

stirling

FOR SALE / LEASE



OFFICE BUILDING

1532 S BURNSIDE AVENUE BUILDING 2 | GONZALES, LA



PROPERTY DESCRIPTION

1532 S Burnside Avenue, Building 2 offers 4,184 SF of well-maintained office space in the heart of Gonzales. The layout includes 10 private offices, a conference room, kitchenette, reception/work area, and supporting work areas, making it a functional option for a variety of professional office users. The property is conveniently located off Burnside Avenue near Highway 30, providing quick access to I-10 and the surrounding Gonzales Market.

PROPERTY HIGHLIGHTS

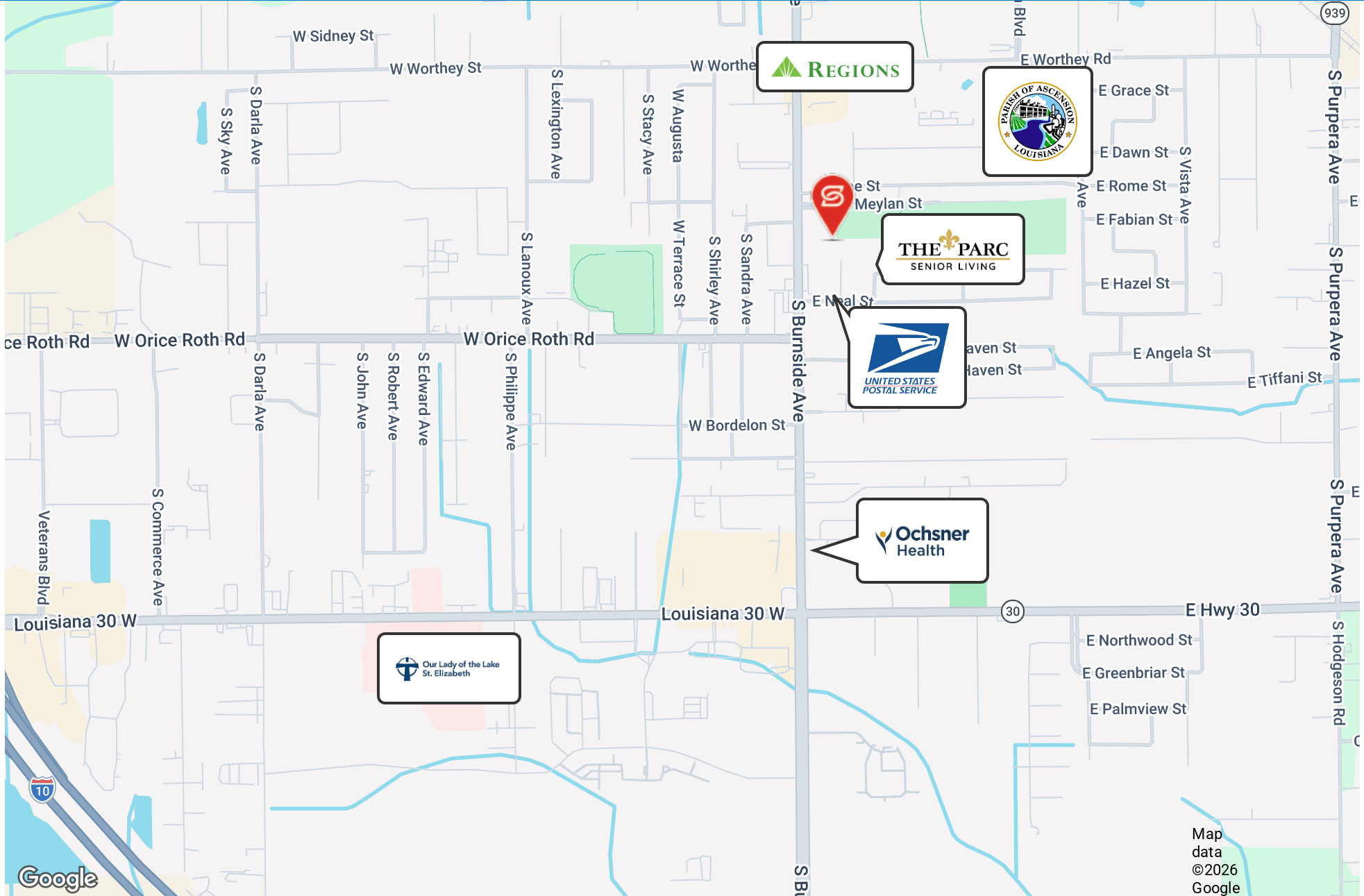
- Functional layout with 10 private offices
- Includes Conference room, kitchenette, and reception/waiting area
- Located in the heart of Gonzales of Burnside Avenue
- Convenient Access to Highway 30 and I-10
- Ideal for professional office, administrative, medical, or service-oriented users

OFFERING SUMMARY

Sale Price:	\$836,800
Lease Rate:	\$18 SF/yr (MG)
Available SF:	4,184 SF
Building Size:	4,184 SF

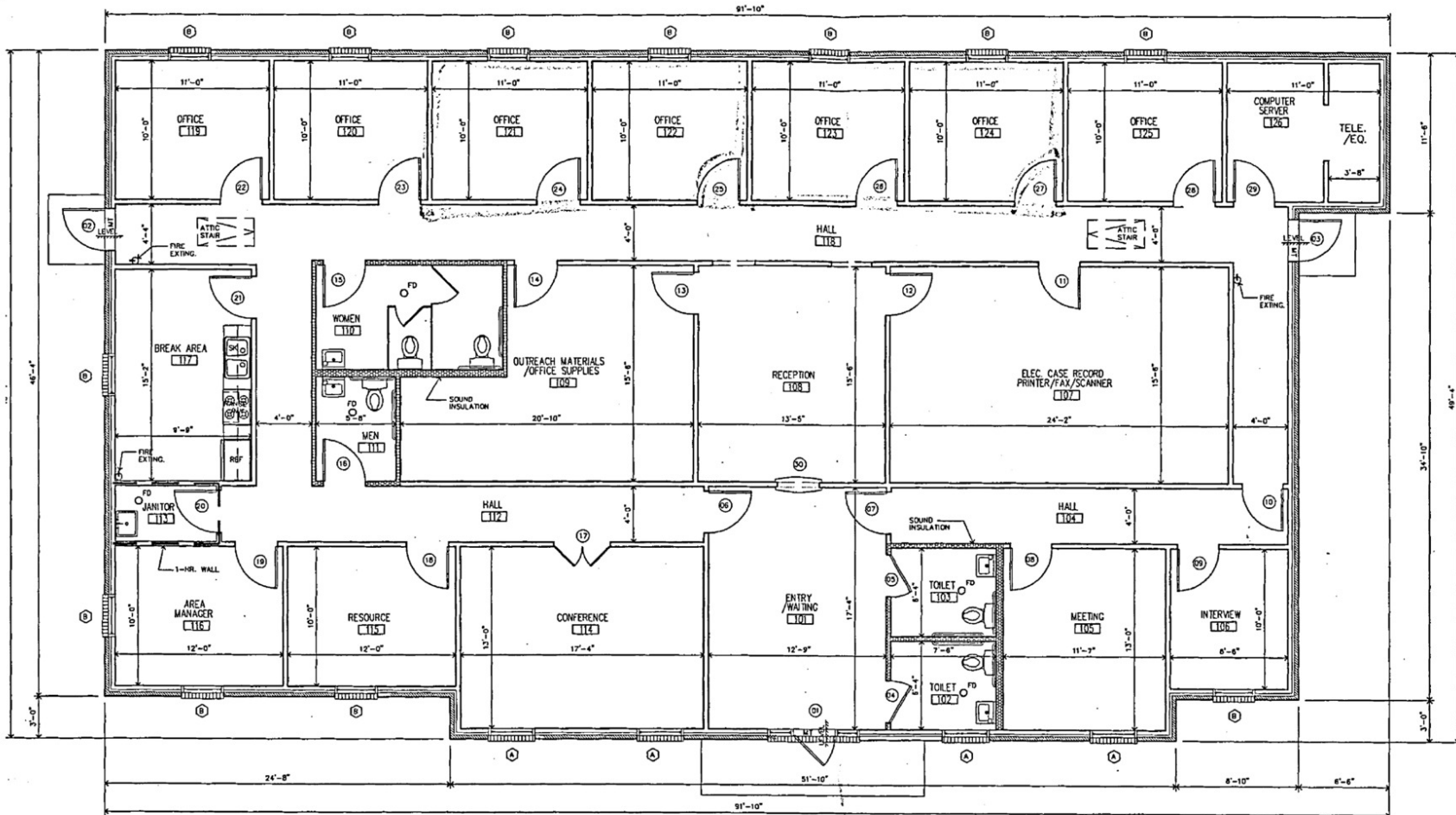
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,306	9,643	22,370
Total Population	6,103	24,046	58,252
Average HH Income	\$73,995	\$88,444	\$101,416



Floor Plan - Office Space Available

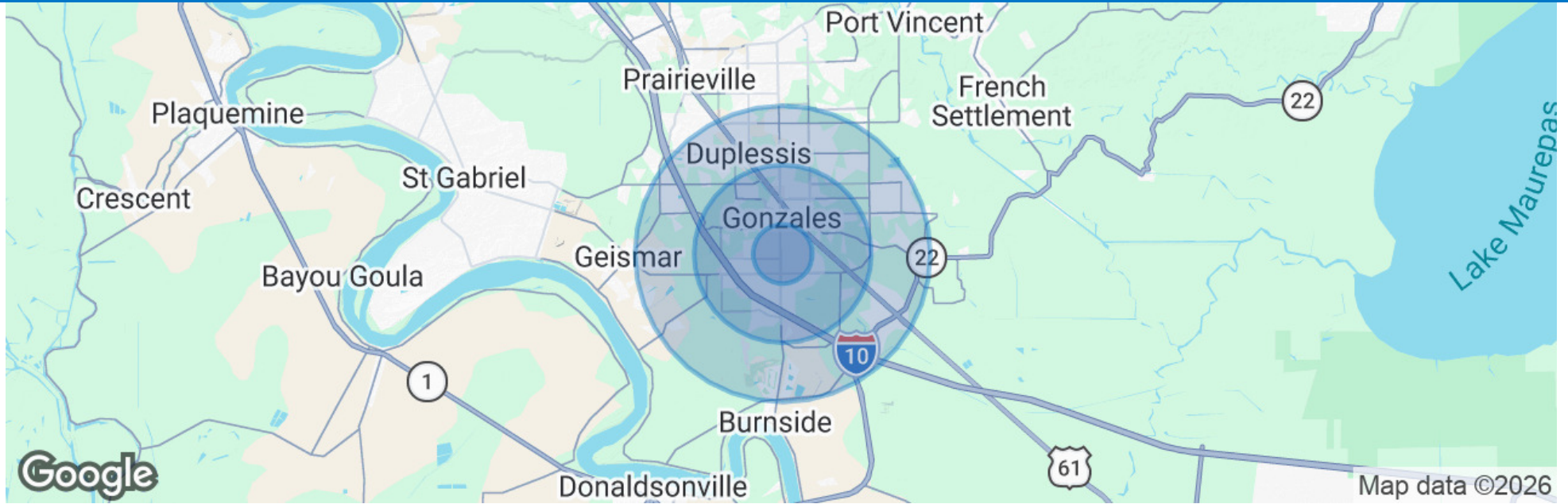
1532 Burnside Avenue - Building 2 | ±4,184 SF



1 FLOOR PLAN - 4,184 S.F.

NTS





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,103	24,046	58,252
Average Age	39.3	40.4	38.4
Average Age (Male)	32.9	38.9	37.3
Average Age (Female)	44.5	42.4	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,306	9,643	22,370
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$73,995	\$88,444	\$101,416
Average House Value	\$185,015	\$231,813	\$259,113

2023 American Community Survey (ACS)