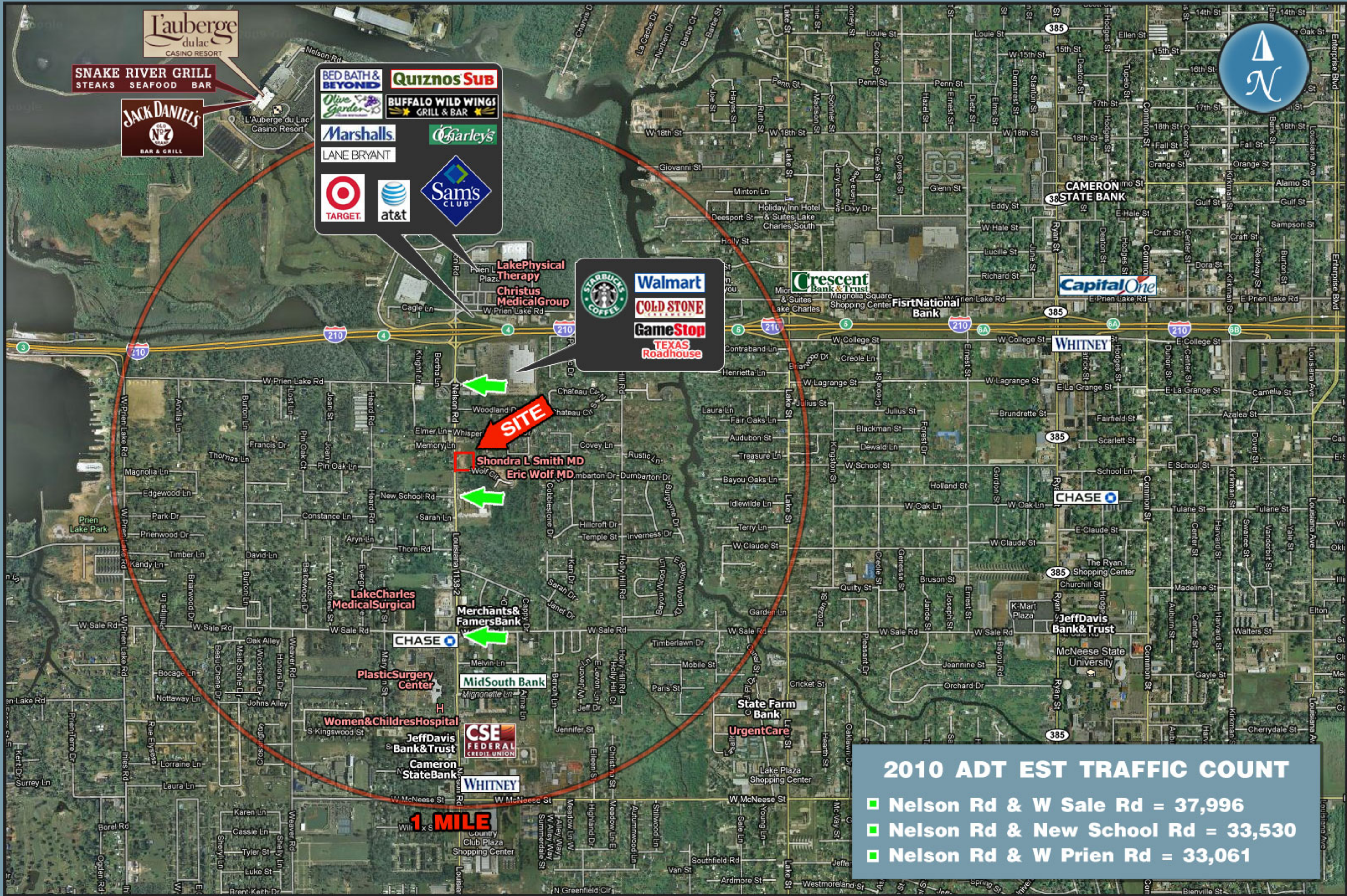


# NEQ Nelson Road & Wolf Circle Lake Charles, LA



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## SITE SUMMARY

Lake Charles is the fifth largest incorporated city in the State of Louisiana, located on Lake Charles, Prien Lake, and the Calcasieu River. It is the parish seat of Calcasieu Parish, a major cultural, industrial, and educational center in the southwest region of the state, and one of the most important in Acadiana.

Lake Charles is the principal city of the Lake Charles Metropolitan Statistical Area, having a population of over 195,000. It is the larger principal city of the Lake Charles-Jennings Combined Statistical Area. A 2008 population estimate of the five parish area was over 285,853.

This growing city is considered a major center of petrochemical refining, tourism, gaming, and education being home to McNeese State University and Sowela. With over 75 festivals held annually, Lake Charles is referred to as the Festival Capital of Louisiana. In 2010, Bloomsberg Businessweek Magazine ranked it as the 19th best place to raise a family. Because of the lakes and waterways throughout the city, metropolitan Lake Charles is often referred to as the Lake Area.

Nelson Road is the highest medical, retail and residential growth corridor in Lake Charles and carries over 35,000 vehicles per day. The three mile trade area around the intersection of Nelson Road and Wolf Circle has over 41,000 people with an average household income of \$70,000.00.

The property is 2.43 acres and is located at the northeast corner of Nelson Road and Wolf Circle and is considered to be on the "going-to-work" side of Nelson Road. It is highly visible and accessible from all directions at the intersection. Some of the medical related businesses in the trade area are Lake Charles Medical Surgical, Plastic Surgery Center, and Women & Childrens Hospital.

## TRADE AREA DEMOGRAPHICS

YEAR: 2010	1 MILE	3 MILES	5 MILES
Population Estimate	4,492	41,824	84,324
Households Estimate	1,837	17,324	34,161
Average Household Size	2.45	2.31	2.40
Average Household Income Est.	\$111,571	\$69,694	\$60,005
Median Household Income Est.	\$76,519	\$48,009	\$42,572
Household Growth 1990-2000	9.54%	10.67%	7.31%



