

54,375 SF BIG BOX RETAIL WITH DOCK-HIGHS IN POWER CENTER

3401 Derek Dr, Lake Charles, LA 70607



Sale / Lease Brochure



OFFERING

Buff Teague
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Will Chadwick
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- This **54,375 SF big box retail space** is available for sale or lease within the Lake Charles Power Center.
- Formerly occupied by Conn's, the site features cross-access to 280+ parking spaces.
- The rear of the suite includes a dock-high loading ramp with two overhead doors.
- This highly-visible retail corridor features several national brands including Walmart, Academy, Lowe's, Michaels, Old Navy, Home Depot, Northern Tool + Equipment, PetSmart, and Cinemark.
- The property offers strong visibility situated just off I-210, which sees 61,600+ vehicles per day, as well as nearby 18,900+ vehicles per day on Gerstner Memorial Boulevard. The surrounding trade area includes 109,800+ residents within seven miles.
- *Do not disturb tenant. Contact broker for pricing and information.*

PRICING OVERVIEW

Sale Price	Contact Broker
Lease Rate	Contact Broker
Available Space	54,375 SF
Lease Type	NNN

PROPERTY INFORMATION

Full Address	3401 Derek Dr, Lake Charles, LA 70607
Parish	Calcasieu
Land Size	4.25 Acres
Number of Buildings	1

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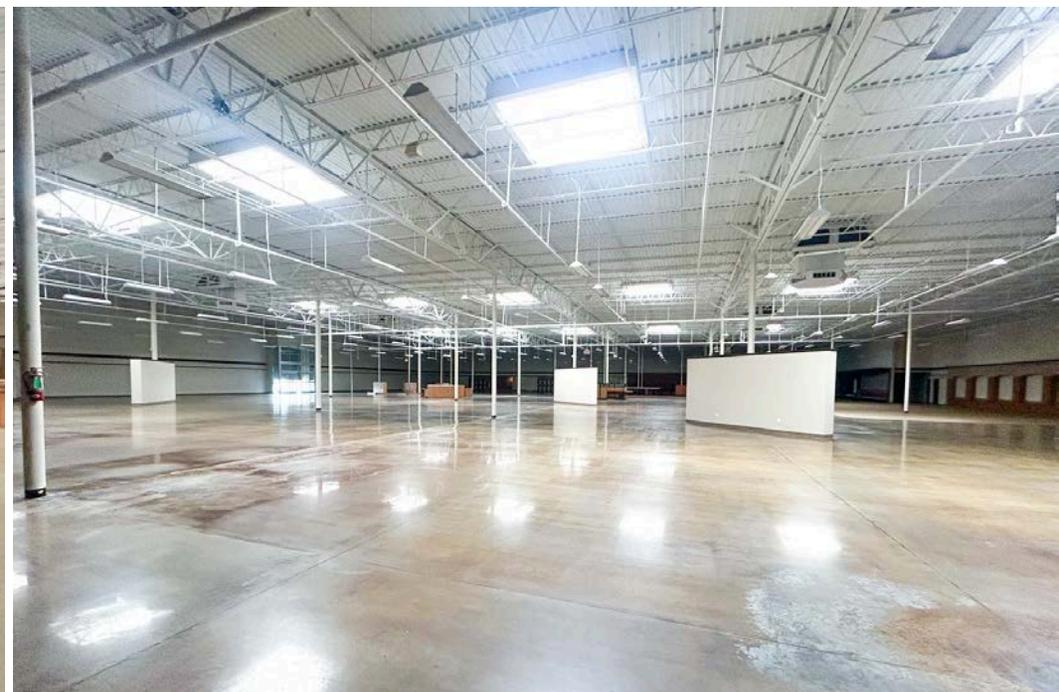
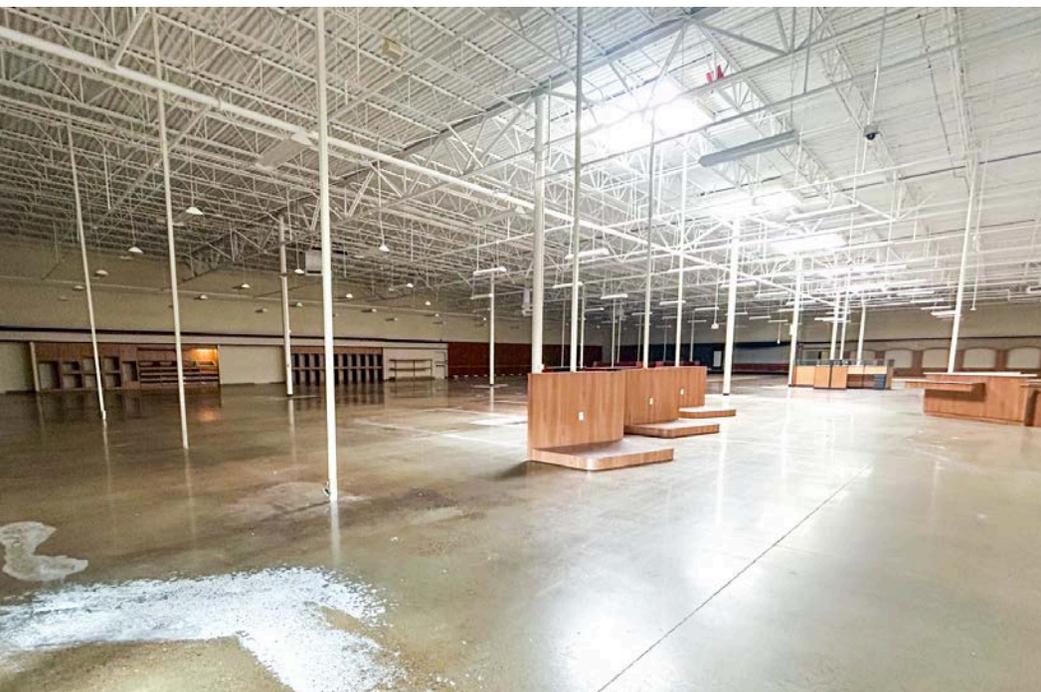
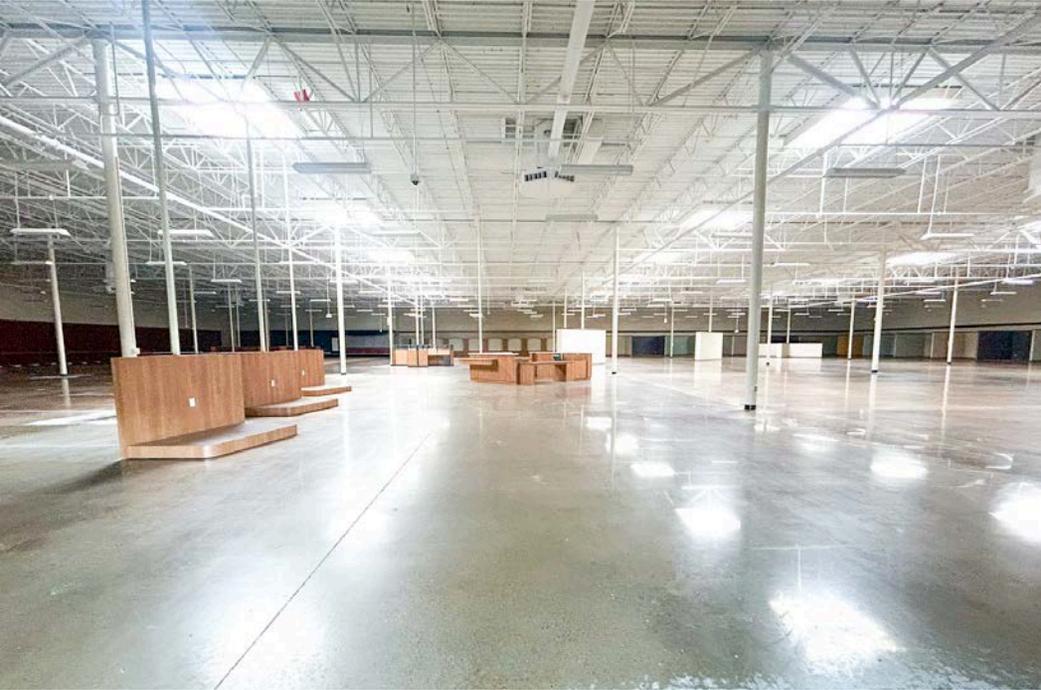
The information contained herein is believed to be accurate but is not warranted. JRE Brokerage makes no express or implied guarantees as to its accuracy. All figures, including square footage and building age, are approximate. Prospective parties should independently verify all details.

INTERIORS

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EXTERIORS

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GERSTNER MEMORIAL BLVD (19,700+ VPD)

I-210 (61,600+ VPD)
E PRIEN LAKE RD

DEREK DR

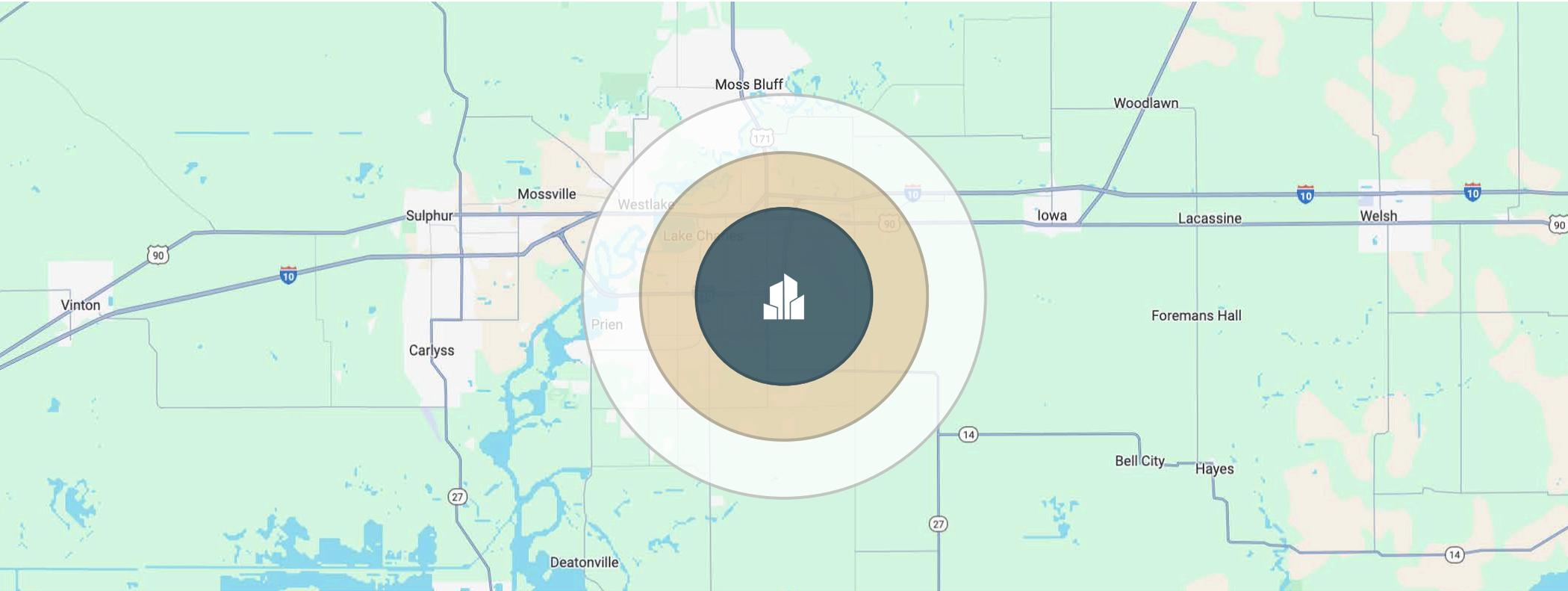
54,375 SF BIG BOX RETAIL
AVAILABLE FOR SALE OR LEASE

DEMOGRAPHICS

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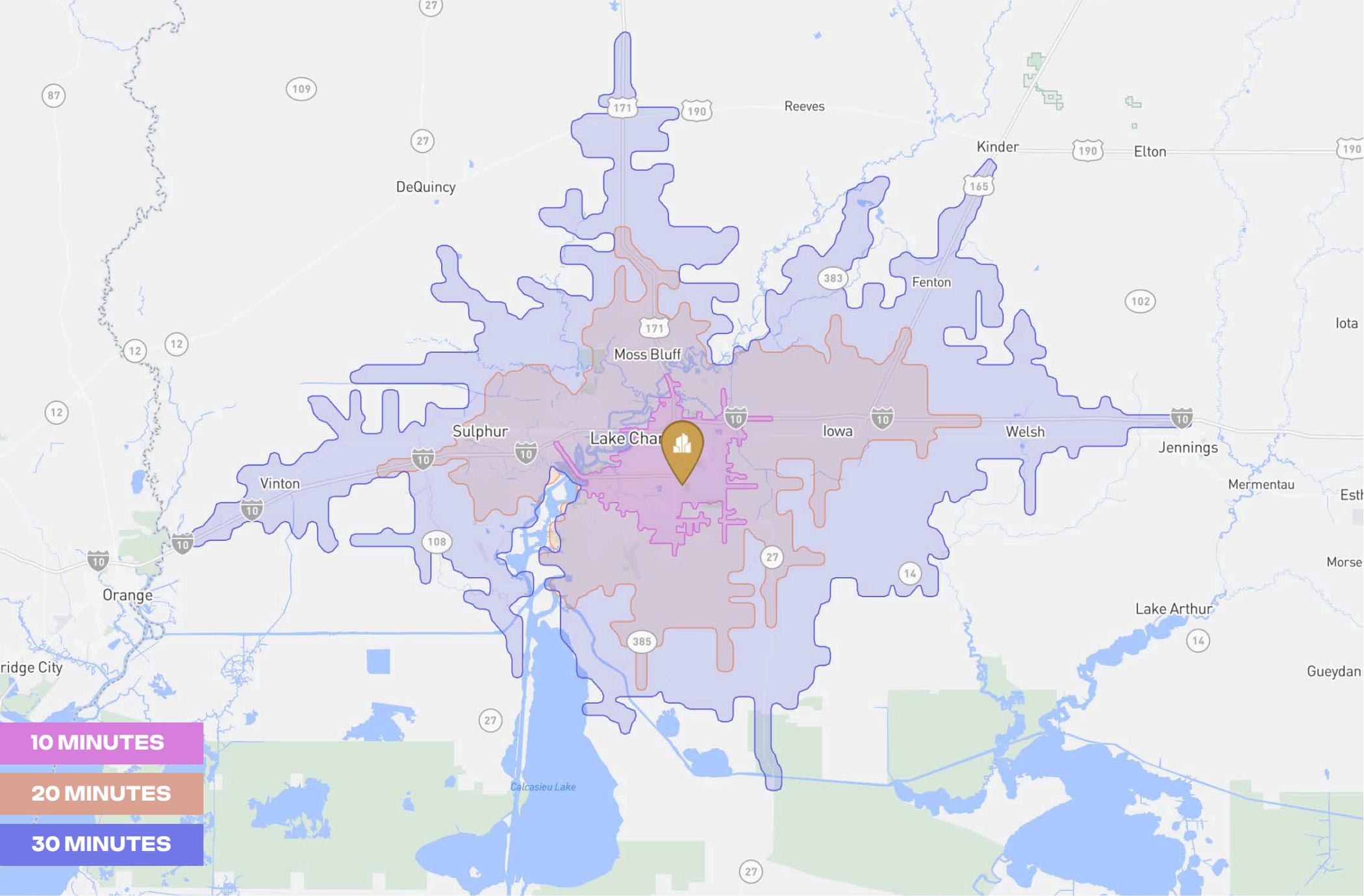
	3 MILES	5 MILES	7 MILES
Total Households	15,104	32,888	43,162
Total Population	39,219	82,465	108,829
Persons per Household	2.6	2.5	2.5
Average Household Income	\$60,703	\$73,142	\$81,693
Average House Value	\$187,646	\$242,703	\$270,519
Average Age	38	39	39
Average Age Male	37	38	38
Average Age Female	40	40	40

DRIVE TIME MAP

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10 MINUTES

20 MINUTES

30 MINUTES

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RETAILERS

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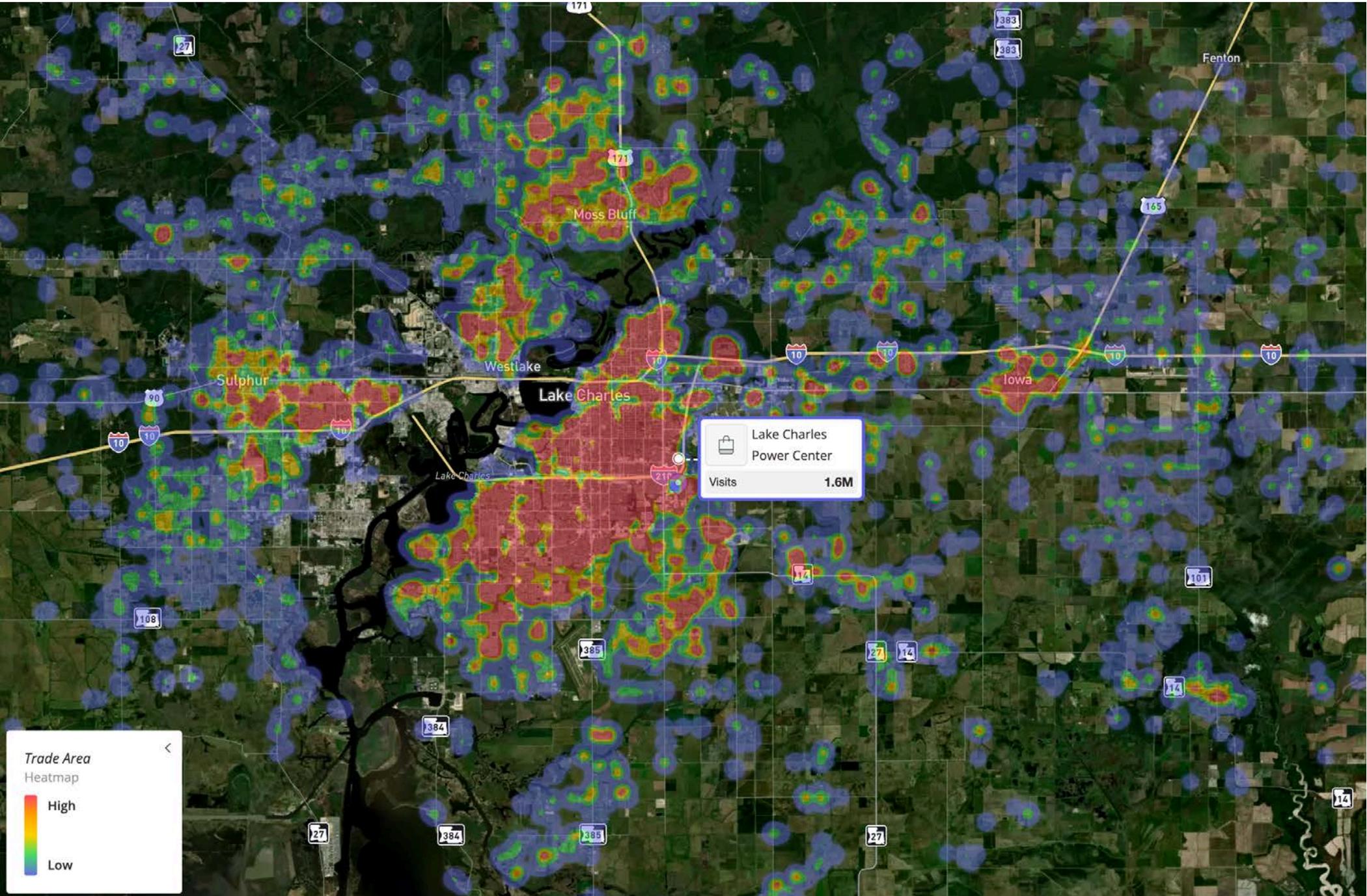
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TRADE AREA

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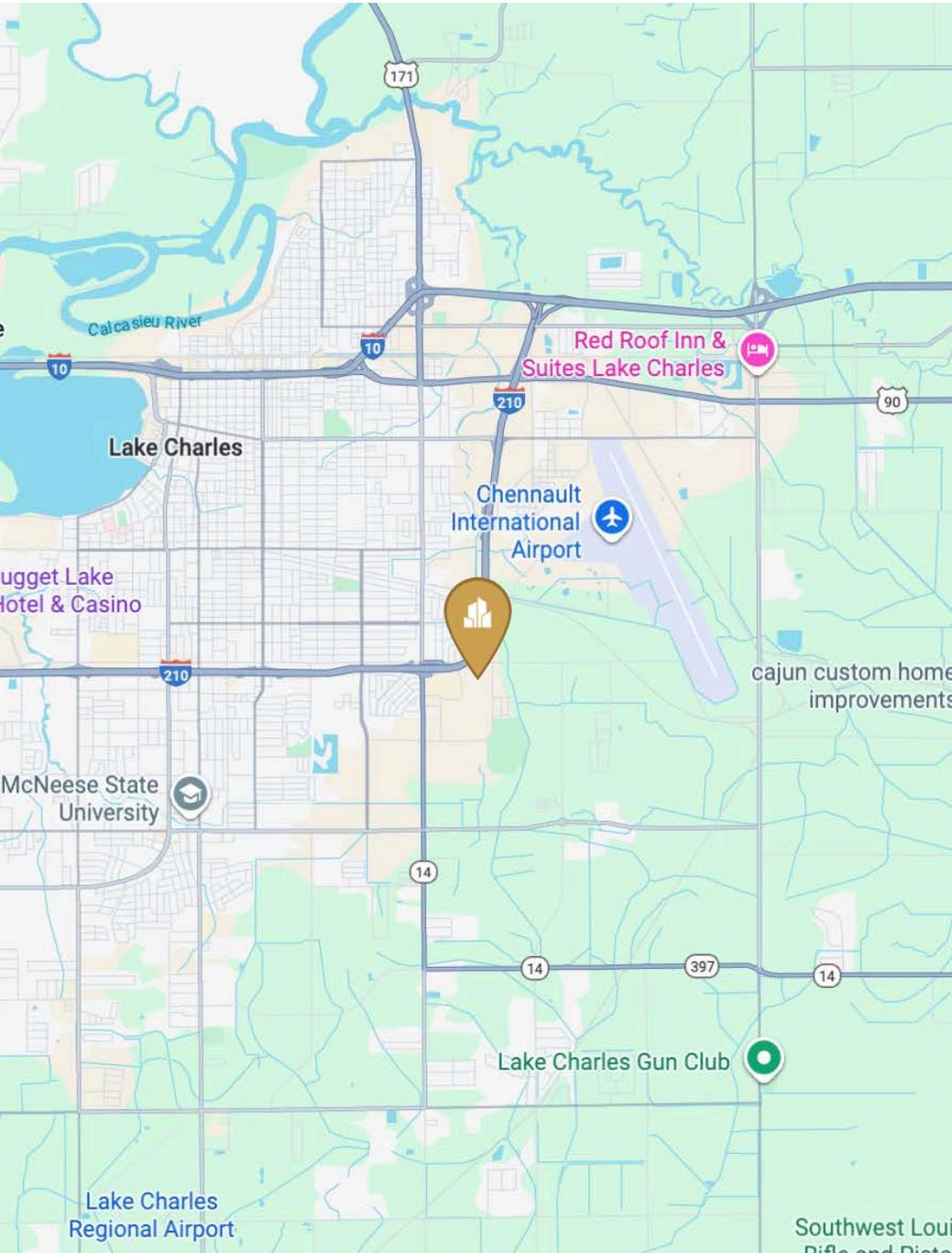
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LOCATION

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CONTACT



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