
OFFICE BUILDING FOR LEASE

Premier Plaza Office Park

TBD E WORTHY STREET, GONZALES, LA 70737



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Office Building For Lease

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PROPERTY INFORMATION



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PROPERTY DESCRIPTION

These 3 vacant parcels are located in Premier Plaza Office Park, a new and upcoming office center in Gonzales. The lots each measure approximately 3,360 SF and are prepared for office development.

The parcels are located just off E Worthey Street and S Burnside Avenue, and would stand in a great location in Gonzales. The proposed offices are surrounded by populated neighborhoods, East Ascension High School, Gonzalez Primary School, and arterial roads, which provides the property with high-traffic street counts.

The property is commercially zoned for office buildings.

LOCATION DESCRIPTION

- 1-minute access from East Ascension High School
- 1.5-mile access from Rouses
- 2-mile access from Walmart Supercenter
- 3-mile access from Tanger Outlets
- 1-mile access from Airline Hwy
- 3.5-mile access from I-10

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	10,080 SF
Lot Size:	0.23 Acres
Building Size:	3,360 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	388	1,829	3,752
Total Population	1,117	4,417	8,558
Average HH Income	\$54,440	\$59,333	\$60,952



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PROPERTY HIGHLIGHTS

- Premier Plaza Office Park
- 3 Sites Available for Custom BTS
- Subject Lot 1: 3,360 SF
- Subject Lot 2: 3,360 SF
- Subject Lot 3: 3,360 SF
- Total Available Land: 10,080
- Zoning: C-1
- East Ascension Parish
- 3.5-mile access from I-10
- 1-minute access from East Ascension High School



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BUILDINGS FOR LEASE

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OFFICE BUILDING FOR LEASE

LOCATION INFORMATION



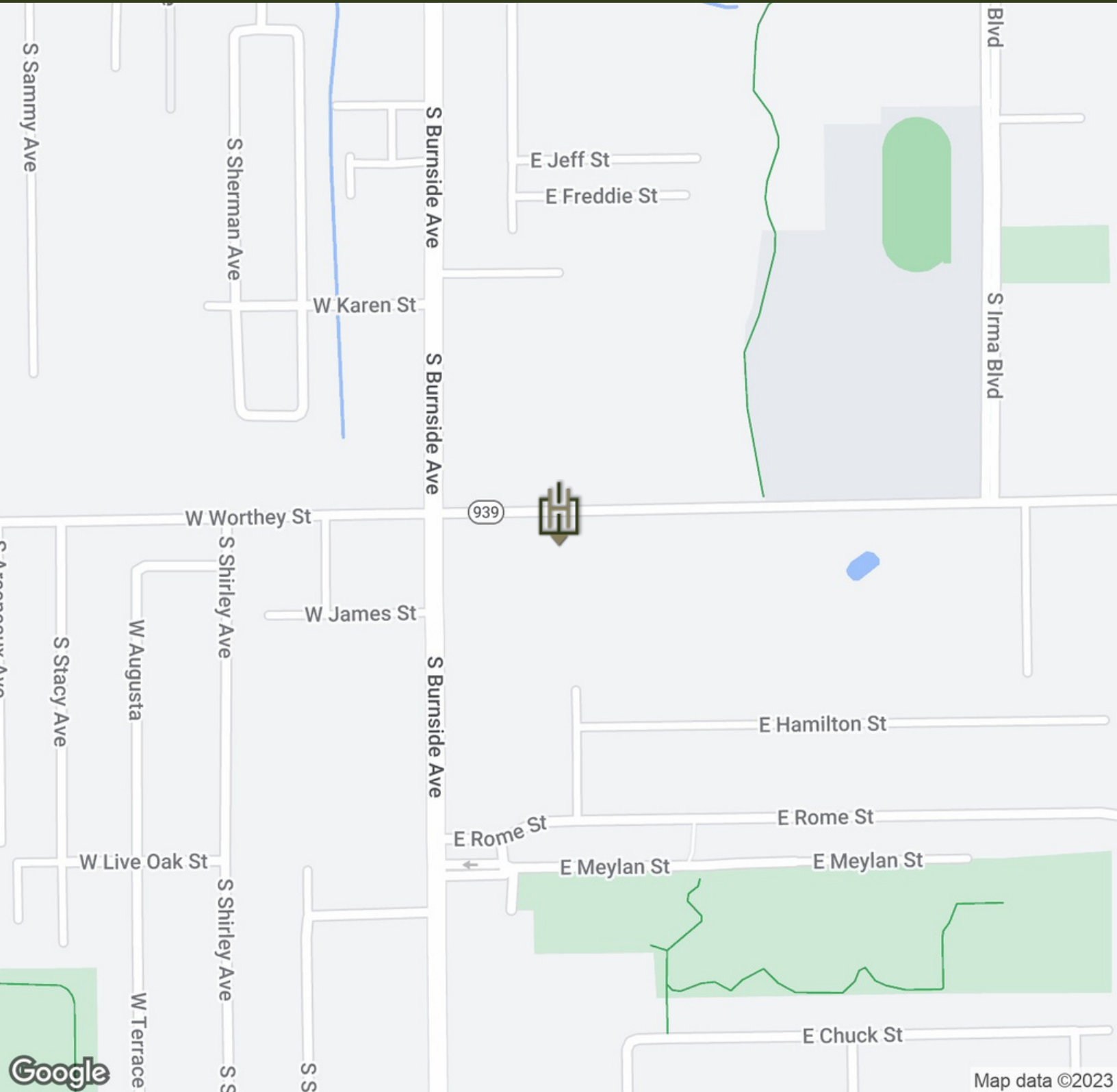
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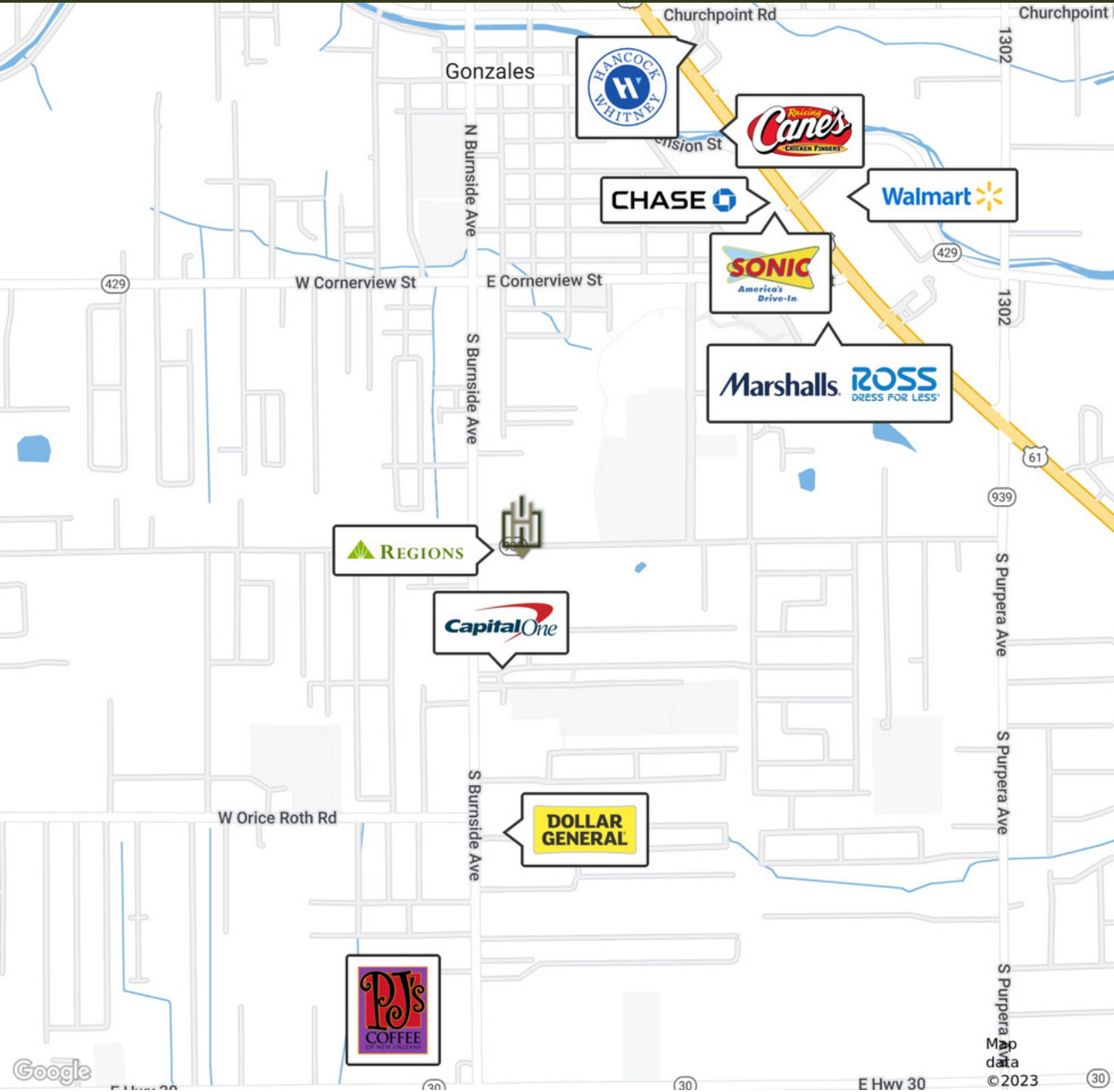
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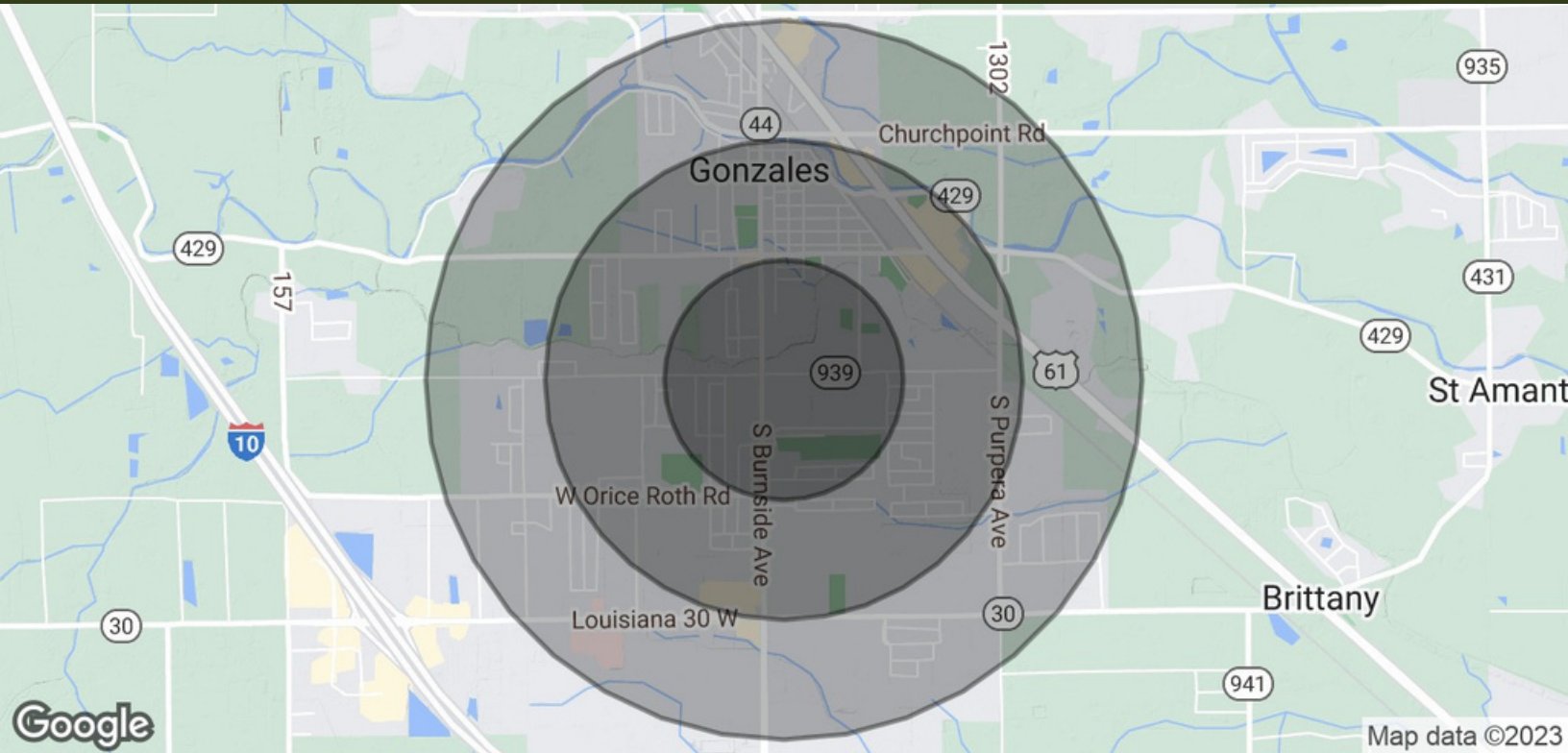
DEMOGRAPHICS

SECTION 3



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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,117	4,417	8,558
Average Age	35.7	36.9	36.9
Average Age (Male)	30.6	33.7	35.4
Average Age (Female)	37.8	38.4	38.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	388	1,829	3,752
# of Persons per HH	2.9	2.4	2.3
Average HH Income	\$54,440	\$59,333	\$60,952
Average House Value	\$155,173	\$175,575	\$180,760

* Demographic data derived from 2020 ACS - US Census

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