

stirling

FOR LEASE

OUTFITTER'S DRIVE

RETAIL CENTER

2703 OUTFITTER'S DR | GONZALES, LA

SUMMARY

SITE PLAN

PHOTOS

DEMOGRAPHICS



PROPERTY DESCRIPTION

Outfitters Drive Retail Center is a 6,600 sq. ft. +/- multi-tenant shopping center located in Gonzales, Louisiana (a suburb of Baton Rouge, Louisiana). High traffic generators in the area include Cabela's, eight (8) nationally branded hotels within walking distance, Tanger Outlet Mall (322,000 SF with 60+ stores) located across Hwy. 30 as well as Lamar Dixon Expo Center and St. Elizabeth Hospital. The area also boasts an abundant amount of daily traffic from the petrochemical industry along Hwy. 30 and the Mississippi River. Outfitters Drive Retail Center will be anchored by Izzo's Illegal Burrito and Lit Pizza. 1,519 sq. ft. available in the last remaining suite. Local area retailers and restaurants are achieving some of the highest sales volumes in the United States.

The development is located on the west side of I-10 and across Highway 30 from Tanger Outlet Mall (322,000 SF with 60+ stores). Traffic counts along Interstate 10 at this site are currently estimated to be 72,000 cars per day.

OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	1,519 SF
Lot Size:	0.74 Acres
Building Size:	6,629 SF



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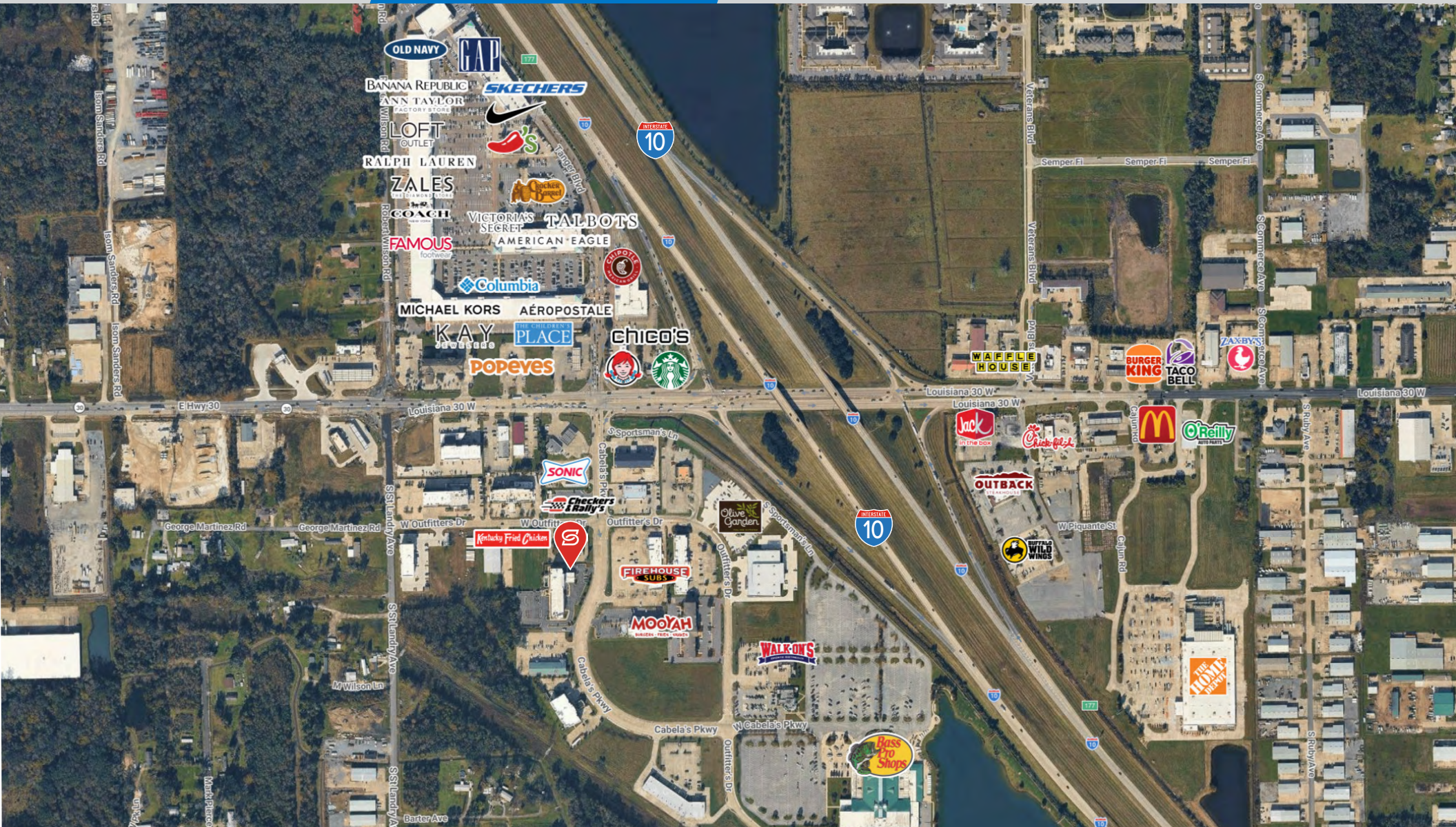


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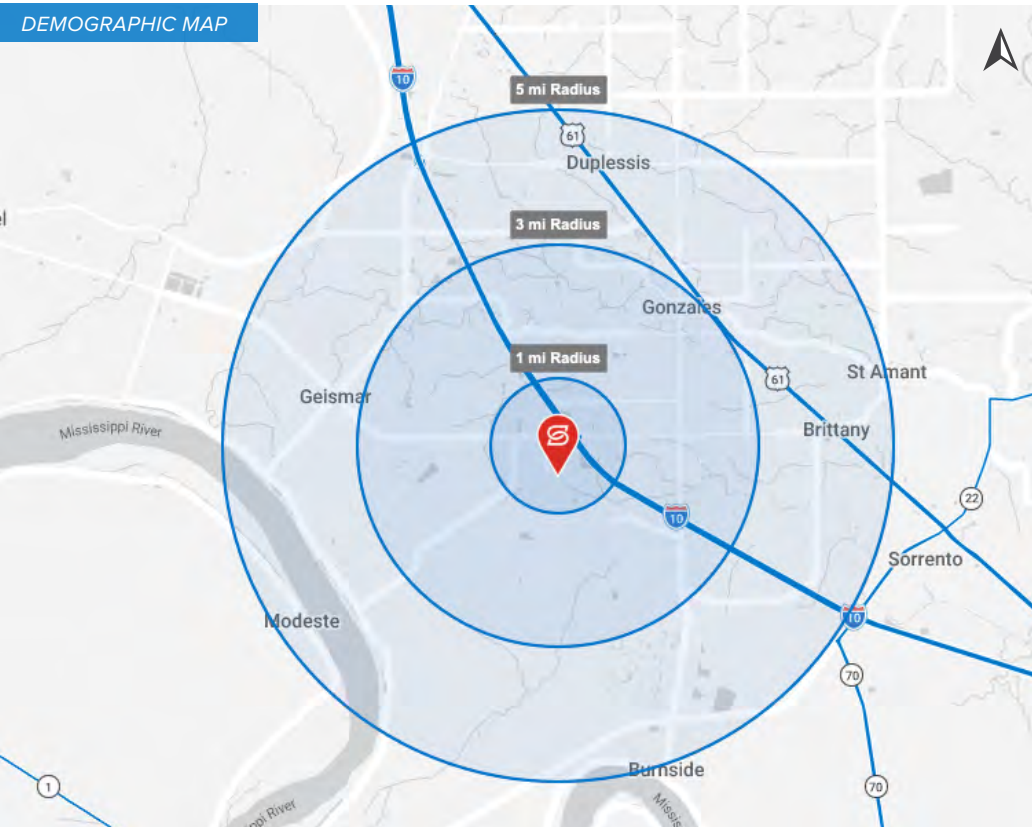
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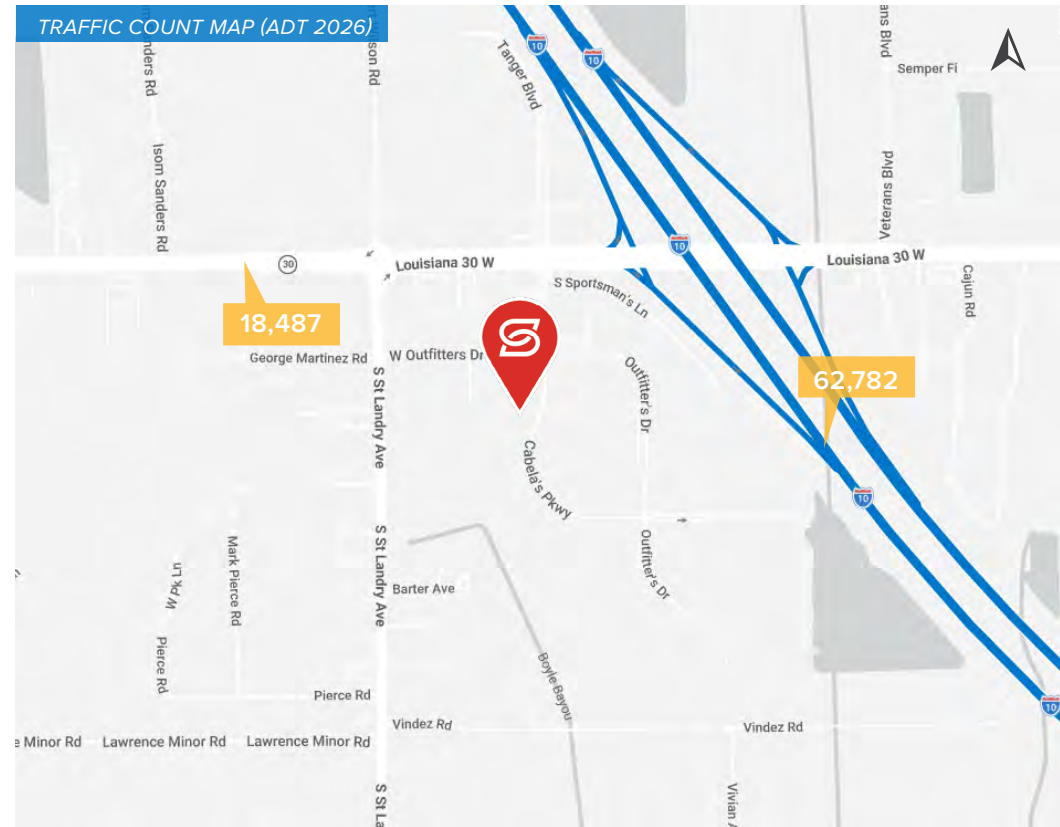
PHOTOS

DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS



POPULATION

5 MI

2,817

10 MI

20,020

15 MI

55,086



AVG. HH INCOME

5 MI

\$106,941

10 MI

\$103,271

15 MI

\$123,633



HOUSEHOLDS

5 MI

1,323

10 MI

7,899

15 MI

21,159