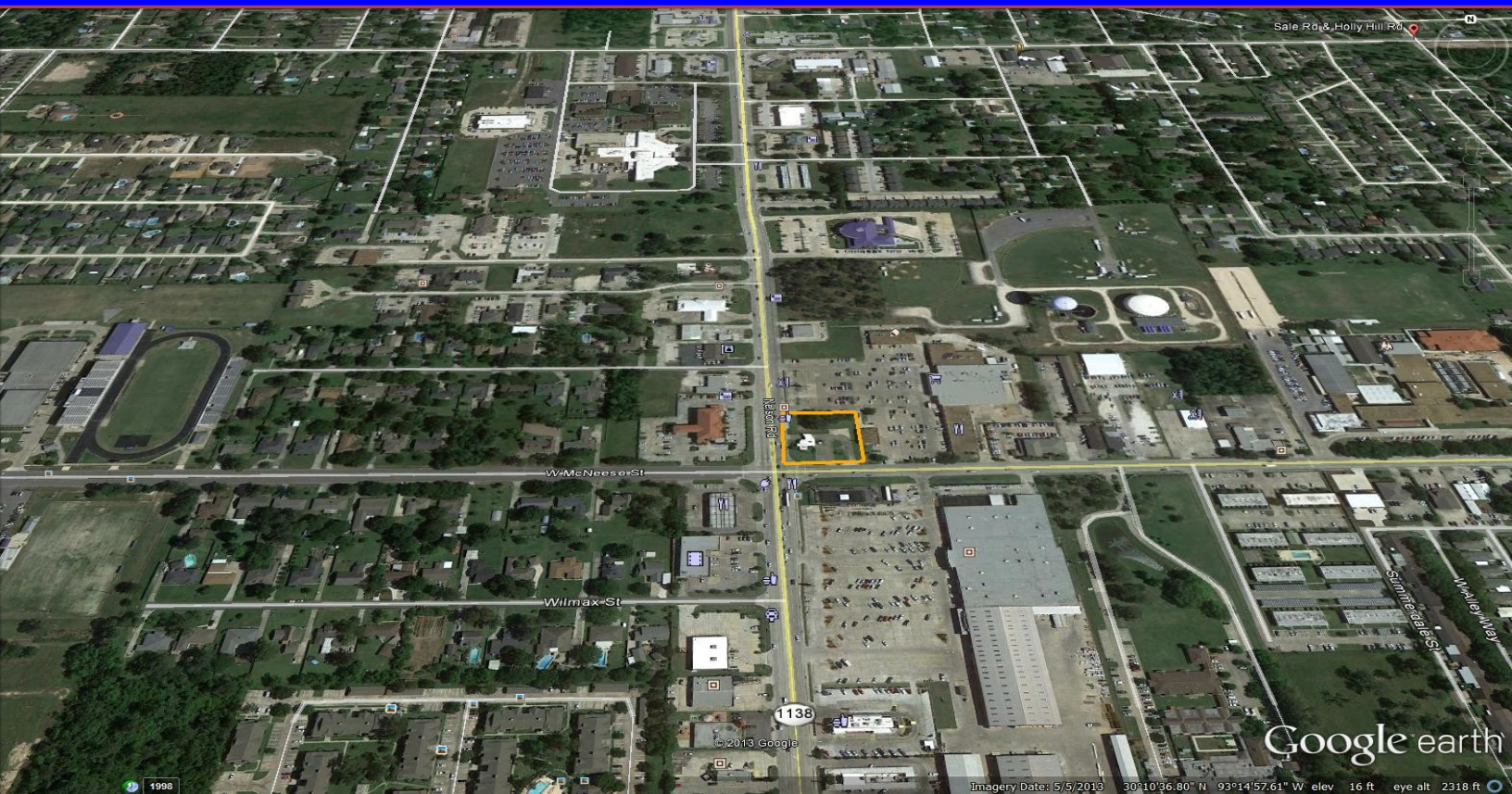
P. 337.433.0511  
F. 337.439.4021

hklumpp@investorsgrouppla.com





# Country Club Plaza Expansion



## 2013 DEMOGRAPHICS

### POPULATION ESTIMATE

1 mile	9,208
3 miles	44,317
5 miles	79,376

### AVERAGE HOUSHOLD INCOME

1 mile	\$88,247
3 miles	\$71,800
5 miles	\$62,718

### TRAFFIC COUNT

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

J. Hardtner Klumpp

P. 337.433.0511  
F. 337.439.4021

hklumpp@investorsgrouppla.com



© 2013 IGR

October 08, 2013