



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

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
Average HH Income	\$77,051	\$83,476	\$100,594

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2,800 SF OFFICE PAD FOR SALE

1532 S BURNSIDE AVE GONZALES, LA 70737

Land For Sale



JOHN DEARMOND

Licensed in LA

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The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.

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Map
data
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