



HIGHLY VISIBLE RETAIL SPACE IN MOSS BLUFF SHOPPING CENTER

181 US-171 MOSS BLUFF, LA 70611



SALE: \$1,495,000 LEASE: \$9.75/SF/YR

±5,269 - 20,769 SF

- Located at highly traveled intersection (±48,709 daily traffic)
- Center anchored by Tractor Supply
- Available space ranging from ±5,269 to ±20,769 SF
- Ideal for investors and owner occupants

CONTACT:

BRANDON ABDELLA 337.257.7900
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale or lease, this portion of the Moss Bluff Shopping Center features ±20,730 SF of versatile retail space at the highly traveled intersection of Hwy 171 and Sam Houston Jones Pkwy (±48,709 daily traffic).
- Hwy 171 is a vital, primary route to and from Lake Charles for commuters.
- While Tractor Supply is not included in the offering, it serves as an anchor for the center and ensures further visibility and daytime foot traffic.
- The available space ranges from ±5,269 to ±20,769 SF. Prior tenants include Dollar Tree, Hibbett's Sports, and Bayou Magic Family Fun Center.
- The center benefits from cross-easement and ample parking, enhancing convenience for visitors.
- Ideal for an investor seeking to capitalize on the area's robust traffic and strategic location or an owner-occupant looking to establish or expand their business.
- The spaces will be delivered in white box condition, subject to lease terms.
- NNN lease type.

CONTACT:

BRANDON ABDELLA WILL CHADWICK, MBA
337.257.7900 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

PROPERTY INFORMATION



LOCATION INFORMATION

| | |
|----------------------|--|
| Street Address | 181 US-171 |
| City, State, Zip | Moss Bluff, LA 70611 |
| County | Calcasieu Parish |
| Market | LA - Lake Charles MSA |
| Nearest Intersection | U.S. 171 at Hwy 378 (Sam Houston Jones Pkwy) |
| Location Description | Block 440, Lots 17, 19 |
| Township | 9S |
| Range | 8W |
| Section | 9 |
| Side Of The Street | West |
| Off-Street Parking | Yes |
| Signal Intersection | Yes |
| Road Type | Paved |
| Nearest Highway | Hwy U.S. 171 |
| Nearest Airport | Lake Charles Regional Airport |

PROPERTY INFORMATION

| | |
|----------------------|--|
| Property Type | Retail |
| Zoning | C3 – Central Business Commercial District and Nelson Road Overlay District |
| APN # | 01001167 |
| Traffic Count | ±48,709 |
| Traffic Count Street | Hwy U.S. 171 at Hwy 378 |

BUILDING INFORMATION

| | |
|---------------------|------------|
| Building Size | ±20,769 SF |
| Occupancy % | 0% |
| Tenancy | Multiple |
| Number Of Floors | 1 |
| Parking Type | Surface |
| Free Standing | No |
| Number Of Buildings | 1 |

CONTACT:

BRANDON ABDELLA 337.257.7900
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

EXTERIOR PHOTOS

**CONTACT:**

BRANDON ABDELLA WILL CHADWICK, MBA
337.257.7900 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

AERIAL PHOTOS



CONTACT:

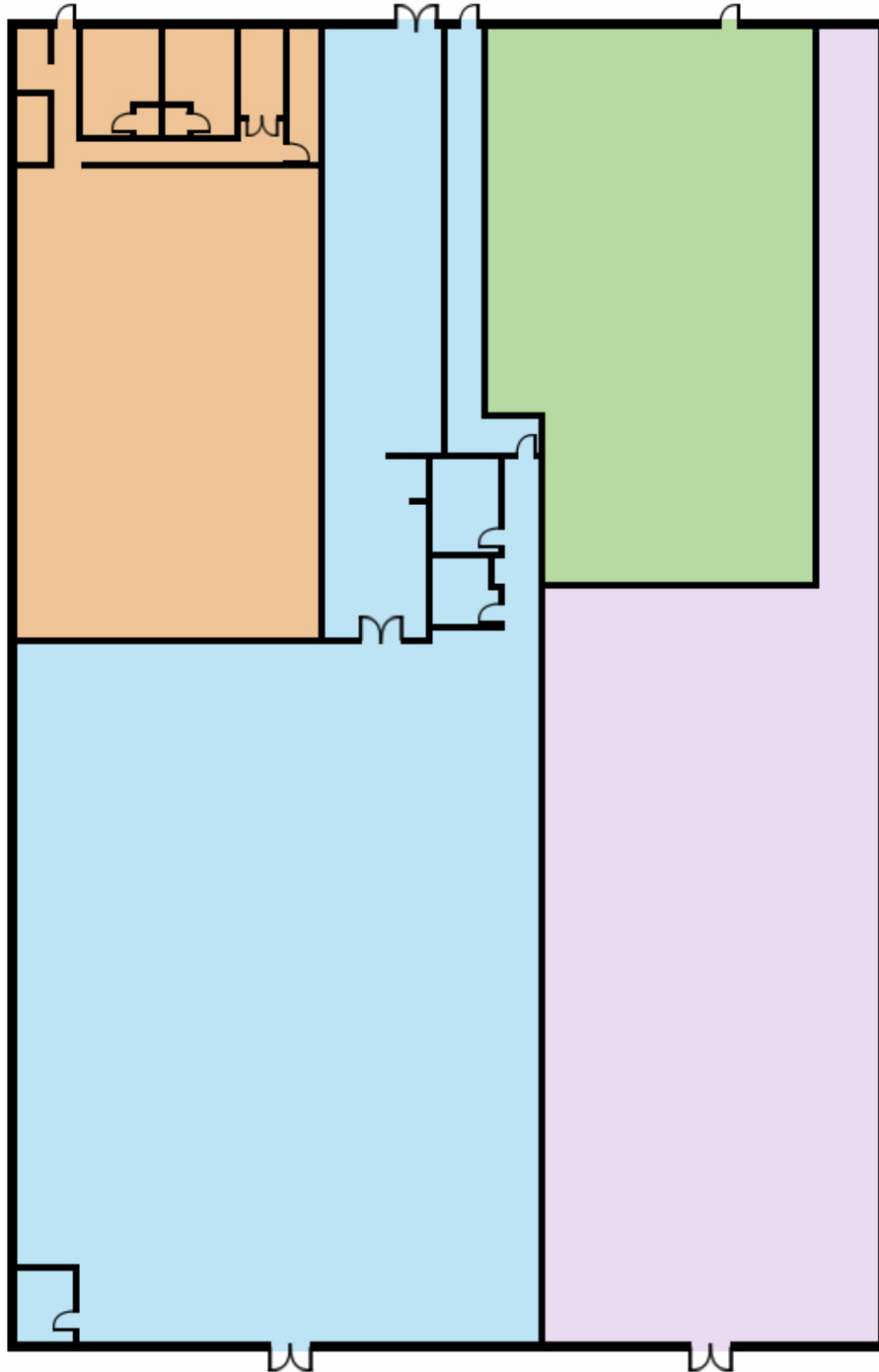
BRANDON ABDELLA 337.257.7900
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN

- | | |
|--|--|
| SUITE 1 – ±8,344 SF | SUITE 2 – ±5,269 SF |
| SUITE 3 – ±3,367 SF | SUITE 4 – ±3,132 SF |

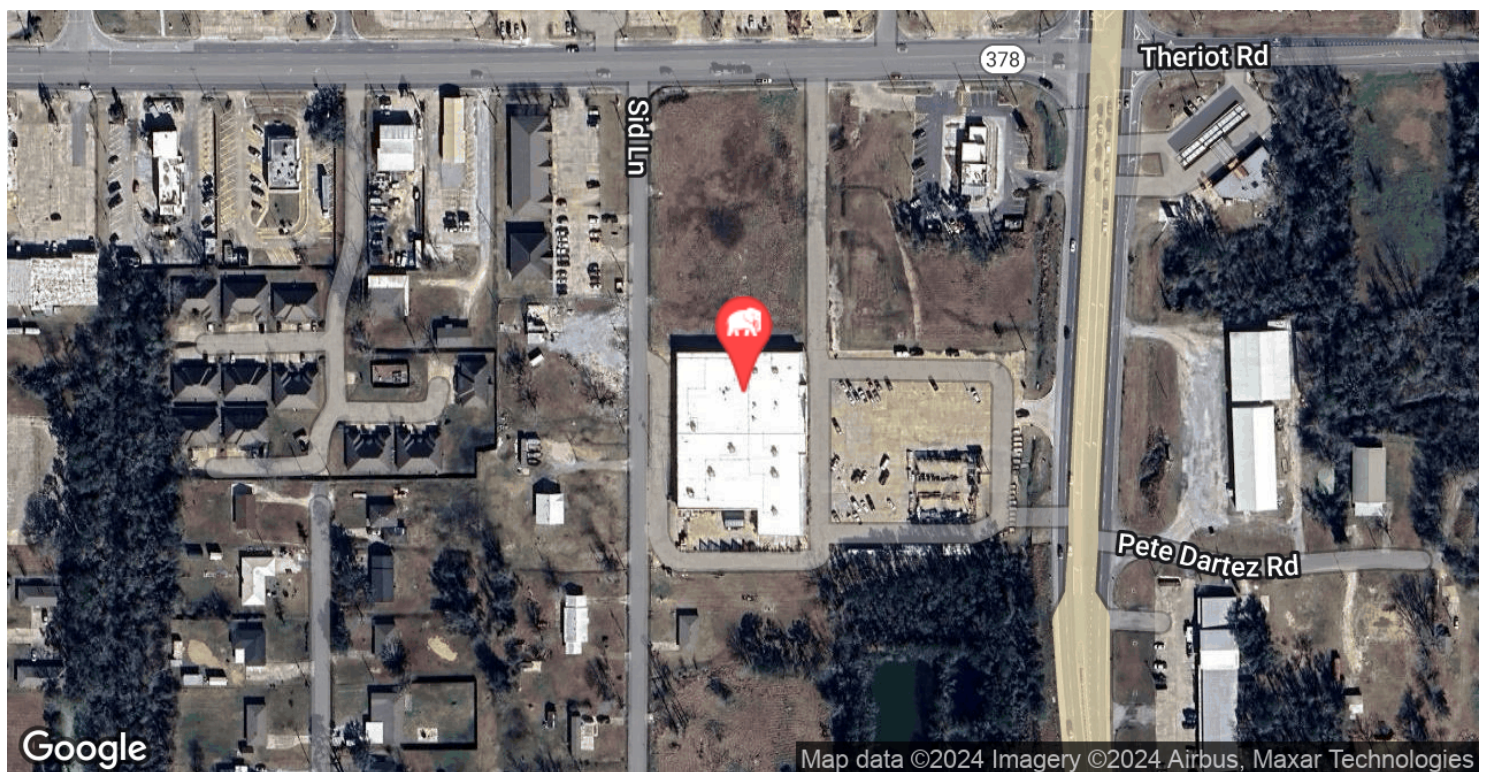


CONTACT:

BRANDON ABDELLA WILL CHADWICK, MBA
337.257.7900 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LOCATION MAP

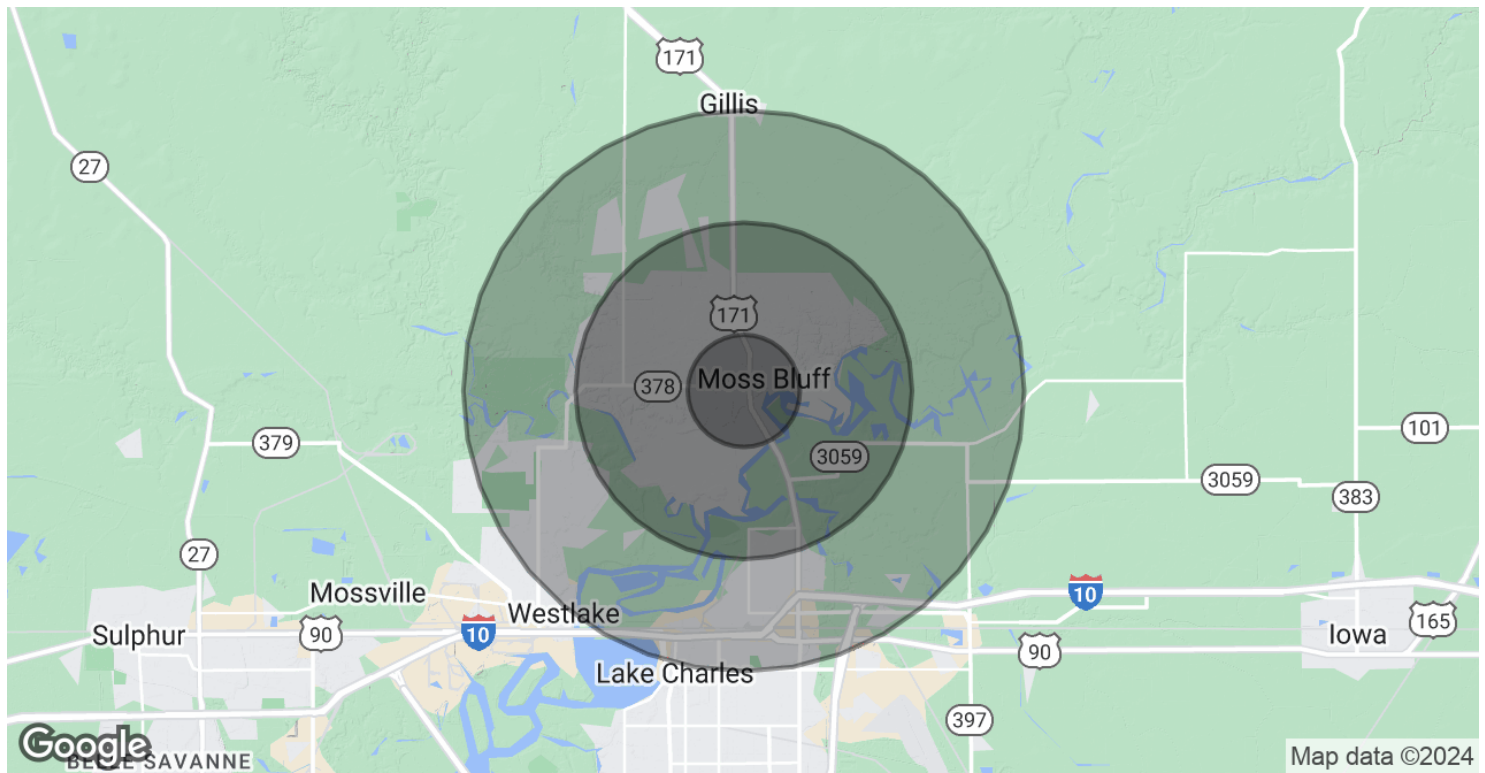
**CONTACT:**

BRANDON ABDELLA WILL CHADWICK, MBA
337.257.7900 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 1,495 | 14,634 | 36,682 |
| Average Age | 41.9 | 39.5 | 40.5 |
| Average Age (Male) | 39.3 | 37.2 | 39.0 |
| Average Age (Female) | 42.4 | 39.7 | 40.2 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 691 | 6,866 | 17,861 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$82,627 | \$83,111 | \$63,411 |
| Average House Value | \$198,790 | \$279,368 | \$181,381 |

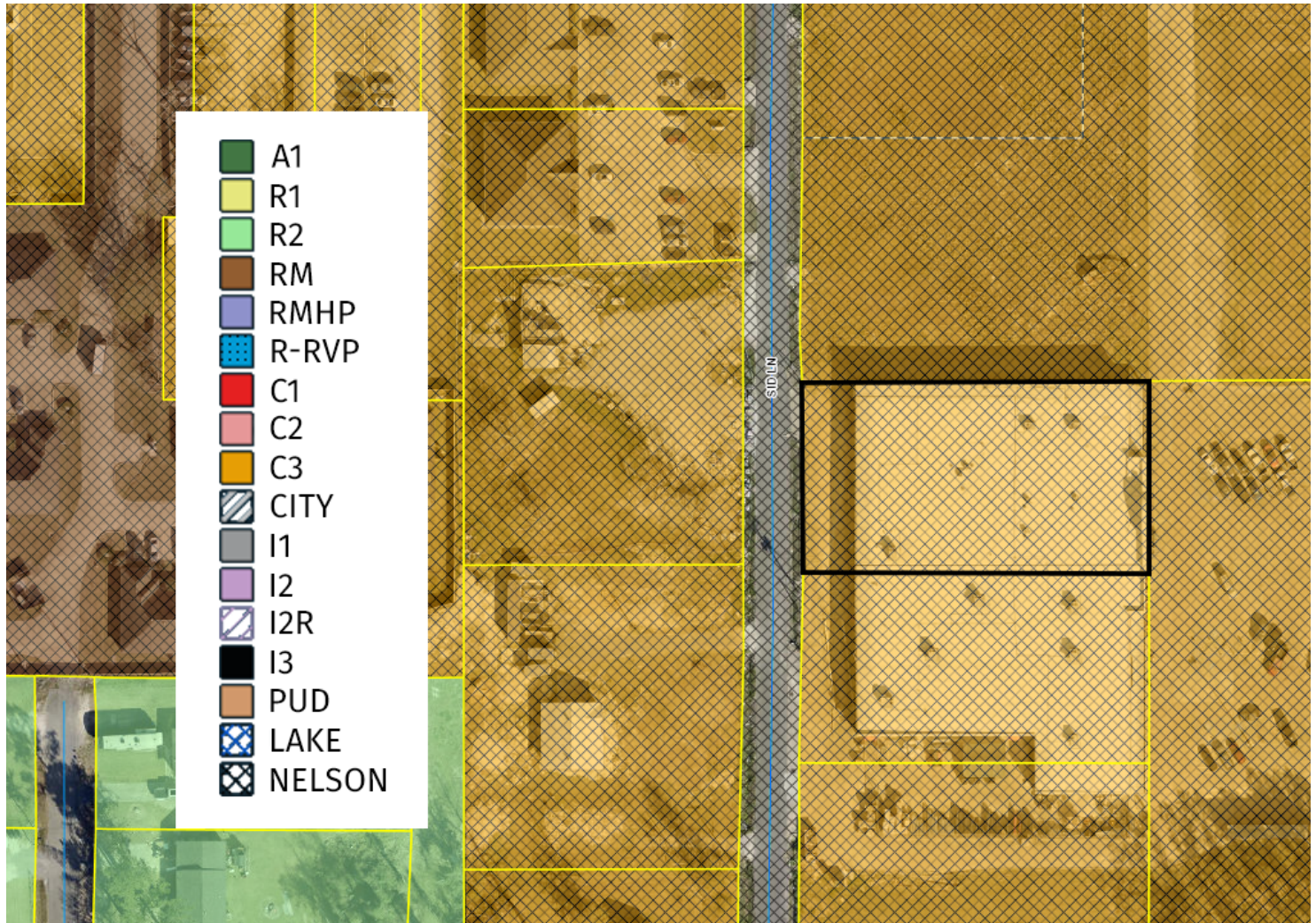
2020 American Community Survey (ACS)

CONTACT:

BRANDON ABDELLA **WILL CHADWICK, MBA**
337.257.7900 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

ZONING MAP



C3 – CENTRAL BUSINESS COMMERCIAL DISTRICT AND NELSON ROAD OVERLAY DISTRICT

The C-3 zone is designated for a wide range of uses including commercial, light manufacturing, and recreational activities, accommodating everything from auditoriums, hotels, and offices to light manufacturing and retail. It supports a diverse mix of services and facilities that serve both the local community and wider areas.

The Nelson district is an overlay zone focused on incentivizing infill development and redevelopment along Nelson Road. Its purpose is to enhance neighborhood characteristics, improve community quality, and align with the community's vision for the area. It mandates that new developments or redevelopments comply with standards that ensure compatibility and aesthetic enhancement of the surrounding area.

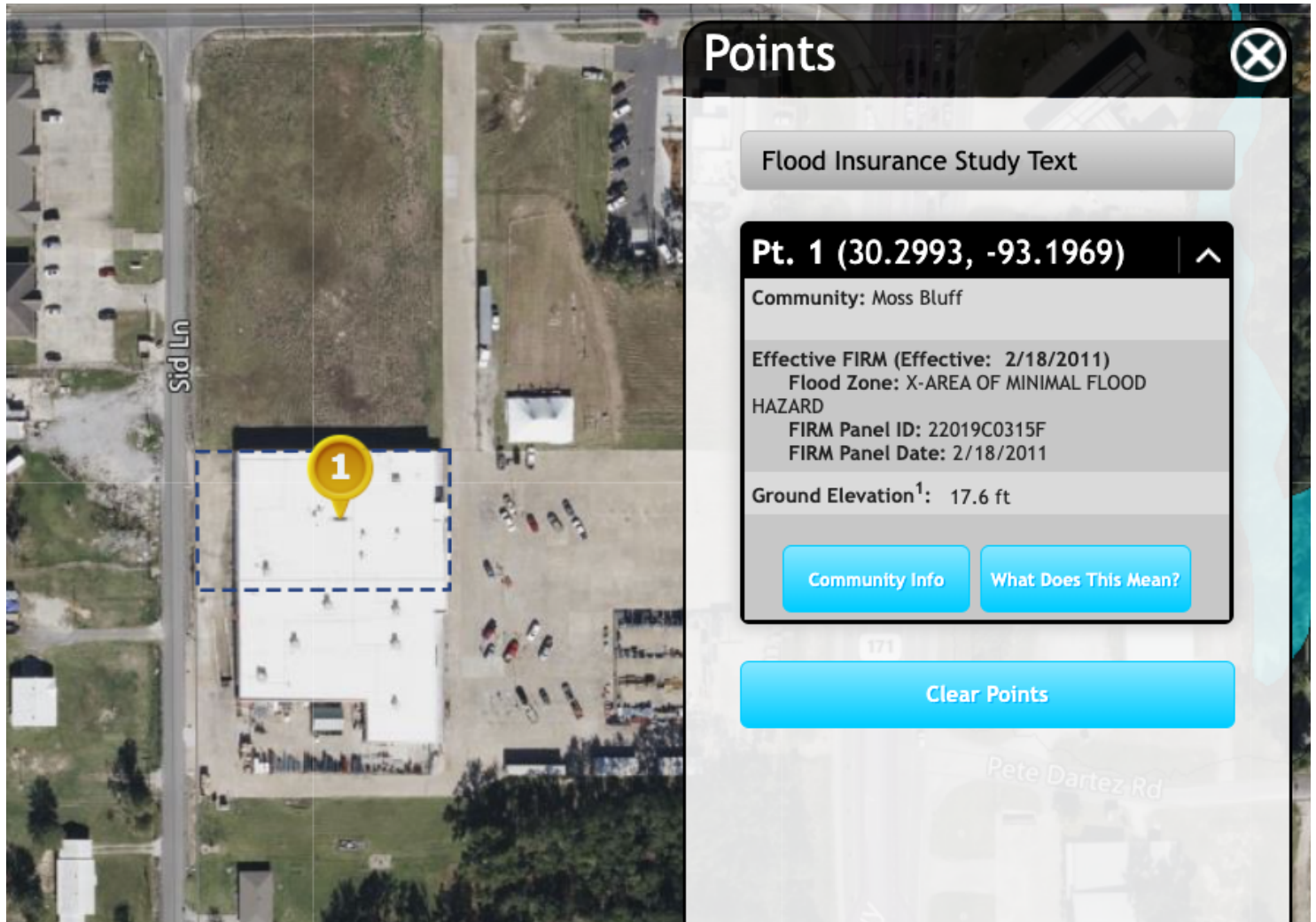
Source: The municipality in which the property is located

CONTACT:

BRANDON ABDELLA 337.257.7900
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

CONTACT:

BRANDON ABDELLA 337.257.7900
WILL CHADWICK, MBA 225.368.7667

800.895.9329 | <https://elifinrealty.com> | May 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.