

10,225 SF FORMER CHUCK E. CHEESE WITH INTERSTATE FRONTAGE

3221 E Prien Lake Rd, Lake Charles, LA 70615



Sale / Lease Brochure

OFFERING

Buff Teague
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Will Chadwick
318-510-8161
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- This **10,225 SF former Chuck E. Cheese** sits on a 2-acre parcel along East Prien Lake Road in Lake Charles.
- The site includes dedicated off-street parking and pylon signage.
- The property is positioned in a high-traffic retail corridor surrounded by national retailers including Walmart, Home Depot, Lowe's, Academy, Cinemark, and Northern Tool + Equipment. Lake Charles Power Centre, home to major brands such as Michaels, Bath & Body Works, Old Navy, and Shoe Carnival, is located less than 1 mile away.
- Traffic counts exceed 61,600+ vehicles per day on I-210. The surrounding trade area supports over 109,800 residents within seven miles.
- **Do not disturb tenant.**
- *Contact broker for pricing and more information.*

PRICING OVERVIEW

Sale Price	Contact Broker
Lease Rate	Contact Broker
Available Space	10,225 SF
Lease Type	NNN

PROPERTY INFORMATION

Full Address	3221 E Prien Lake Rd, Lake Charles, LA 70615
Parish	Calcasieu
Land Size	2 Acres
Number of Buildings	1

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The information contained herein is believed to be accurate but is not warranted. JRE Brokerage makes no express or implied guarantees as to its accuracy. All figures, including square footage and building age, are approximate. Prospective parties should independently verify all details.

EXTERIORS

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**FREESTANDING 10,225 SF
RETAIL BUILDING
AVAILABLE FOR SALE OR LEASE**

EPRIEN LAKE RD

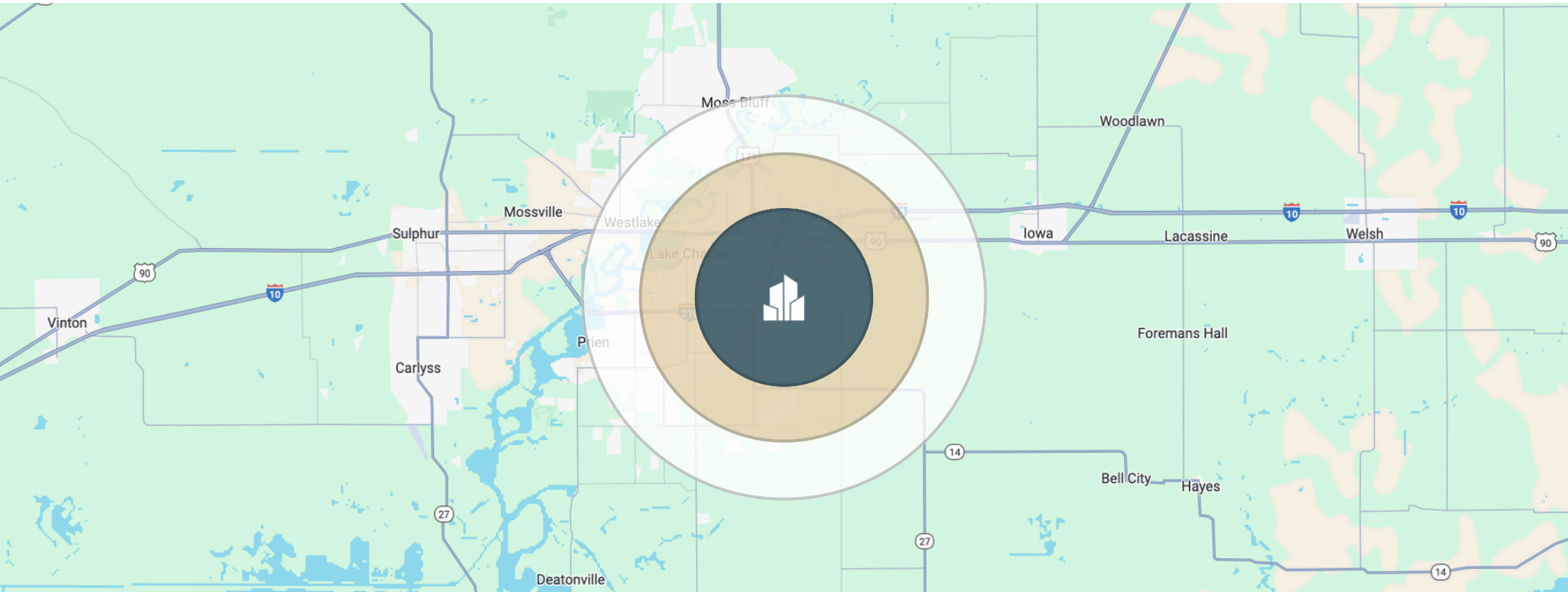
I-210 (61,600+ VPD)

DEMOGRAPHICS

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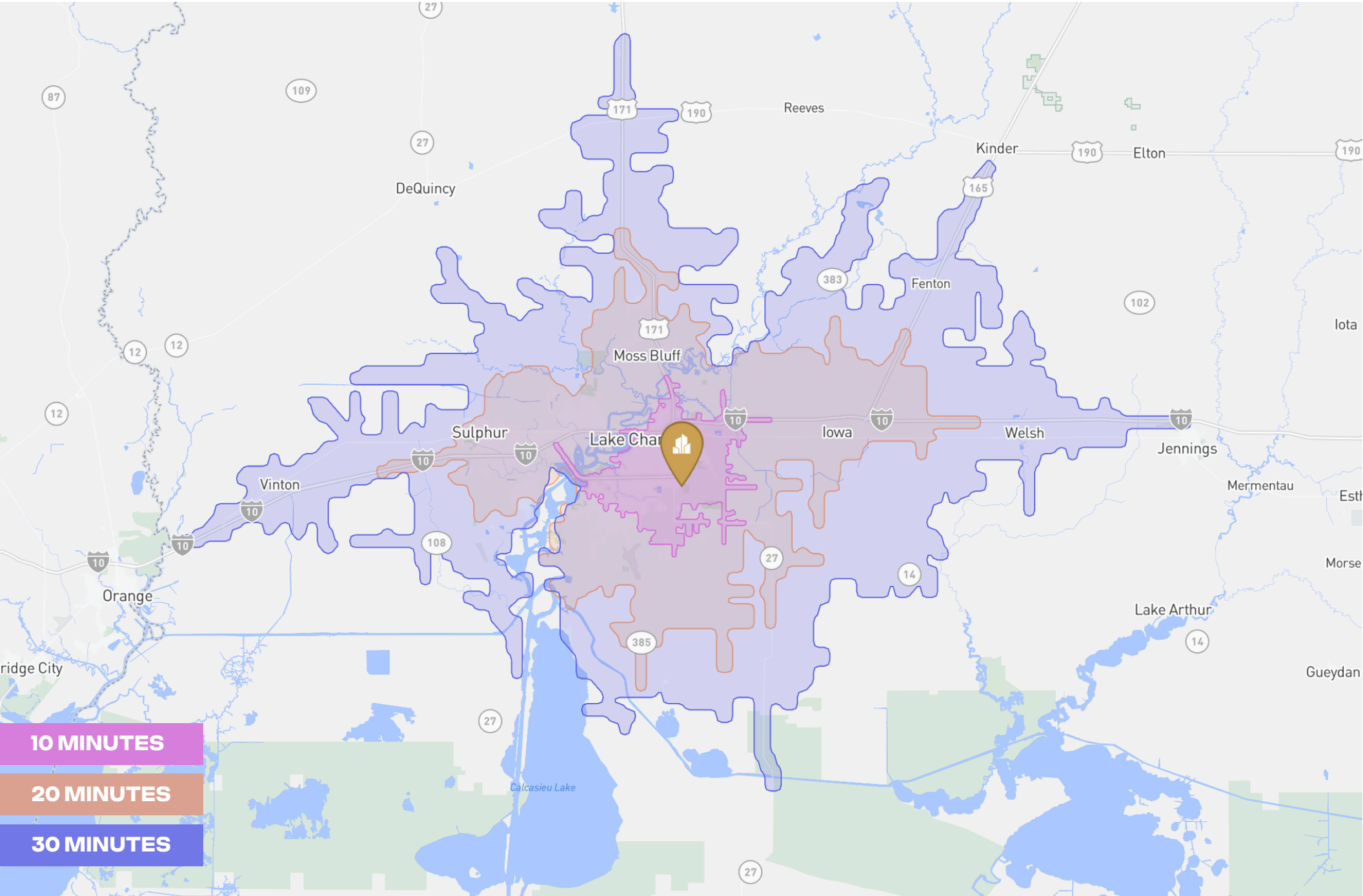
	3 MILES	5 MILES	7 MILES
Total Households	14,861	33,358	42,244
Total Population	38,778	83,675	106,340
Persons per Household	2.6	2.5	2.5
Average Household Income	\$60,523	\$73,581	\$80,003
Average House Value	\$187,495	\$248,710	\$265,307
Average Age	38	39	39
Average Age Male	37	38	38
Average Age Female	40	40	40

DRIVE TIME MAP

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RETAILERS

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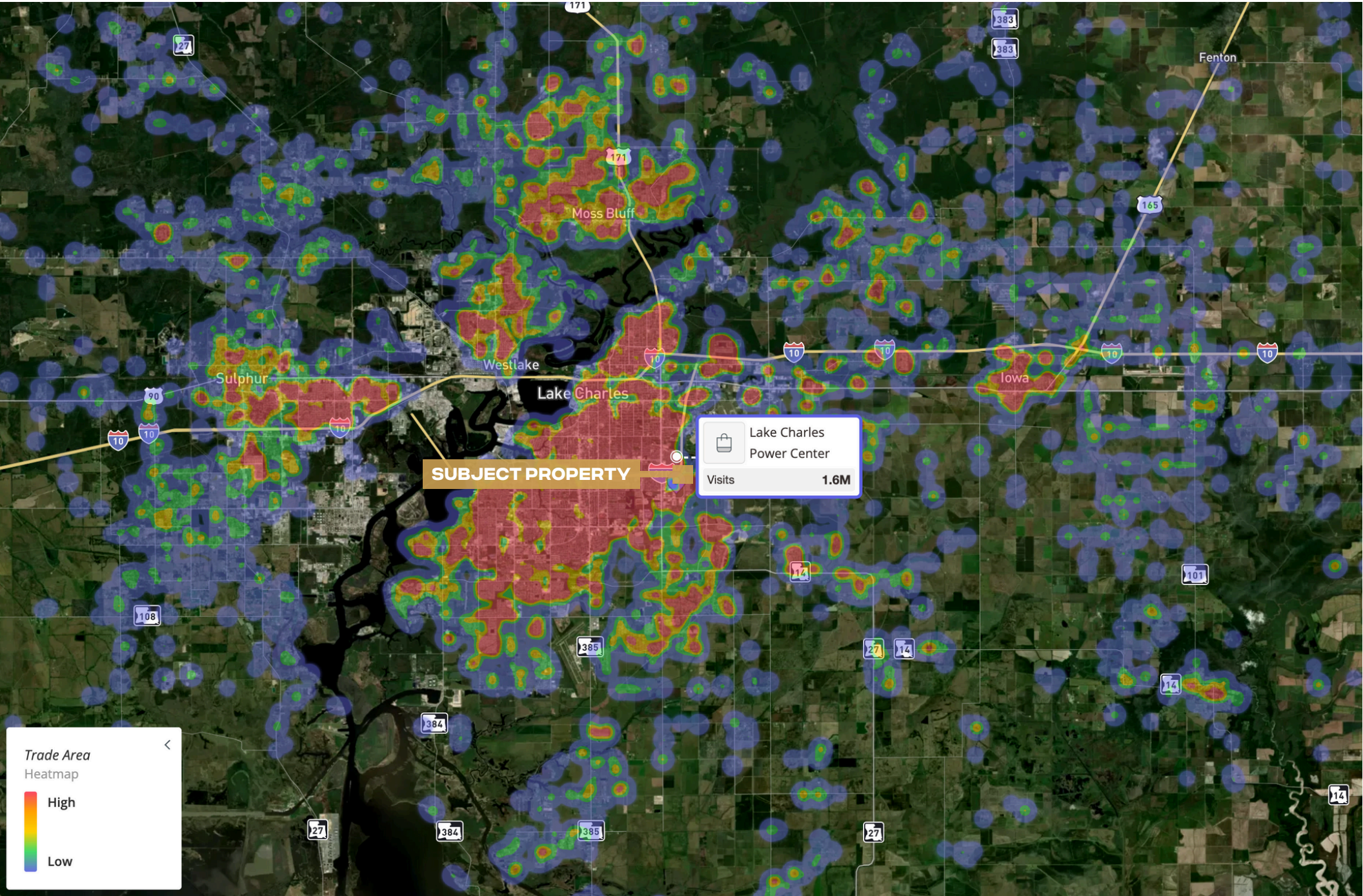
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TRADE AREA

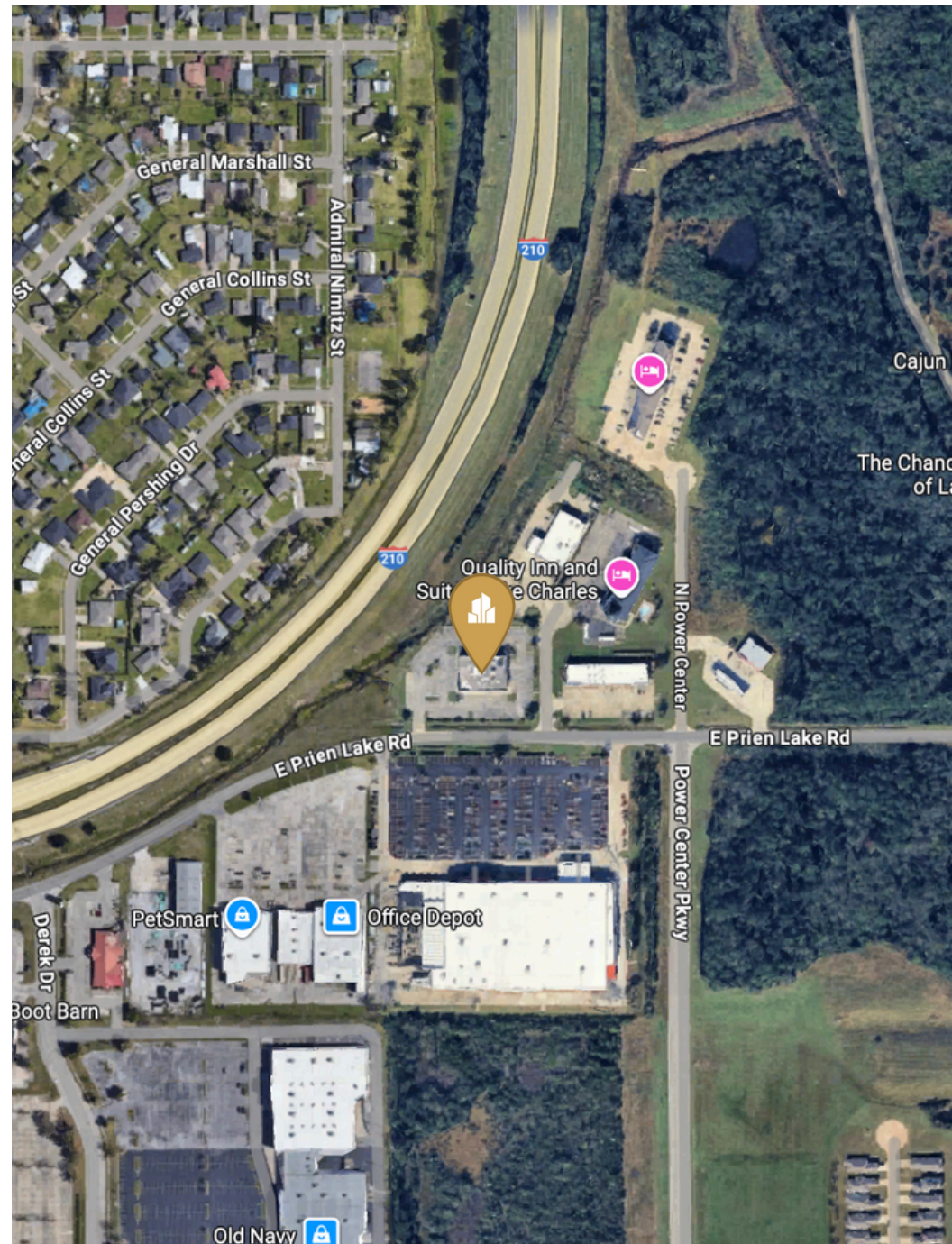
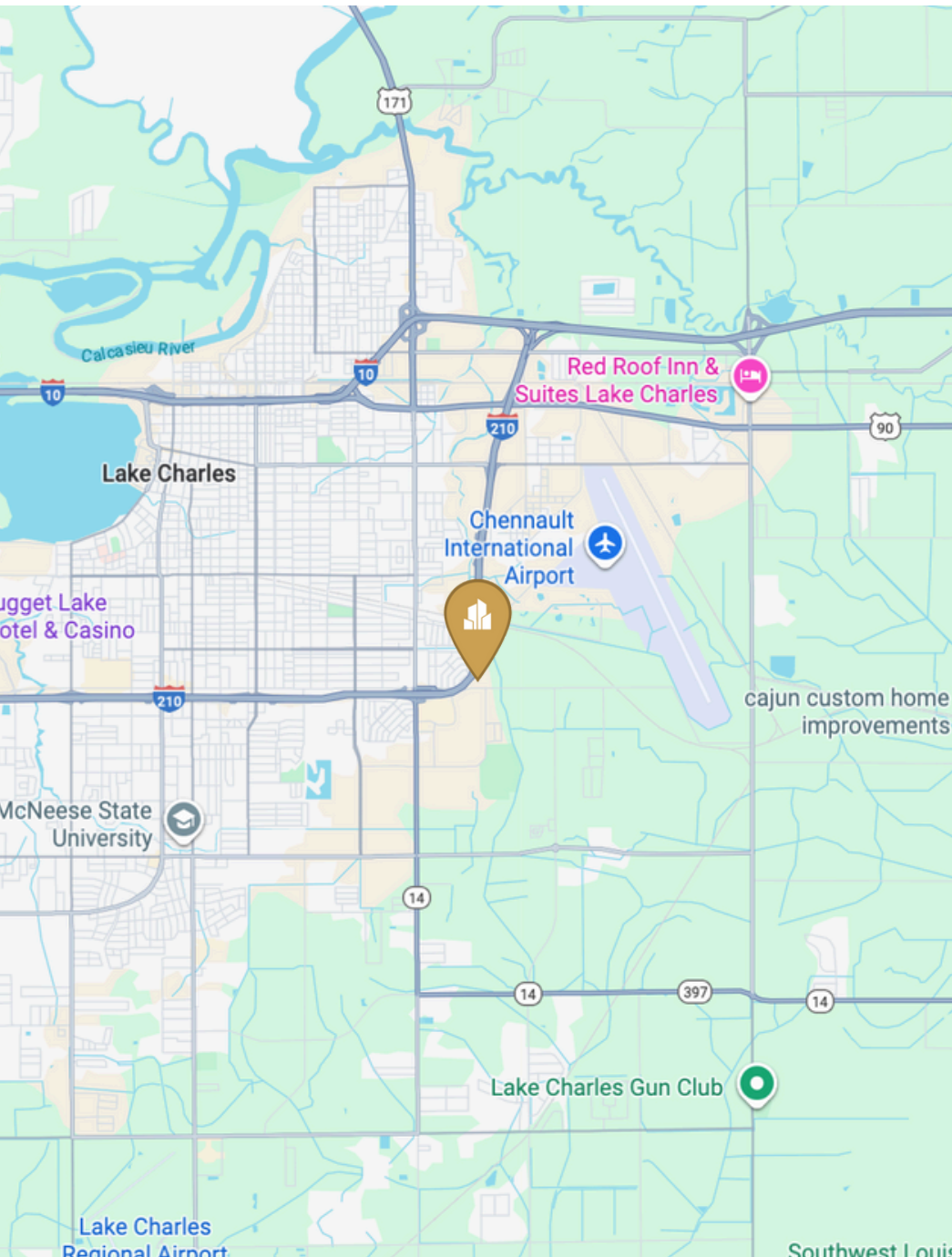


LOCATION

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CONTACT



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