

Southgate Shopping Center

Lake Charles, LA



Center Highlights

Situated in the heart of Lake Charles, Southgate Shopping Center is a well-known, popular destination for consumers. The closest major shopping spot for the city's business district, this center features an appealing array of tenants, including Market Basket, Books-A-Million, Office Depot, Catherine's, Sally Beauty and more.

Center Address: Ryan St at Eddy

City/State: Lake Charles, LA

Population: 3 mile radius – 58,689 people

Avg. Household Income: \$56,337

Traffic Counts: Ryan St at Eddy - 73,512

Property Size: 173,025 sq. ft.

Latitude/Longitude: 30.204222 N, -93.219717 W

Leasing Executive

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People-to-People. Coast-to-Coast.

TENANT LIST

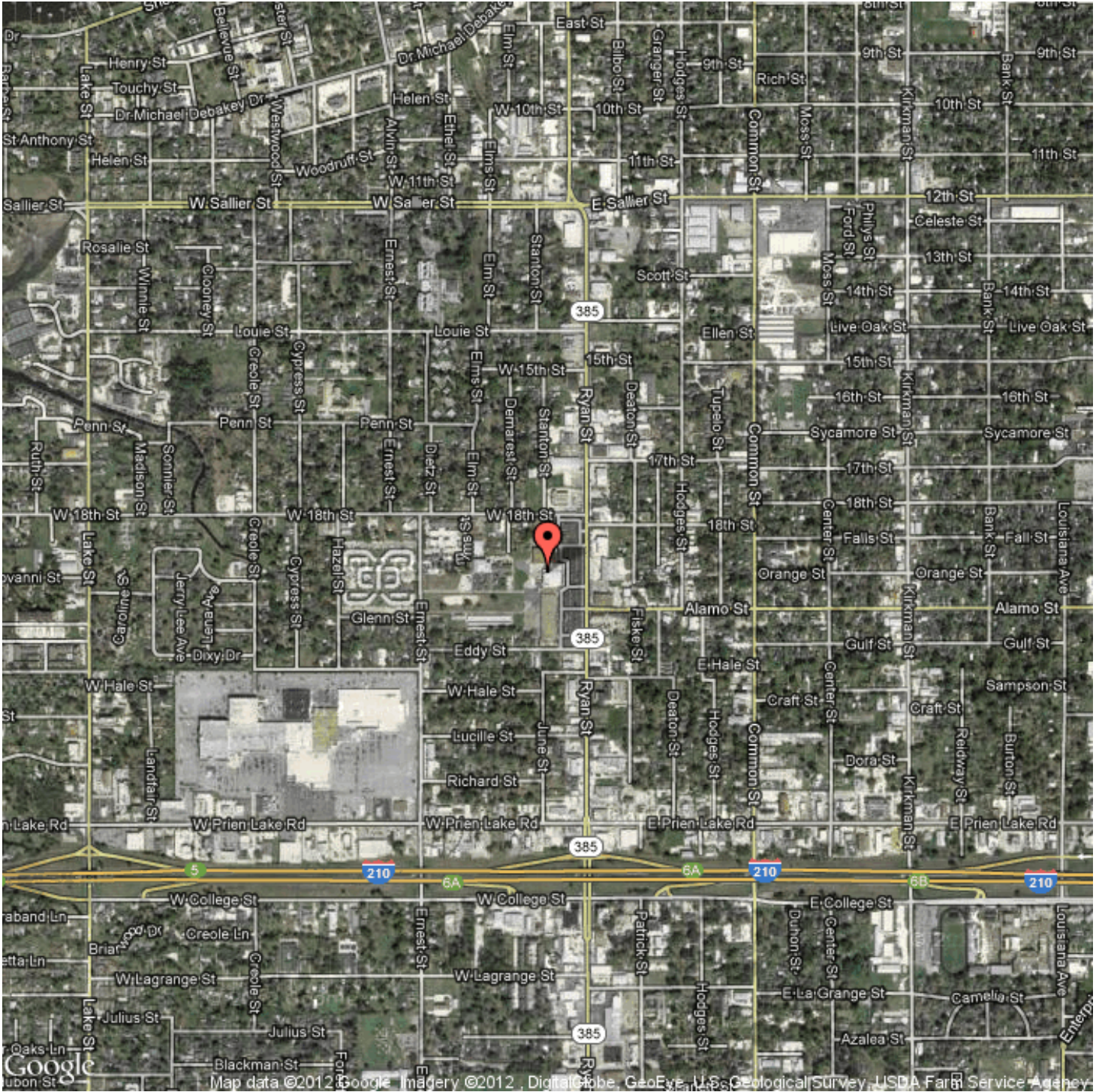
| | | | | | | | | | | | |
|-----|---------------------------------|-----------|-----|---------------------------------|----------|---------------------------|--------------------------|----------|----------------------------|---------------------------|----------|
| M01 | Available (73'5" x 154') | 11,308 SF | M07 | Kinko's | M18 | Available (24'1" x 43'7") | 1,049 SF | M28 | SAS Shoes | | |
| M02 | Yogurt Mountain | | M08 | Accessory Zone | M19 | Market Basket | | M29 | Little Caesar's | | |
| M03 | Go Auto Low Cost Auto Insurance | | M12 | Available (50' x 125') | 6,250 SF | M20 | Cricket | M34 | United States Armed Forces | | |
| M04 | Allied Cash Advance | | M13 | Available (15' x 74'4") | 1,115 SF | M21 | Office Depot | M35 | Available (70'8" x 117'9") | 8,260 SF | |
| M05 | Books A Million | | M14 | Exotic Nails | | M24 | Available (22.5' X 110') | 2,881 SF | MAB | Sally's Beauty Supply | |
| | | | M15 | Medifast Weight Control Centers | | M25 | Kool Smiles | | ROA | Five Guys Burgers & Fries | |
| | | | M16 | Available (13' x 33') | 495 SF | M26 | T.S.O. Optical | | ROD | Wing Stop | |
| | | | M17 | City Of Lake Charles | | M27 | Catherines | | ROF | Available (18'10" x 53') | 1,000 SF |



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Google Map



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Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L035 Southgate Shopping Center
Ryan St at Eddy - Lake Charles, LA

Longitude: -93.219717

Latitude: 30.204222

| Key Variables | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------|------------------|------------------|------------------|------------------|
| Population | 9,552 | 31,901 | 58,690 | 91,143 |
| Average Household Income | \$46,455 | \$55,640 | \$56,338 | \$59,668 |

| Population | | | | |
|----------------------------------|-------|--------|--------|--------|
| 2016 Population | 9,942 | 32,831 | 60,207 | 94,670 |
| 2011 Population | 9,552 | 31,901 | 58,690 | 91,143 |
| 2010 Census Population | 9,475 | 31,922 | 58,850 | 90,959 |
| 2000 Census Population | 9,566 | 32,774 | 60,524 | 91,315 |
| % Growth 2010 to 2011 | 0.82% | -0.07% | -0.27% | 0.20% |
| % Forecasted Growth 2011 to 2016 | 4.08% | 2.91% | 2.58% | 3.87% |

| Race & Ethnicity | | | | |
|------------------|--------|--------|--------|--------|
| % White | 56.20% | 54.34% | 48.26% | 52.72% |
| % Black | 36.44% | 38.18% | 44.59% | 40.15% |
| % Asian | 1.02% | 1.55% | 1.59% | 1.69% |
| % Other | 2.66% | 2.70% | 2.61% | 2.57% |
| % Hispanic | 3.67% | 3.23% | 2.96% | 2.87% |

| Income & Education | | | | |
|--------------------------|----------|----------|----------|----------|
| Median Household Income | \$32,466 | \$40,165 | \$39,410 | \$42,285 |
| Average Household Income | \$46,455 | \$55,640 | \$56,338 | \$59,668 |
| % College Graduates | 21.49% | 26.42% | 25.33% | 24.60% |

| Age | | | | |
|------------|--------|--------|--------|--------|
| Median Age | 34.5 | 34.6 | 35.1 | 35.5 |
| % Age < 18 | 23.14% | 22.01% | 23.35% | 23.81% |
| % Age 65 + | 14.31% | 14.05% | 14.57% | 13.93% |

| Households & Housing | | | | |
|---------------------------|----------|-----------|-----------|-----------|
| Households | 4,209 | 13,509 | 24,214 | 36,531 |
| Average Household Size | 2.20 | 2.28 | 2.36 | 2.43 |
| Median Housing Value | \$97,498 | \$106,611 | \$108,194 | \$108,921 |
| % Owner Occupied Housing | 41.03% | 50.83% | 51.71% | 55.45% |
| % Renter Occupied Housing | 48.73% | 39.51% | 38.30% | 34.92% |
| % Vacant Housing | 10.24% | 9.66% | 9.98% | 9.63% |

| Workplace & Workers | | | | |
|---------------------------------|--------|--------|--------|--------|
| Number of Businesses | 764 | 1,738 | 2,450 | 3,107 |
| Total Number of Employees (FTE) | 12,825 | 29,010 | 40,669 | 53,477 |
| % White Collar | 59.59% | 62.26% | 60.35% | 59.02% |
| % Blue Collar | 40.41% | 37.74% | 39.65% | 40.98% |