stirling

2,800 SF OFFICE PAD FOR SALE

1532 S BURNSIDE AVE GONZALES, LA 70737

Land For Sale



PROPERTY DESCRIPTION

This 2,800 square-foot office pad site is located within Burnside Office Plaza, a well-positioned professional development in the heart of Gonzales. The site offers excellent accessibility, making it an ideal opportunity for an owner-occupant seeking a quality location for their business operations.

With close proximity to Highway 44, Highway 30, and Interstate 10, the property provides convenient regional connectivity to surrounding markets including Baton Rouge, Prairieville, and New Orleans. The site's strategic location, professional setting, and strong area demographics make it a highly desirable option for medical, professional, or service-oriented users looking to establish a long-term presence in Ascension Parish.

OFFERING SUMMARY

Average HH Income

Sale Price:			\$150,000	
Number of Units:			1	
Lot Size:			2,800 SF	
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	2,490	9,424	23,998	
Total Population	6,636	24,183	64,226	

\$77.051

\$83,476

JOHN DEARMOND

Licensed in LA 225.202.4649 jdearmond@stirlingprop.com





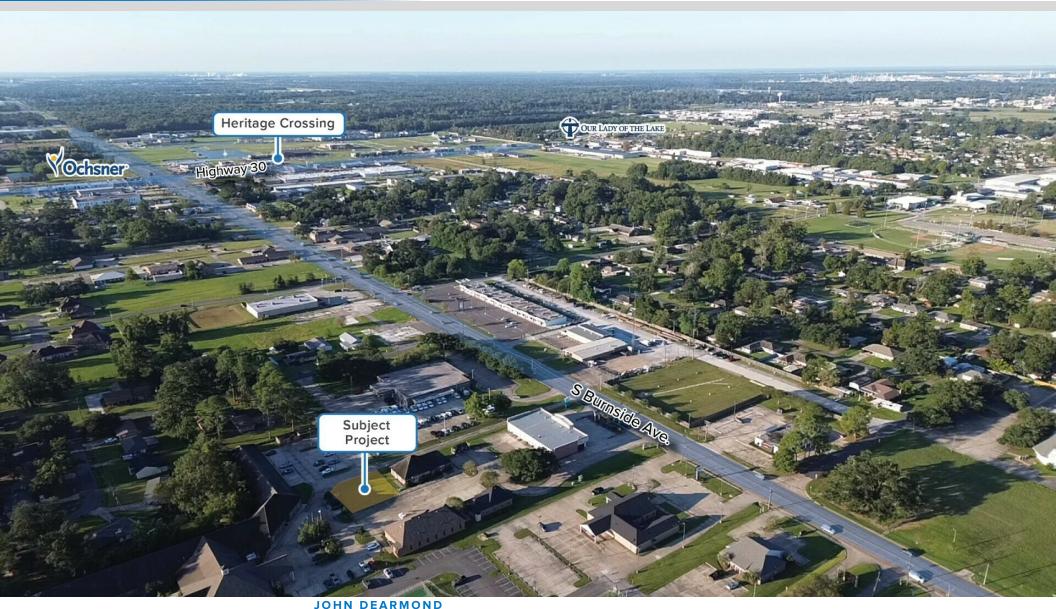


\$100.594

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