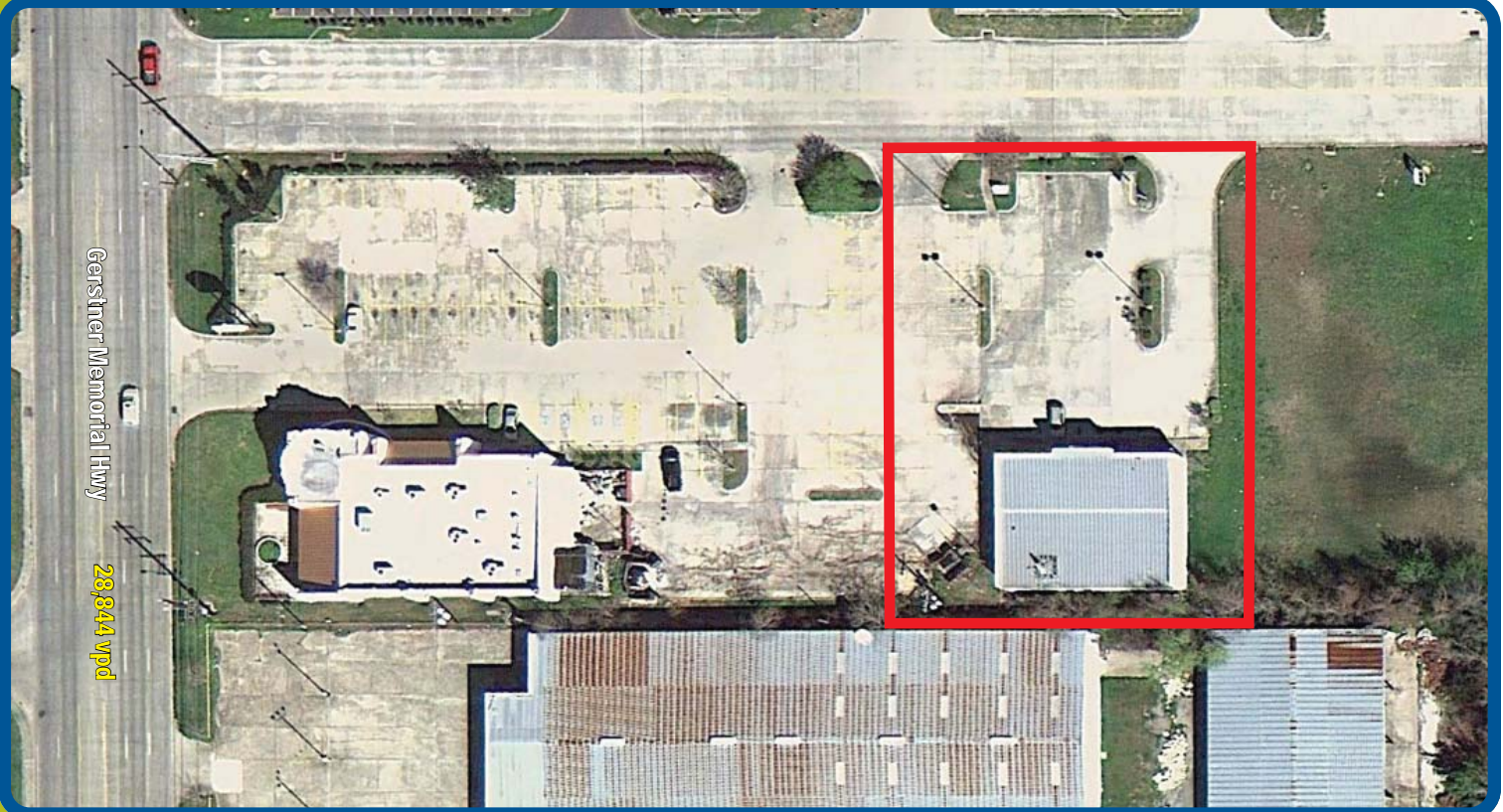


LAKE CHARLES, LOUISIANA

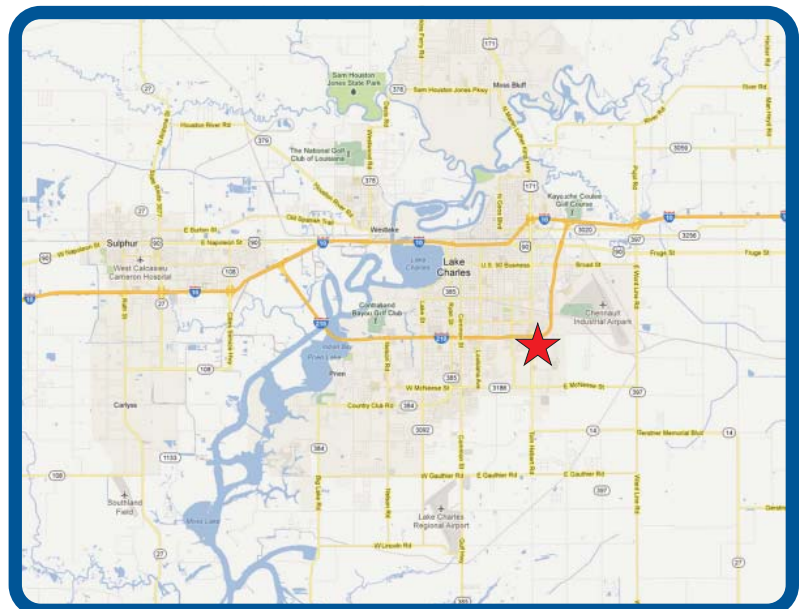
2615 Dillard Loop



- Single tenant or divisible
- Nearby tenants: Walmart, Academy Sports, Lowes, Old Navy and more
- Many National restaurants nearby
- Owner is aggressive on rates

Site Acreage: 0.74 +/-
Building Sf: 4,700
Parking Spaces: 39
Drive-Thru: No

| 2615 Dillard Loop | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Est. Population | 6,384 | 44,416 | 80,926 |
| Est. Households | 2,540 | 17,851 | 32,864 |
| Median Income | \$31,015 | \$34,437 | \$40,896 |
| Daytime Population | 2,007 | 28,899 | 53,388 |



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1. Front elevation which faces north



2. Primary signage