



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FORMER STAND-ALONE BANK BUILDING

2020 S BURNSIDE AVE, GONZALES, LA 70737

FOR LEASE

1,845 SF

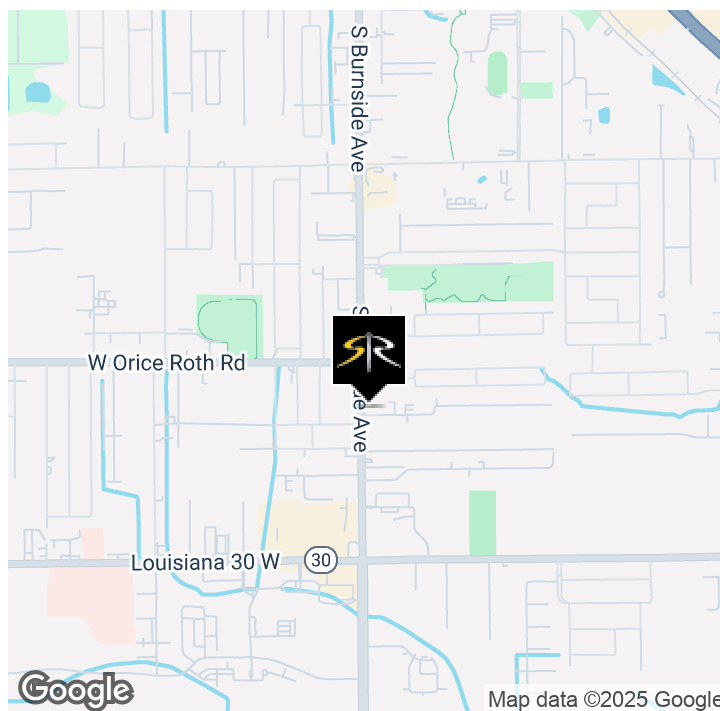


OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	1,845 SF
Lot Size:	0.28 Acres
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Former Stand-Alone Bank Building
- 1,845 SF Available
- Great Access/Visibility to Hwy. 44 and Hwy. 30 Corridor
- Soon to be remodeled
- Drive-Thru Lanes in Place w/Canopy and Pneumatic Tubes System for Convenient Customer Service
- Ample Parking
- Flexible Floor Plan that could potentially be Reconfigured for Office, Medical, Financial Services, or Retail.
- Available Immediately



BRIAN NICOLICH

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Map data ©2025
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Airbus

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FOR LEASE:

- Former Bank w/ Drive-Thru
- Stand-Alone Building
- Potentially Reconfigured for:
 - Medical
 - Retail
 - Office
- 1,485 SF on 0.28 Acre Lot

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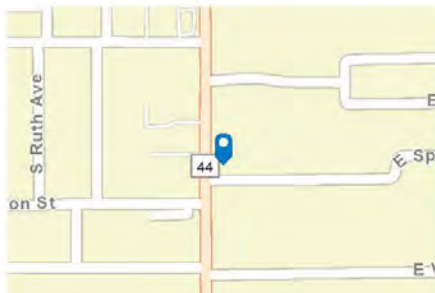
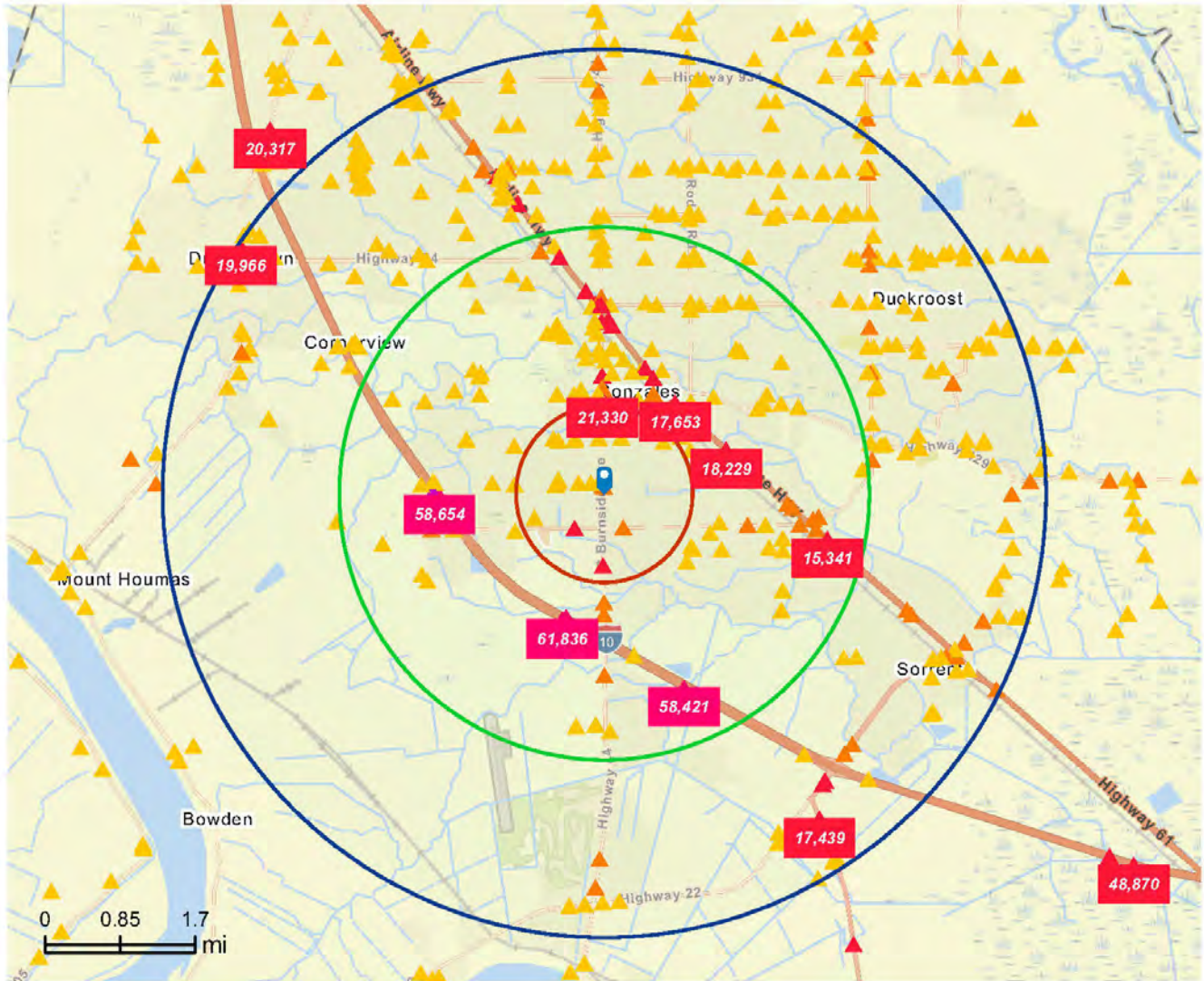
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TRAFFIC COUNT MAP

FORMER STAND-ALONE BANK BUILDING

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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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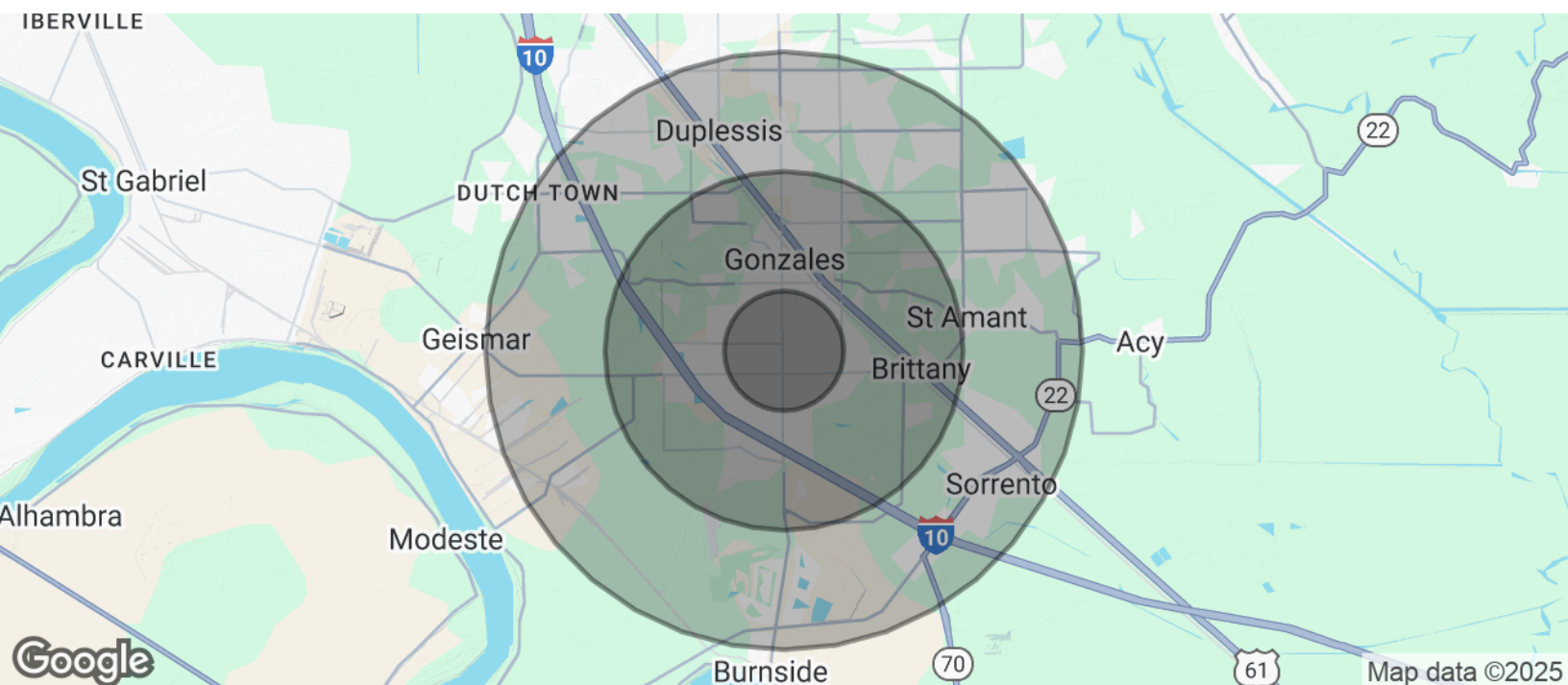
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,321	23,208	59,308
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	2,398	9,041	22,303
# Of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$81,401	\$83,748	\$97,940
Average House Value	\$204,046	\$225,882	\$258,218

Demographics data derived from AlphaMap

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