



Southgate Shopping Center

2704-2948 Ryan Street, Lake Charles, Louisiana 70601

HIGHLIGHTS

- Anchored by Market Basket (40+ years) alongside Office Depot, Dollar Tree, and Books-A-Million
- \$32M in recent capital upgrades including new roofs, HVAC, and facades (2021–2022)
- Signalized hard corner location with 25K+ VPD, 10 access points, and proximity to 3.7M+ visit Prien Lake Mall

DEMOGRAPHICS



Miles	5	10	15
POPULATIONS	97,933	166,613	197,959
HOUSEHOLDS	39,733	65,106	76,356
AVG HH INCOME	\$86,008	\$91,179	\$92,539

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RockStep
CAPITAL

FLOOR PLAN



Join these national brands
at Southgate!

Market Basket

Office DEPOT.

DOLLAR TREE

BAM!
BOOKS-A-MILLION

FedEx
Office

cricket
wireless

Oak St. Health

MARINER
FINANCE

LOCAL AREA



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