

For Lease

Magnolia Square Shopping Center

605 Prien Lake Rd, Lake Charles, LA. 70601



Property highlights Include:

- 16,450 Total Square Feet
- 100+ parking spaces
- Surrounded by National Retailers: Dicks Sporting Goods, Pier 1, Petco, Dillards, Best Buy, Kohls, Cinemark
- Multiple Ingress/Egress Points
- Fantastic Visibility on Prien Lake Road and Interstate 210
- Across the street from the Prien Lake Mall

1,000 Sq. Ft. Available

2,230 Sq. Ft. Available

*Contact Agent for details and lease rates

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

www.InvestorsGroupLA.com

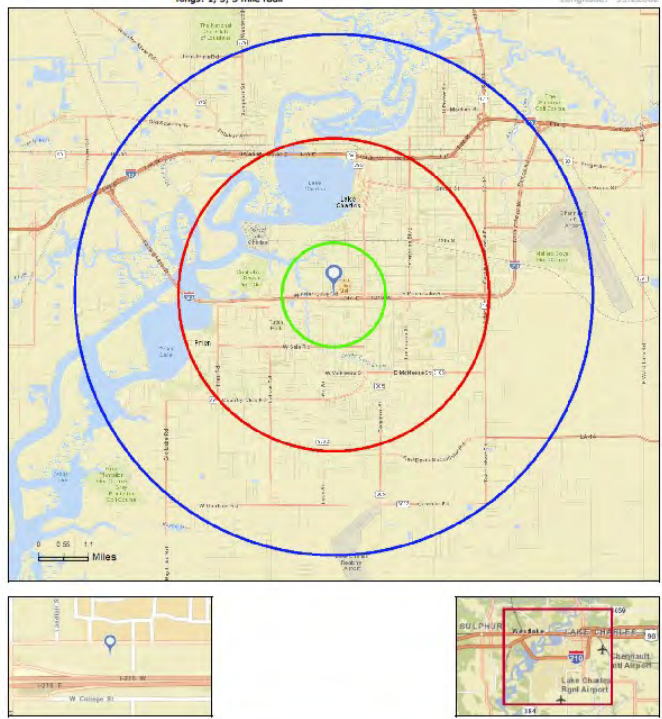
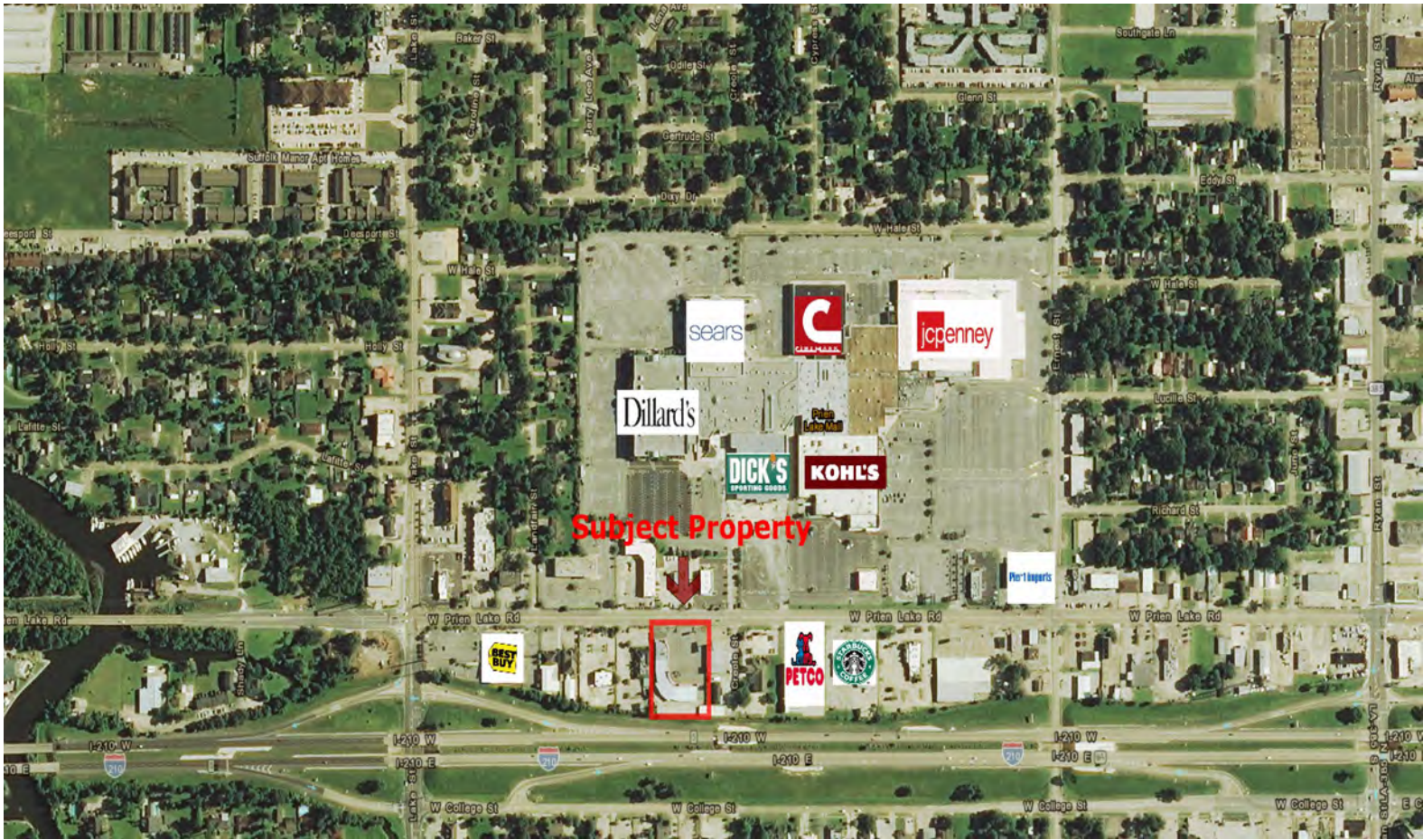
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DEMOGRAPHICS

POPULATION ESTIMATE

1 mile	8,123
3 miles	59,046
5 miles	92,783

AVERAGE HOUSHOLD INCOME

1 mile	\$56,281
3 miles	\$64,898
5 miles	\$65,222

Average Daily Traffic

Prien Lake Rd	17,015
I-210	61,555

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