

# Available for Sublease

Former KFC - Lake Charles, LA

2412 Ryan St  
Lake Charles, LA

## Property Specifications

- 2,150 SF free-standing building located on 0.78 acre parcel
- Located on Ryan St (13,314 CPD 2023), a major north/south connector road between I-10 (80,171 CPD 2023) and I-210 (62,802 CPD)
- 1.2 miles from Ochsner St Patrick Hospital (230 beds), 1.3 miles from Lake Charles Memorial Hospital (314 beds) and 1.7 miles from McNeese State University (5,707 students)
- Lake Charles is an ideal trade and commerce hub, close to major highways, railways, and the Port of Lake Charles
- Lease end date 7/31/2039 with options available.



## Demographics

Source: Esri 2023

### 1 Mile

10,220 Estimated Population	 15,619 Daytime Population	\$73,541 Average Household Income	 37.6 Median Age
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### 3 Mile

62,322 Estimated Population	 83,585 Daytime Population	\$74,407 Average Household Income	 37.7 Median Age
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### 5 Mile

104,299 Estimated Population	 119,440 Daytime Population	\$80,873 Average Household Income	 38 Median Age
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**stirling**

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