



retail specialists

AVAILABLE



Former Golden Chick

3932 Ryan St., Lake Charles, LA 70605

Property Highlights

- ±1.42 acre new construction (2025) site offering a highly visible opportunity for retail, restaurant, service, and commercial uses
- Full-access site providing convenient ingress and egress for customers and tenants
- Positioned within an established retail corridor with close proximity to Albertsons, Walgreens and Raising Cane's
- In close proximity to McNeese State (6,500+ Students)
- Approximately 22,000 vehicles per day, providing strong visibility and exposure to daily traffic



SQ FT

2,376



TRAFFIC

22,000 VPD



LOCATION

Full Access

Demographics	3 mile	5 mile	10 mile
Population	65,641	97,201	158,905
Household	27,809	40,720	64,529
Med HH Income	\$67,738	\$70,681	\$77,122

Drew Kaufmann

dkaufmann@retailspecialists.com | 205.914.6605

Joe Strauss, CCIM

jstrauss@retailspecialists.com | 205.490.2831

Broker of Record

Robert R. Jolly Jr.

BROK.0099568000-ACT

Your Retail Real Estate Experts | www.retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information herein.
Retail Specialists assumes no liability for errors, omissions, or change of price or conditions.

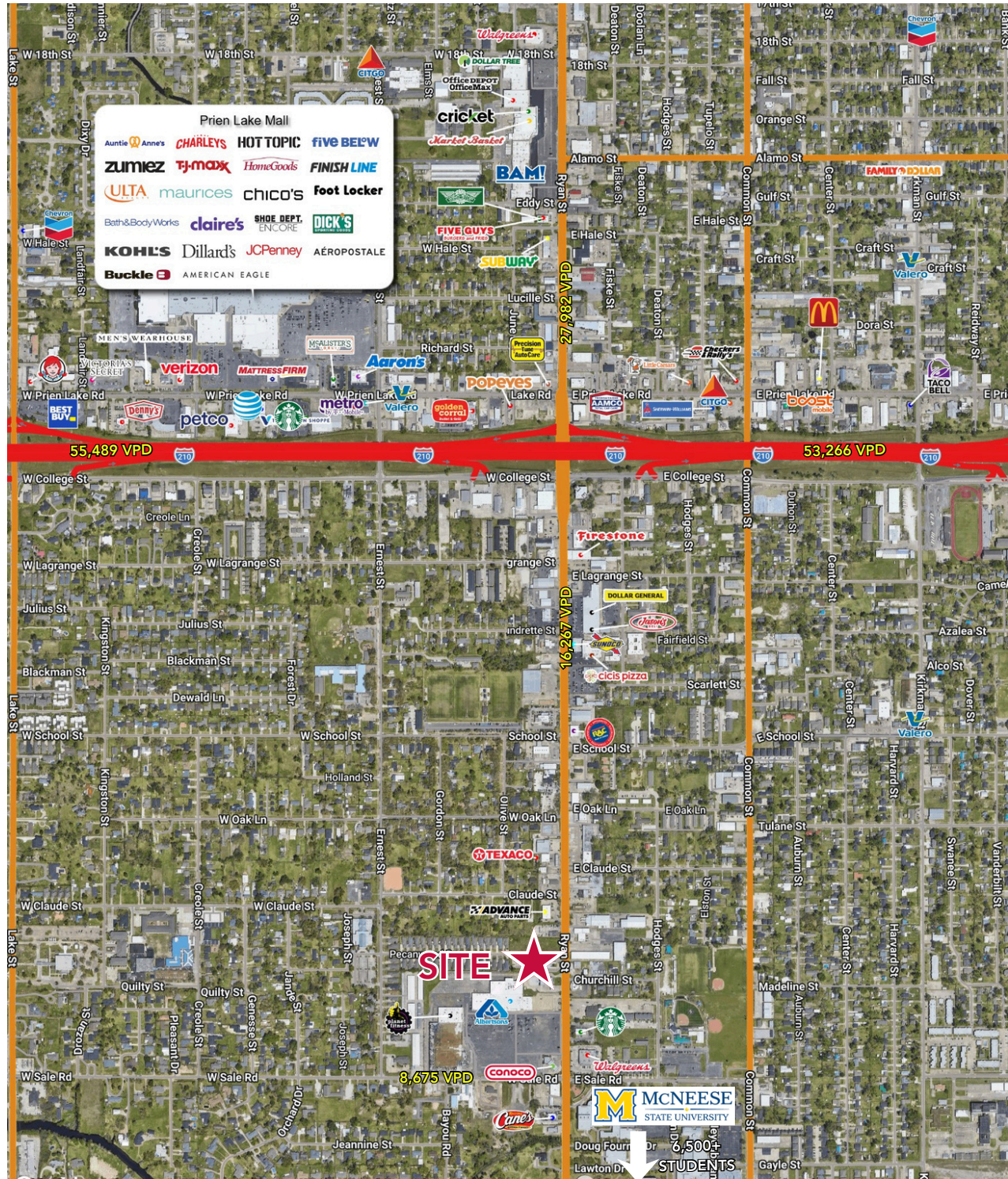




Former Golden Chick

3932 Ryan St., Lake Charles, LA 70605

Market Aerial



AVAILABLE

Drew Kaufmann

dkaufmann@retailspecialists.com | 205.914.6605

Joe Strauss, CCIM

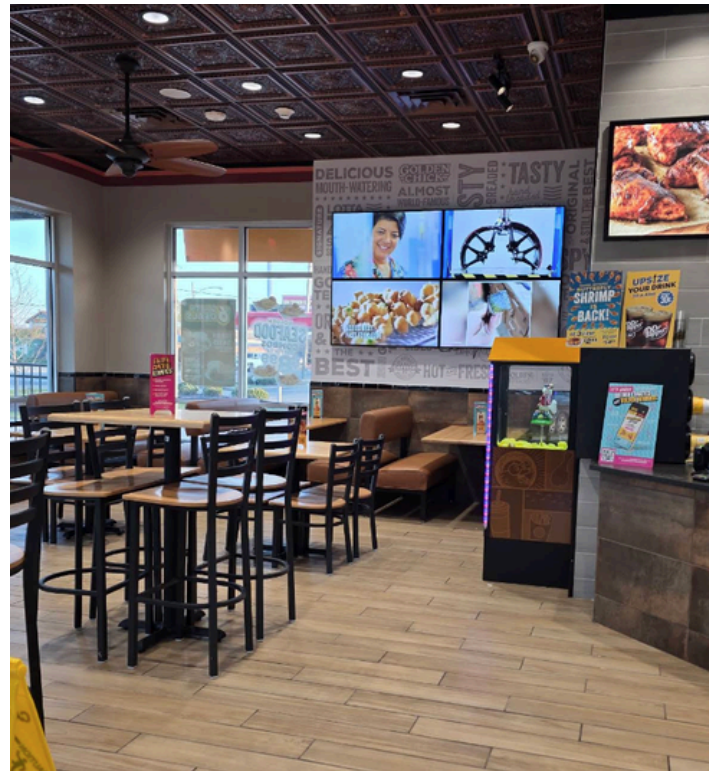
jstrauss@retailspecialists.com | 205.490.2831



Former Golden Chick

3932 Ryan St., Lake Charles, LA 70605

Additional Photos



AVAILABLE

Drew Kaufmann
dkaufmann@retailspecialists.com | 205.914.6605

Joe Strauss, CCIM
jstrauss@retailspecialists.com | 205.490.2831