

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located on the hard-corner of Airline Highway and Cornerview Street, this retail property is very well located in the heart of the Gonzales shopping trade area. Tenants include Rouses Market, Ross Dress for Less, Marshalls, ULTA Beauty, Apsen Dental, AT&T, and Five Below.

GLA/ACREAGE

- 86,000 SF, 10.62 Acres

AVAILABLE

- 3,020 SF

LEASE RATE

- \$26.00 PSF NNN

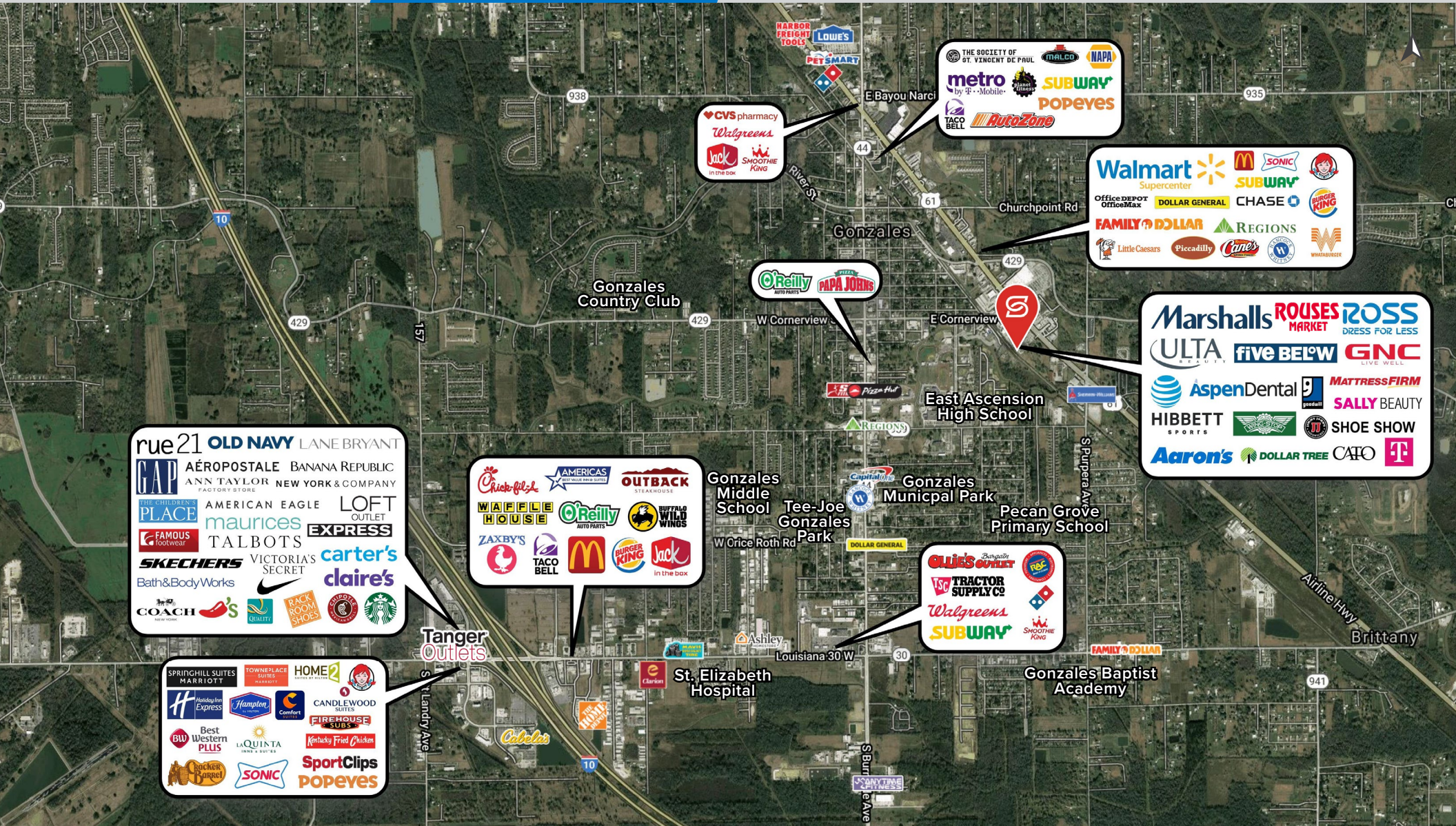
NEARBY RETAILERS

- Walmart Supercenter
- GNC
- Sally Beauty Supply
- Aaron's
- Big Lots
- Dollar Tree
- Cato
- Hibbett Sports
- Office Depot
- UPS
- Dollar General

TRAFFIC COUNT (ADT 2025)

- On Airline Highway, north of site: 32,082



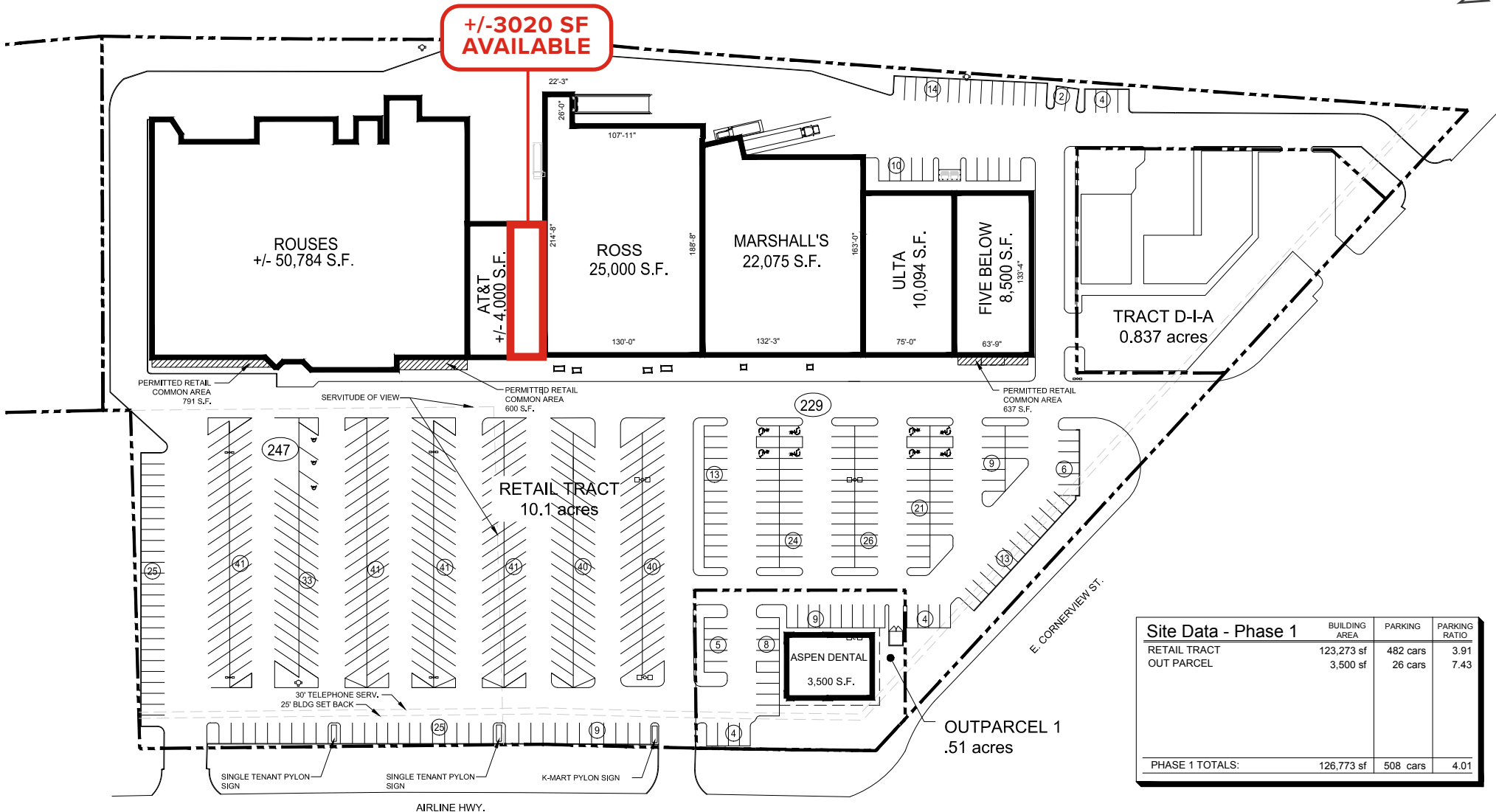


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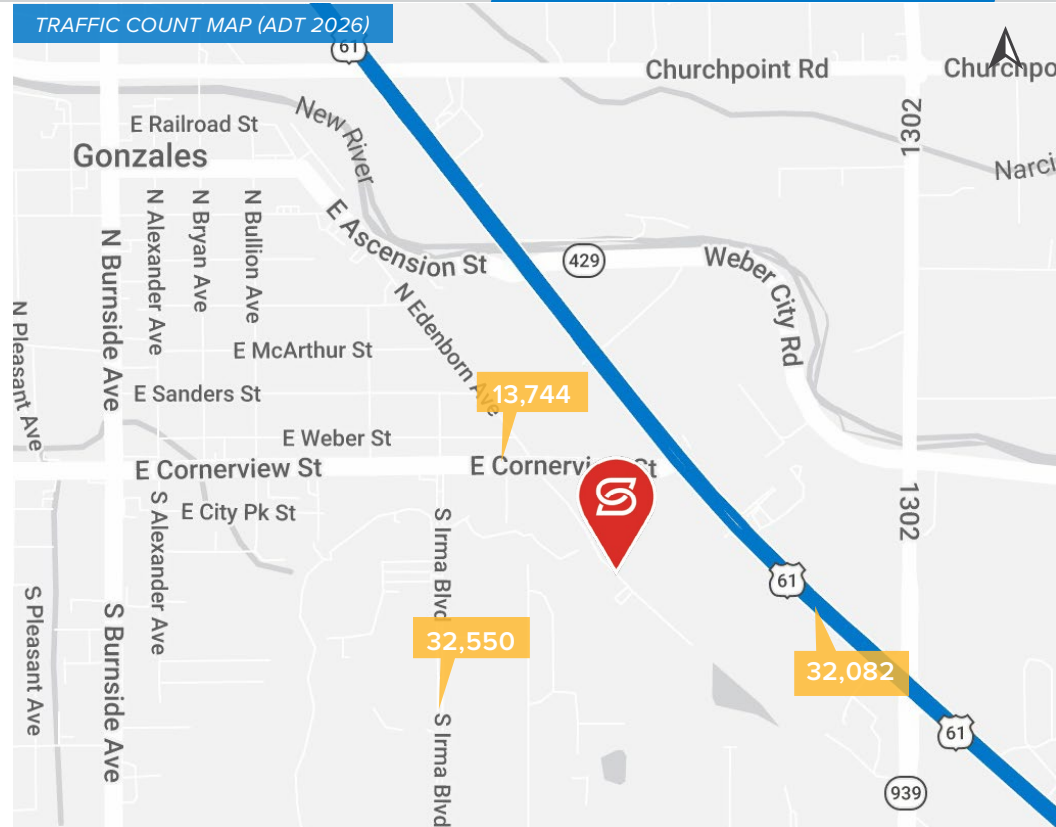
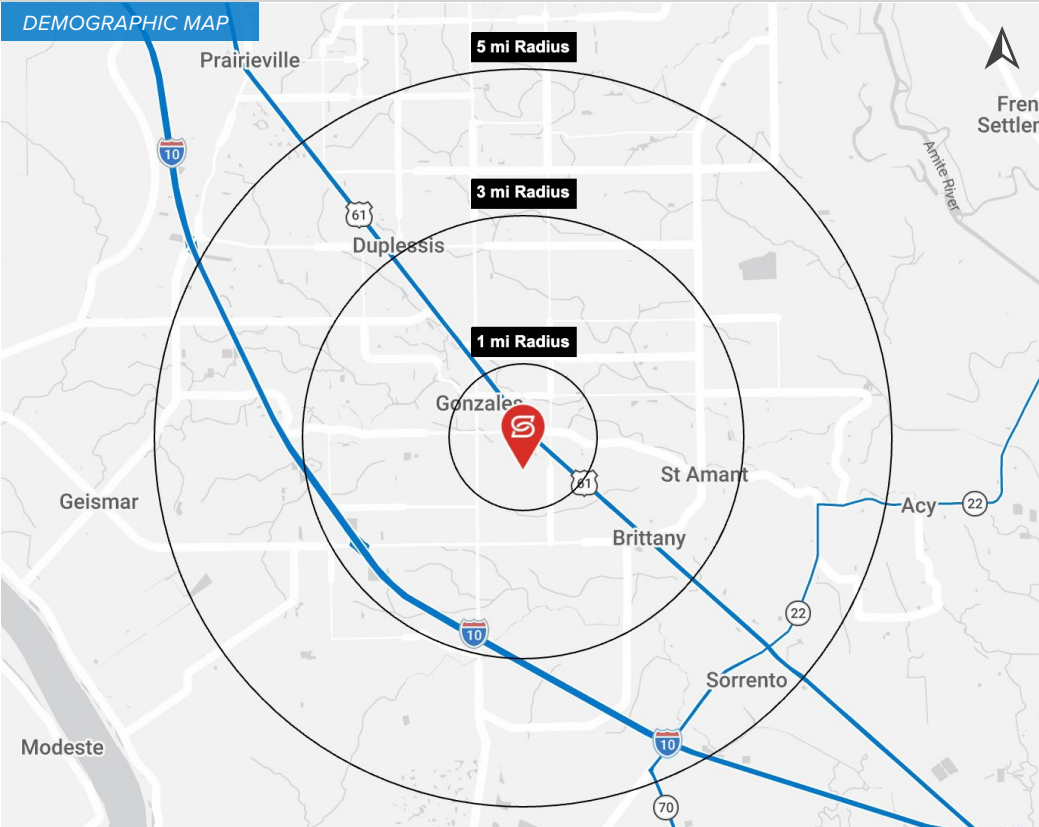
Site Data - Phase 1			
	BUILDING AREA	PARKING	PARKING RATIO
RETAIL TRACT	123,273 sf	482 cars	3.91
OUT PARCEL	3,500 sf	26 cars	7.43
PHASE 1 TOTALS:	126,773 sf	508 cars	4.01

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2025 DEMOGRAPHICS

