



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

RETAIL SPACE RIGHT OFF AIRLINE HWY.

1205 EAST CORNERVIEW STREET, GONZALES, LA 70737

\$18 PSF



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	7,750 SF
Available SF:	1,600 SF

PROPERTY HIGHLIGHTS

- 1,600 SF Available
- Right off Airline Hwy.
- High Visibility
- High Traffic Counts
- Multiple Access Points
- Pylon Sign



BRIAN NICOLICH
Commercial Sales & Leasing
225.229.4371
brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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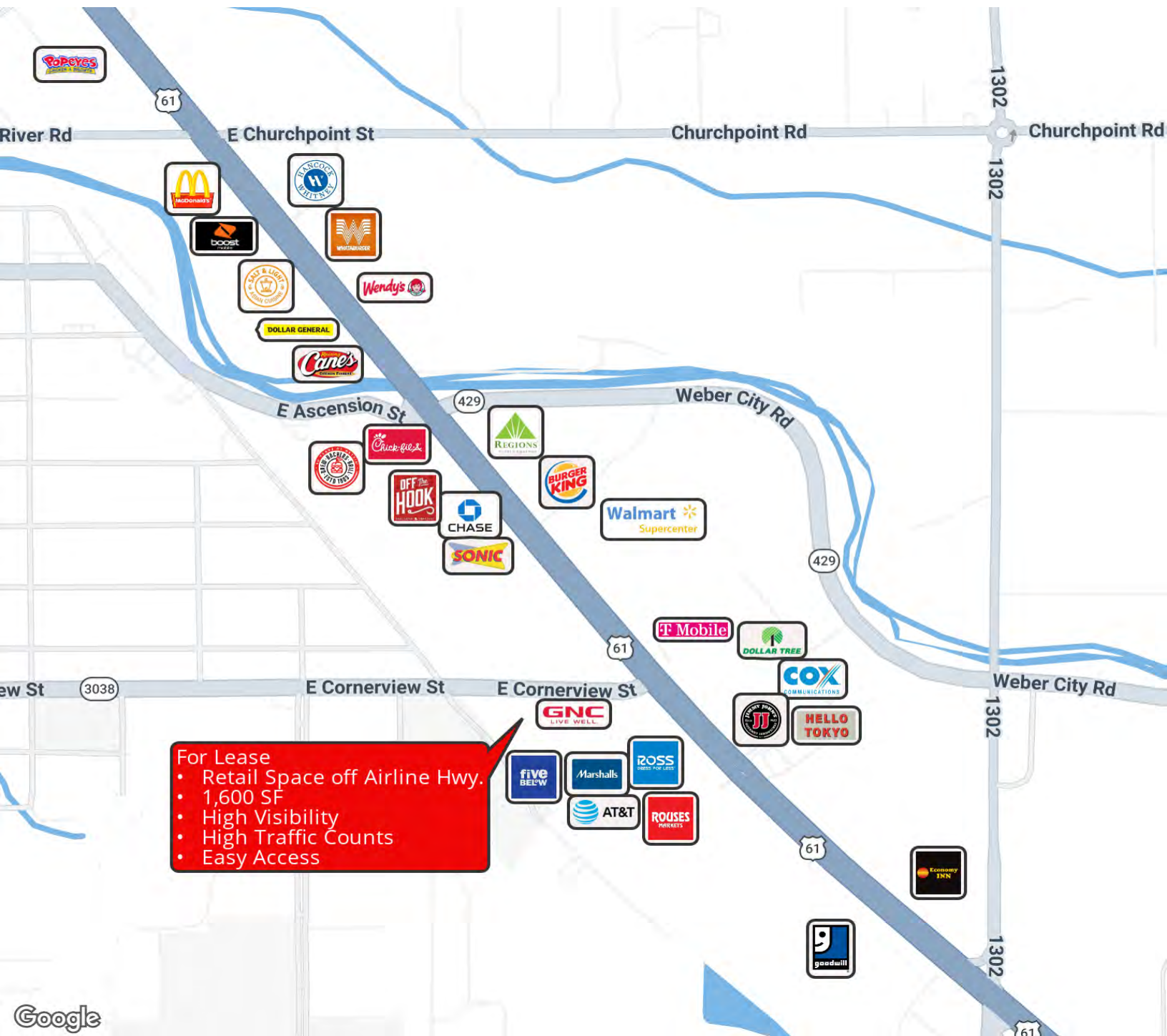


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FOR LEASE RETAIL SPACE RIGHT OFF AIRLINE HWY.

1205 EAST CORNERVIEW STREET, GONZALES, LA 70737

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For Lease
• Retail Space off Airline Hwy.
• 1,600 SF
• High Visibility
• High Traffic Counts
• Easy Access

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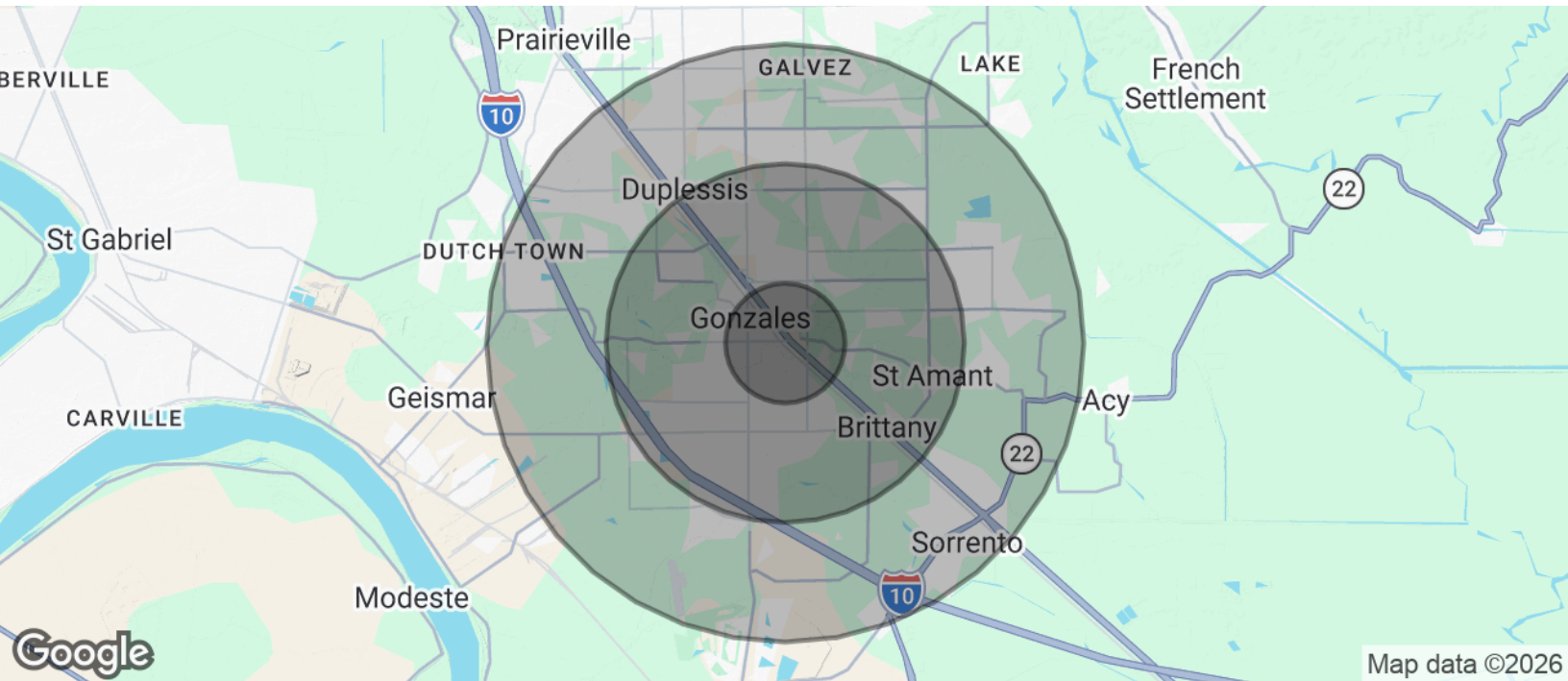
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,617	27,506	63,286
Average Age	41.5	40.6	38.3
Average Age (Male)	39.6	39.4	36.8
Average Age (Female)	46.0	42.2	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,807	11,092	24,053
# Of Persons Per HH	2.6	2.5	2.6
Average HH Income	\$79,789	\$89,565	\$100,524
Average House Value	\$229,833	\$234,999	\$256,025

2023 American Community Survey (ACS)

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