

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](http://www.InvestorsGroupLA.com)

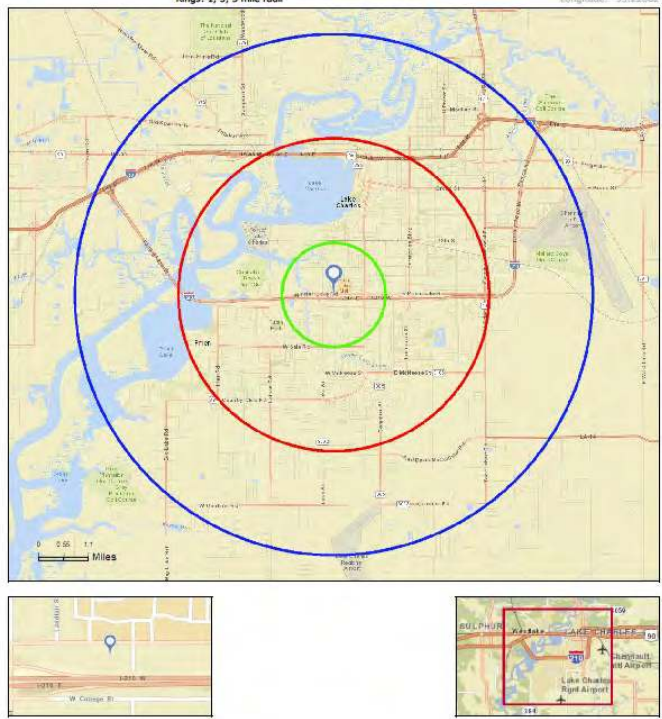
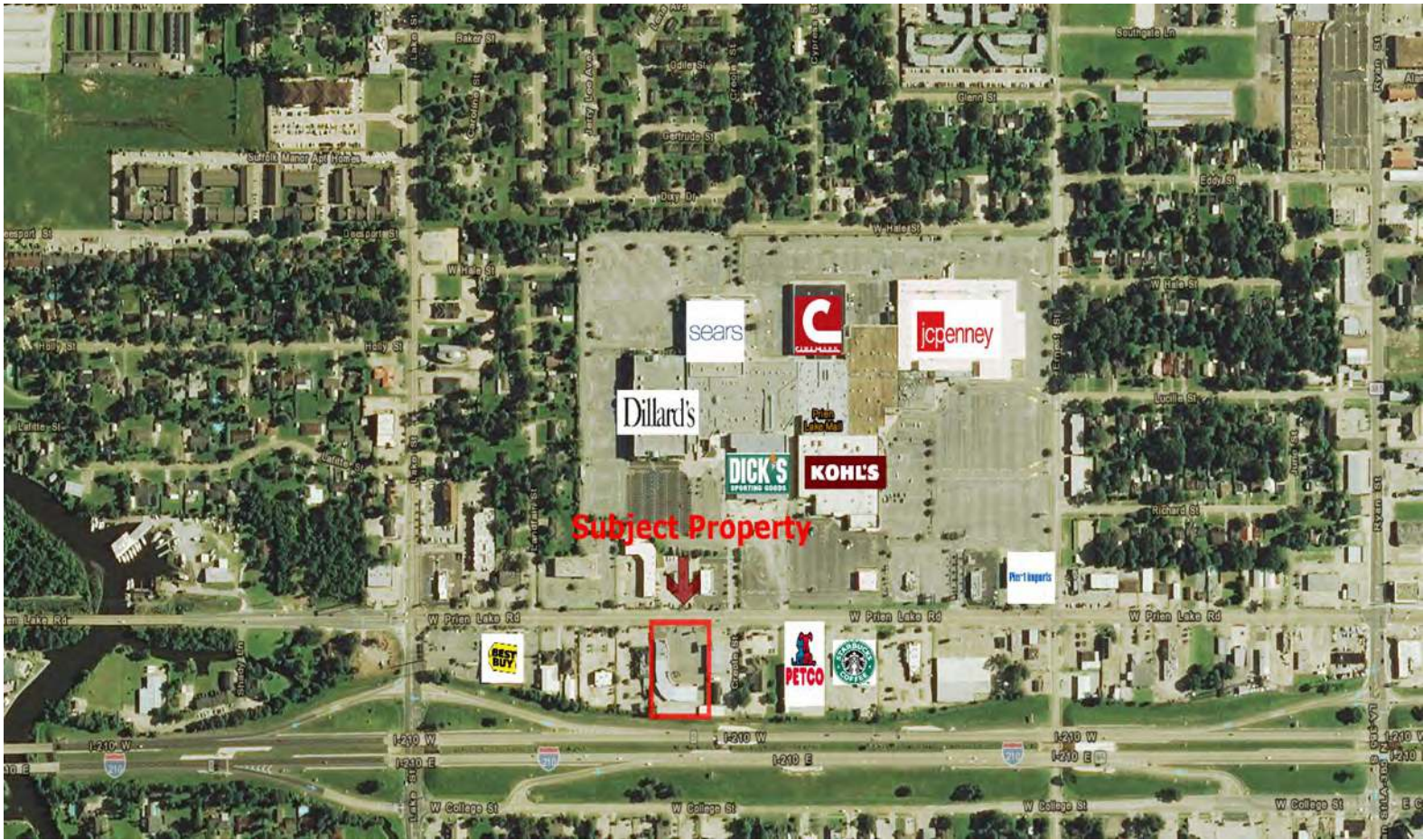
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**DEMOGRAPHICS**

**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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