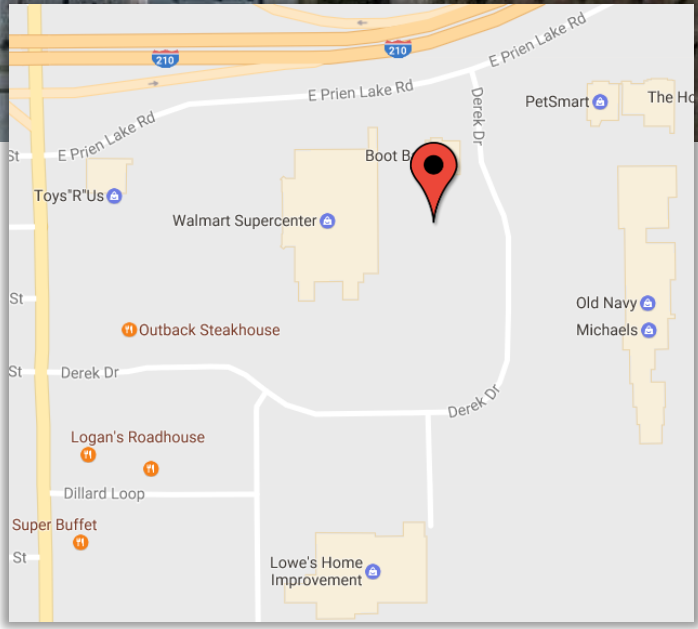


For Sale or Lease
±1 Acre
Retail Outparcel/
Retail Space (Build to Suit)



Cinemark Outparcel

Lake Charles, LA 70607

For more information:

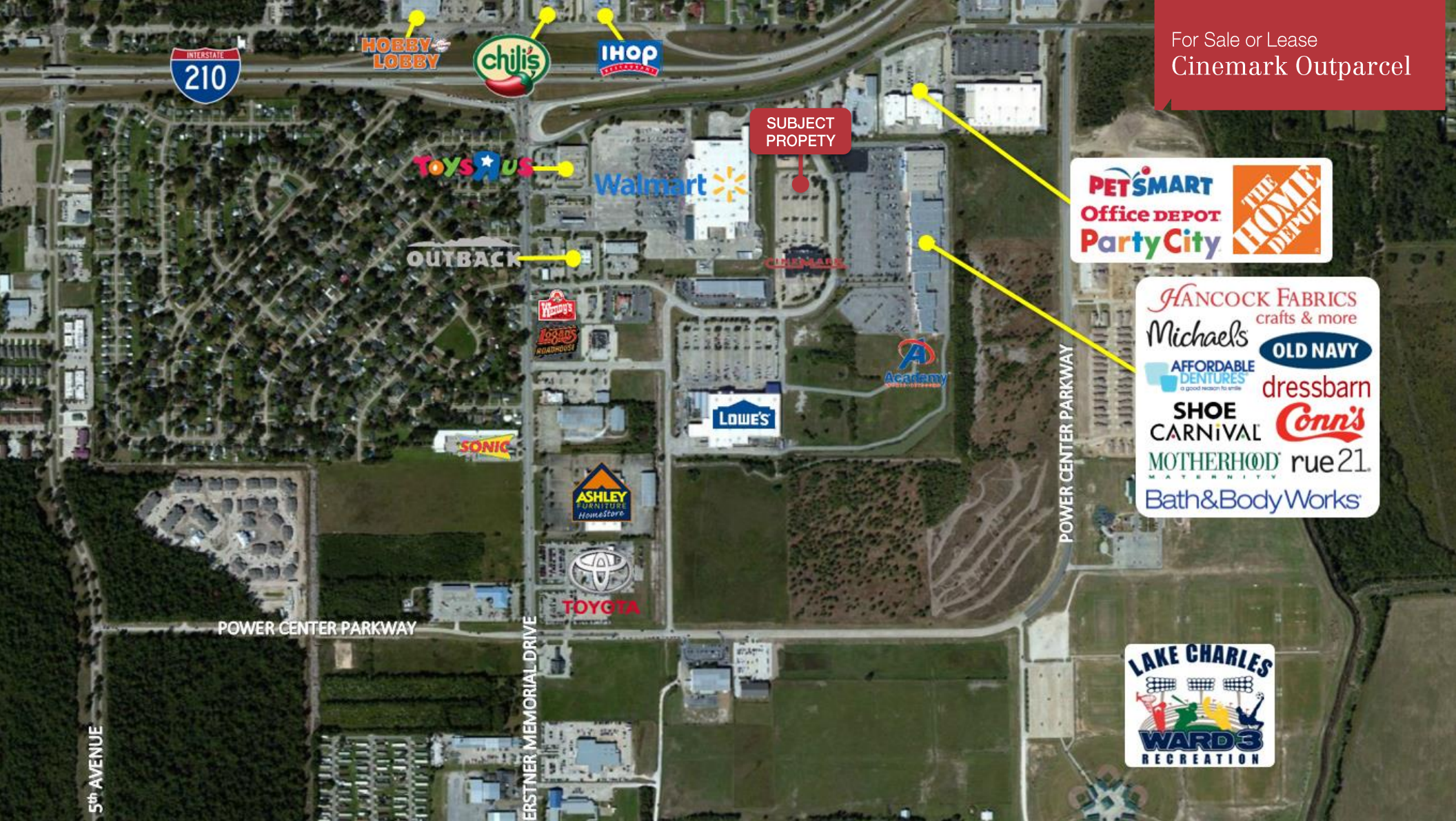
Andrew Vanchiere, CCIM

+1 337 304 1341 • andrewvanchiere@latterblum.com

Property Features

- Outparcel Available in PRIME Retail Location on Derek Drive
- Site is Approximately 1 Acre and Available For Sale or Lease (build to suit)
- Located Directly in Front of Cinemark Movie Bistro
- Adjacent Retail Includes: Wal-Mart Supercenter, Academy, Home Depot, Old Navy, Outback Steakhouse, Boot Barn, Conn's, Toys R' Us, Shoe Carnival, etc.
- Site has Easy Access to Interstate 210
- Captive & Dense Trade Area
- Traffic Counts - 48,000 Vehicles Per Day

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



For Sale or Lease
Cinemark Outparcel

SUBJECT
PROPERTY



Contact Agent For Additional Information
Andrew Vanchiere, CCIM
(337) 304-1341
andrewvanchiere@latterblum.com

Pricing Information

- Outparcel is Available For Sale at \$500,000
- Owner will Build to Suit approximately 6,000 SF at \$22/SF (subject to specs, lease terms, etc.)