

SUMMARY

PHOTOS

LOCATION AERIAL

DEMOGRAPHICS



PROPERTY DESCRIPTION

Retail space for lease located on Burnside Avenue in Gonzales, LA. The strip center is situated on a heavily trafficked corridor of Burnside Avenue adjacent to the Post Office. Suite D is approximately 1,200 SF. This space consist of a lobby, reception desk, six individual offices and two bath rooms. The property has easy access from Burnside Avenue, as well as pylon signage with great visibility

PROPERTY HIGHLIGHTS

- 1,200 SF inline space available
- Located along a heavily trafficked corridor of Burnside Avenue
- Ideal for a retailer or service provider looking to expand into Ascension Parish
- Pylon Signage Available
- Zoning C-1

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	1,200 SF
Lot Size:	0.28 Acres
Building Size:	7,200 SF

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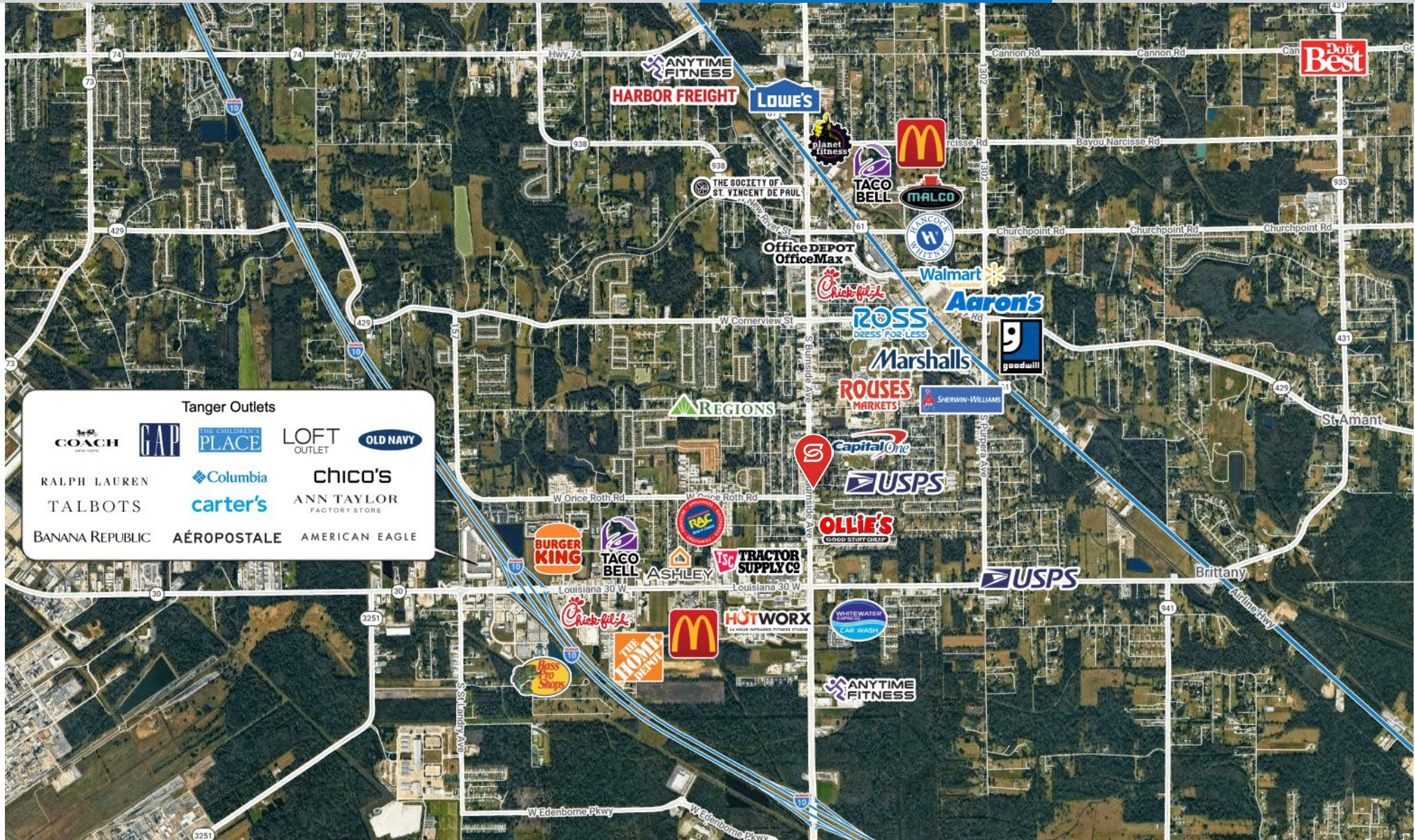


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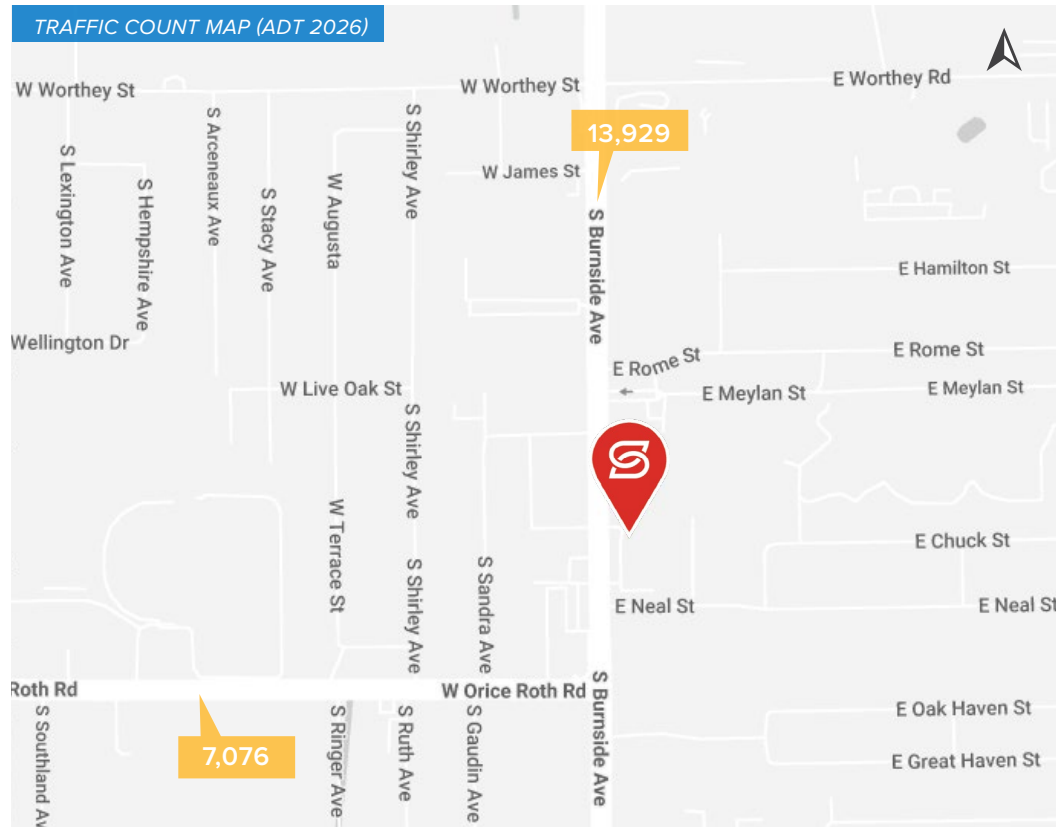
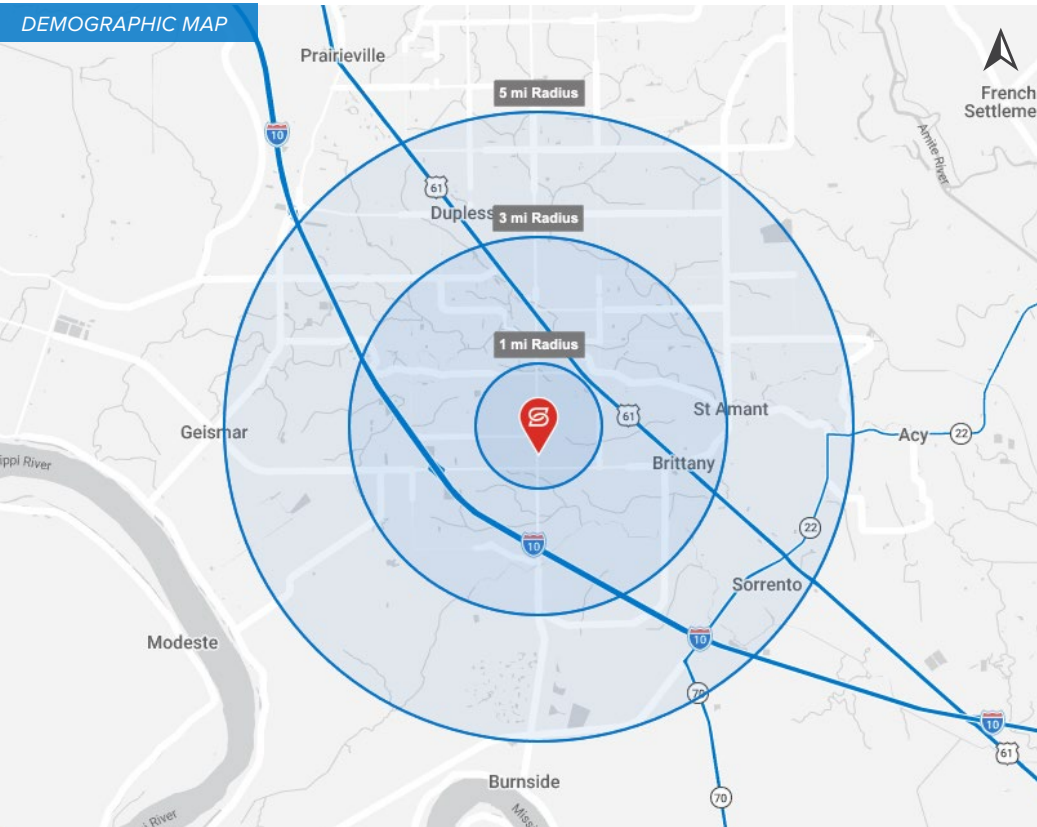


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2026 DEMOGRAPHICS



POPULATION

5 MI	10 MI	15 MI
7,339	26,706	65,155



AVG. HH INCOME

5 MI	10 MI	15 MI
\$95,573	\$104,317	\$115,461



HOUSEHOLDS

5 MI	10 MI	15 MI
2,800	10,642	25,323