

SOUTHGATE SHOPPING CENTER

TCP Realty Services, LLC
Commercial Real Estate Services

2800 Ryan St. | Lake Charles, LA 70601

Rubin Kremling | rkremling@tcprealty.com | 713.243.6850



PROPERTY OVERVIEW

Southgate Shopping Center is a shopping center located in Lake Charles, LA. Tenants include Dollar Tree, Office Depot, Books-A-Million, Wing Stop, and more. Southgate Shopping Center is located in a densely populated area of Lake Charles.

FEATURES

PROPERTY SIZE

170,533 sq. ft.

GPS COORDINATES

Lat. 30.21261 / Long. -93.21863

DAILY TRAFFIC COUNT

13,531 (Ryan St.)

COUNTY

Calcasieu Parish

DEMOGRAPHICS

2017 Estimates - Esri

POPULATION

1 mile: 9,906

3 miles: 56,441

5 miles: 91,797

NUMBER OF HOUSEHOLDS

1 mile: 4,617

3 miles: 23,490

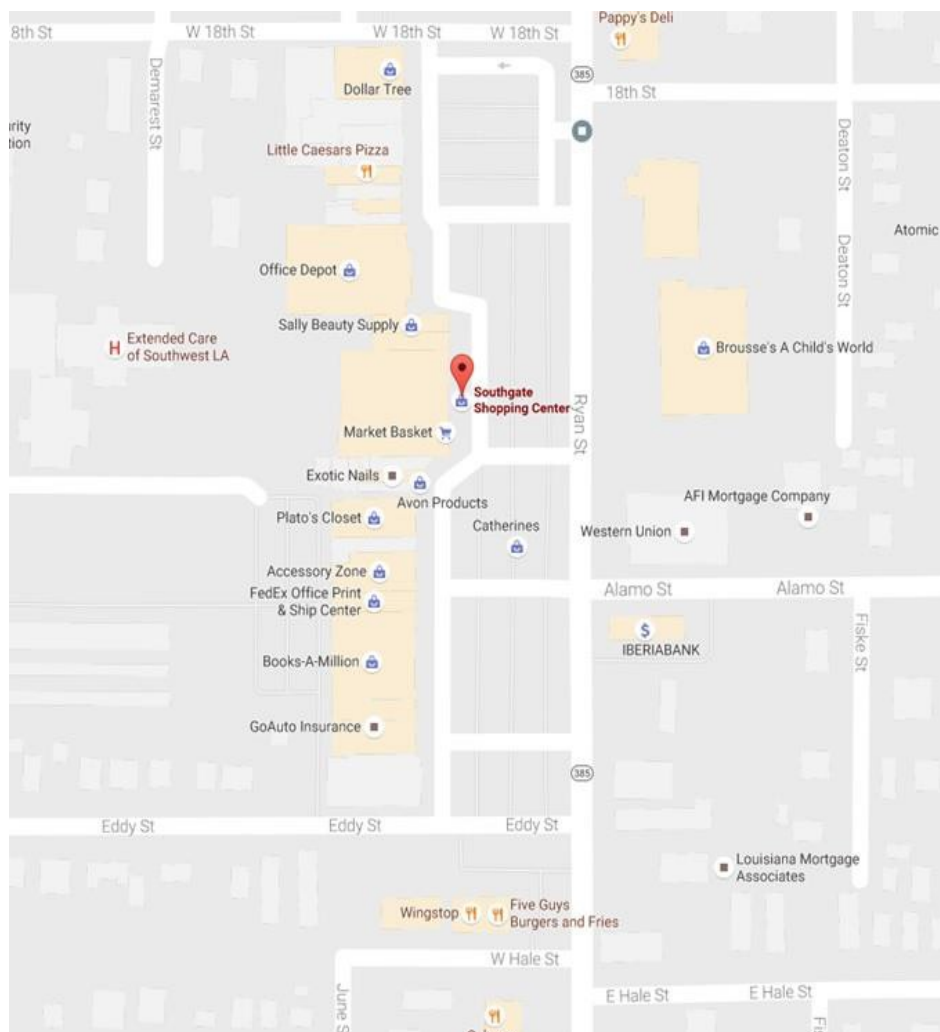
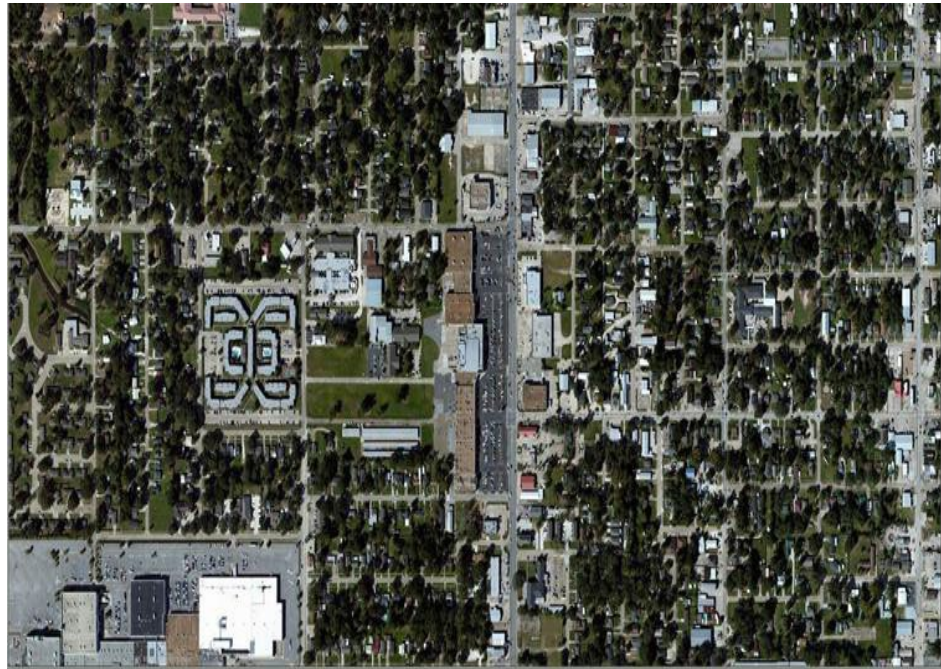
5 miles: 37,334

AVG. HOUSEHOLD INCOME

1 mile: \$55,982

3 miles: \$55,329

5 miles: \$62,106



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CURRENT TENANTS

Unit #	Current Tenant
1	Five Guy's Burgers
2	Wing Stop
4	Avery James
5	Yogurt Mountain
6	Go Auto Low Insurance
8	Books-A-Million
9	FedEx Kinkos
10	Accessory Zone
11	Catherine's Inc
12	Plato's Closet
14	Agarwal Enterprise
15	LC Nails
16	MediFast Weight Control Center
17	Acc. Zone Storage
18	City of Lake Charles
20	Market Basket
21	Cricket Wireless
22	Sally Beauty Supply
23	Office Depot
25	Little Caesar's
29	Texas State Optical
30	United States Armed Forces
31	Kool Smiles
33	Dollar Tree

SPACE AVAILABLE

Unit #	Sq. Ft.
3	1,000
7	1,805
24	2,900
27	2,500



 **SPACE AVAILABLE**

Site Plan

Southgate Shopping Center
Ryan Street & 18th Street, Lake Charles, LA, 70601
170,198 SF

-  Available
-  Leased
-  Non-Leasable

