



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 C is approximately 1,200 SF. The property has easy access from Burnside Avenue, as well as pylon signage with great visibility.

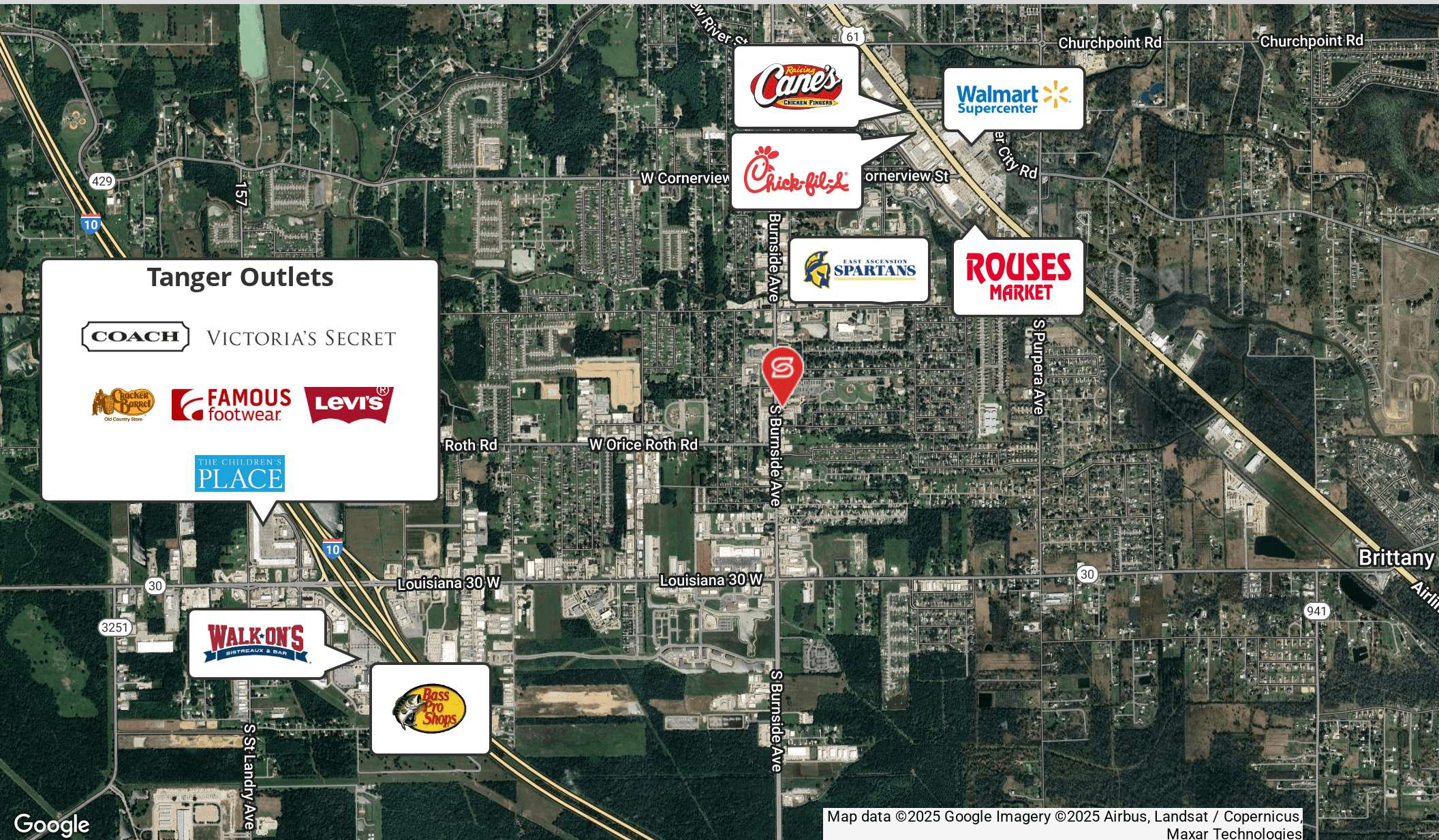
PROPERTY HIGHLIGHTS

- 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

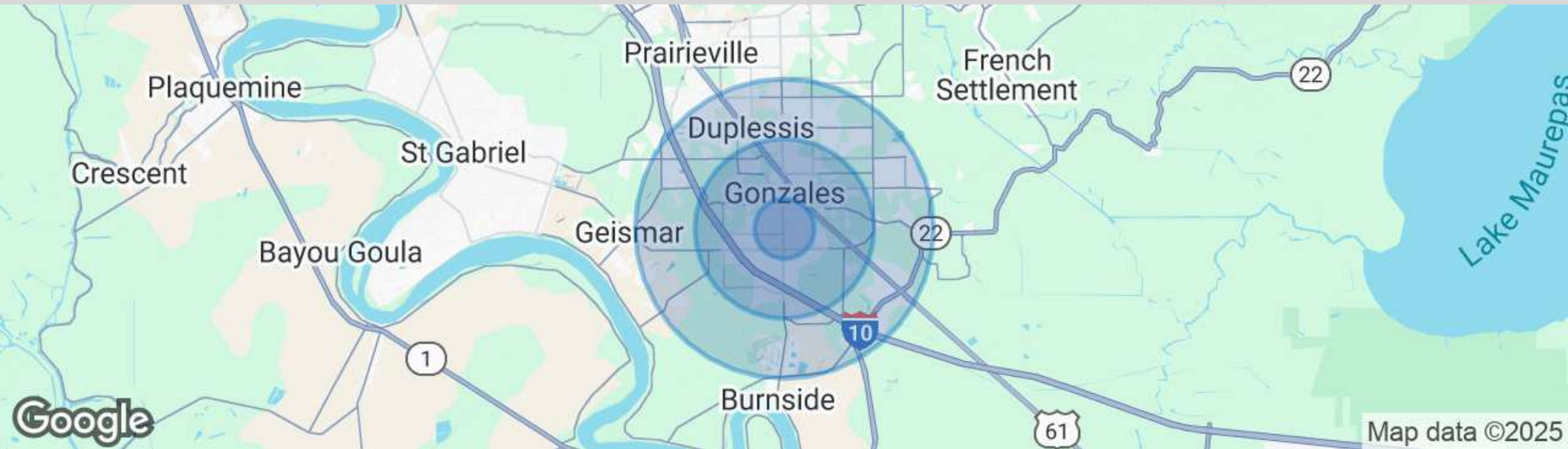
OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,200 SF
Lot Size:	0.63 Acres
NNN's:	\$4.23 SF/yr





Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,027	24,183	64,226
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,618	9,424	23,998
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$76,581	\$83,476	\$100,594
Average House Value	\$194,216	\$225,258	\$262,374

Demographics data derived from AlphaMap