

OFFICE / RETAIL SPACE WITH OPEN FLOOR PLAN



OFFERING SUMMARY

Sale Price:	\$650,000 \$162.50/SF
Year Built:	2002
Building Size:	4,000
Zoning:	MU
Price / SF:	\$162.50

PROPERTY OVERVIEW

Property is well-located just off of Hwy 73 with easy access to I-10.

The space has a wide open floor plan and can be subdivided into suites as small as 1,000 SF and larger. This would be an ideal space for any general office user, dance, yoga, or fitness studio, or a medical/dentistry use.

PROPERTY HIGHLIGHTS

- 4,000 SF
- Located just off busy Highway 73 in Gonzales/Dutchtown
- Can be subdivided for future tenant needs

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 **ELIFIN** 225.368.7667 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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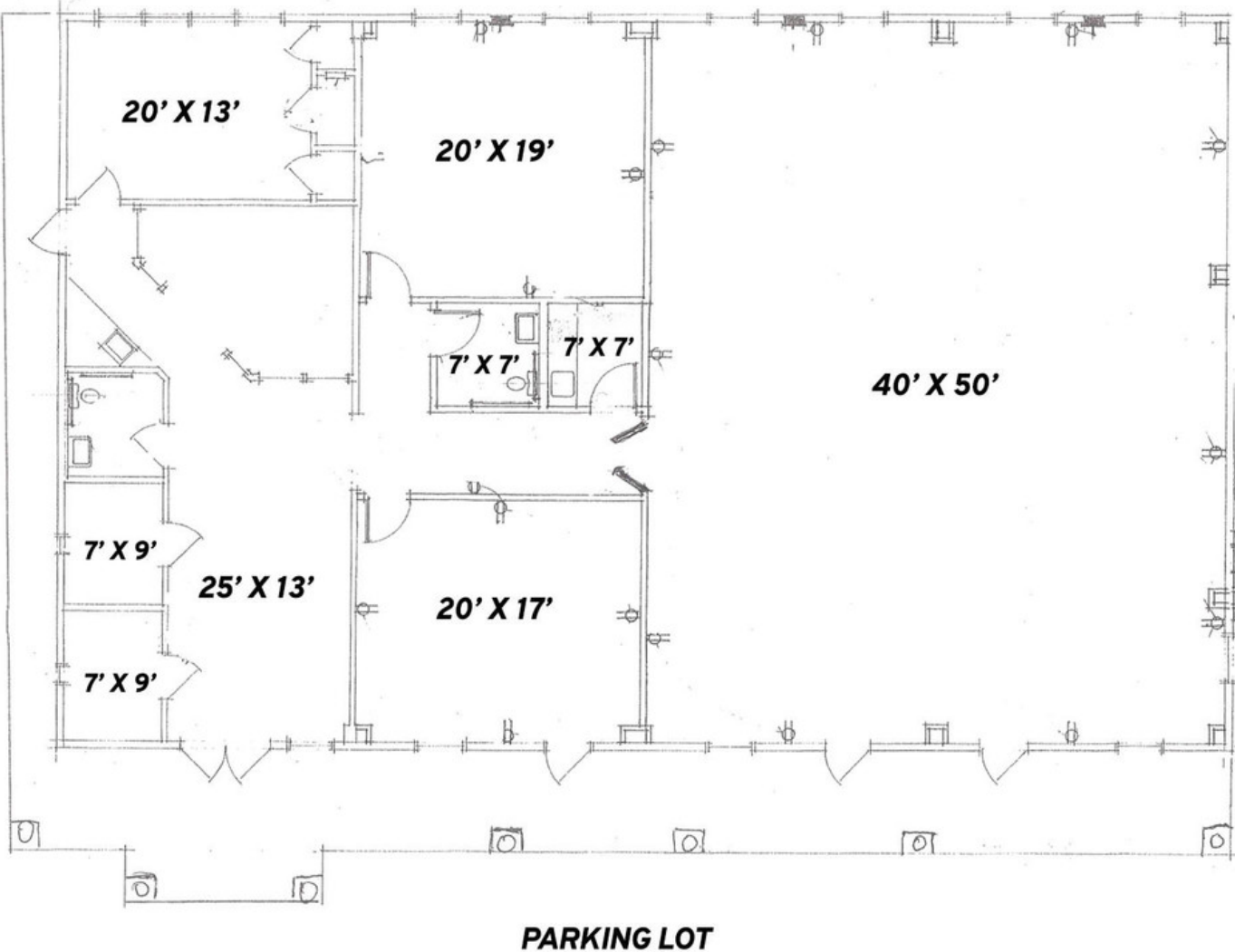


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36506 OAK PLAZA AVE
4,000 SF



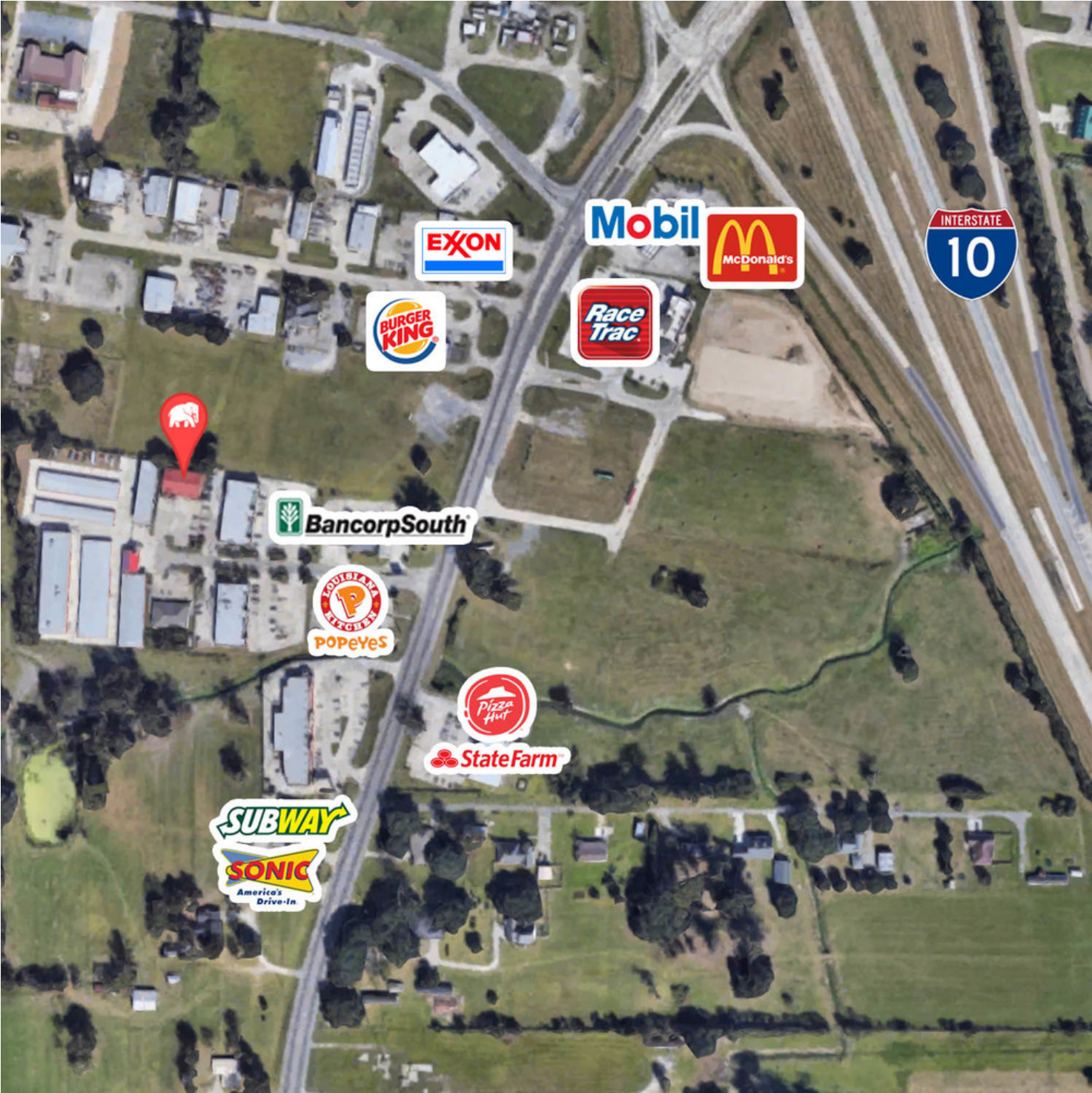
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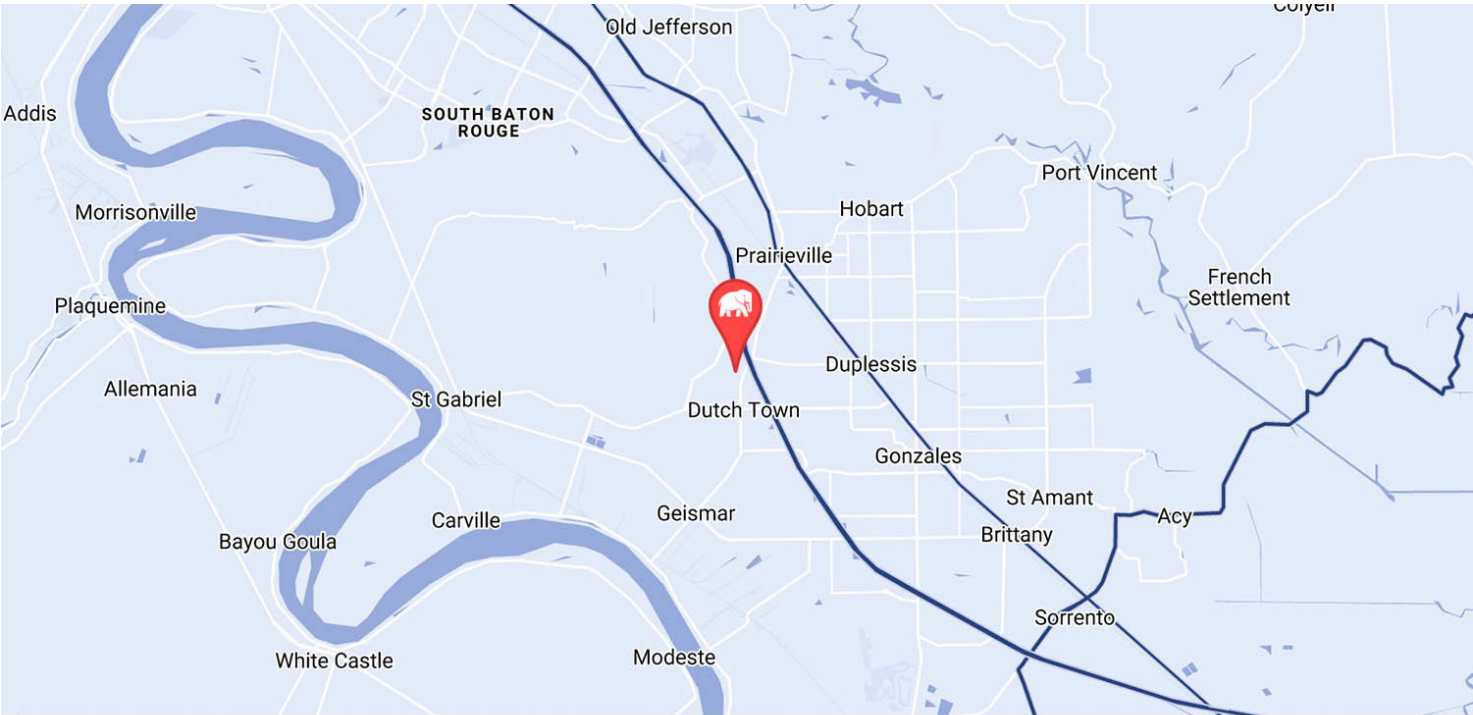
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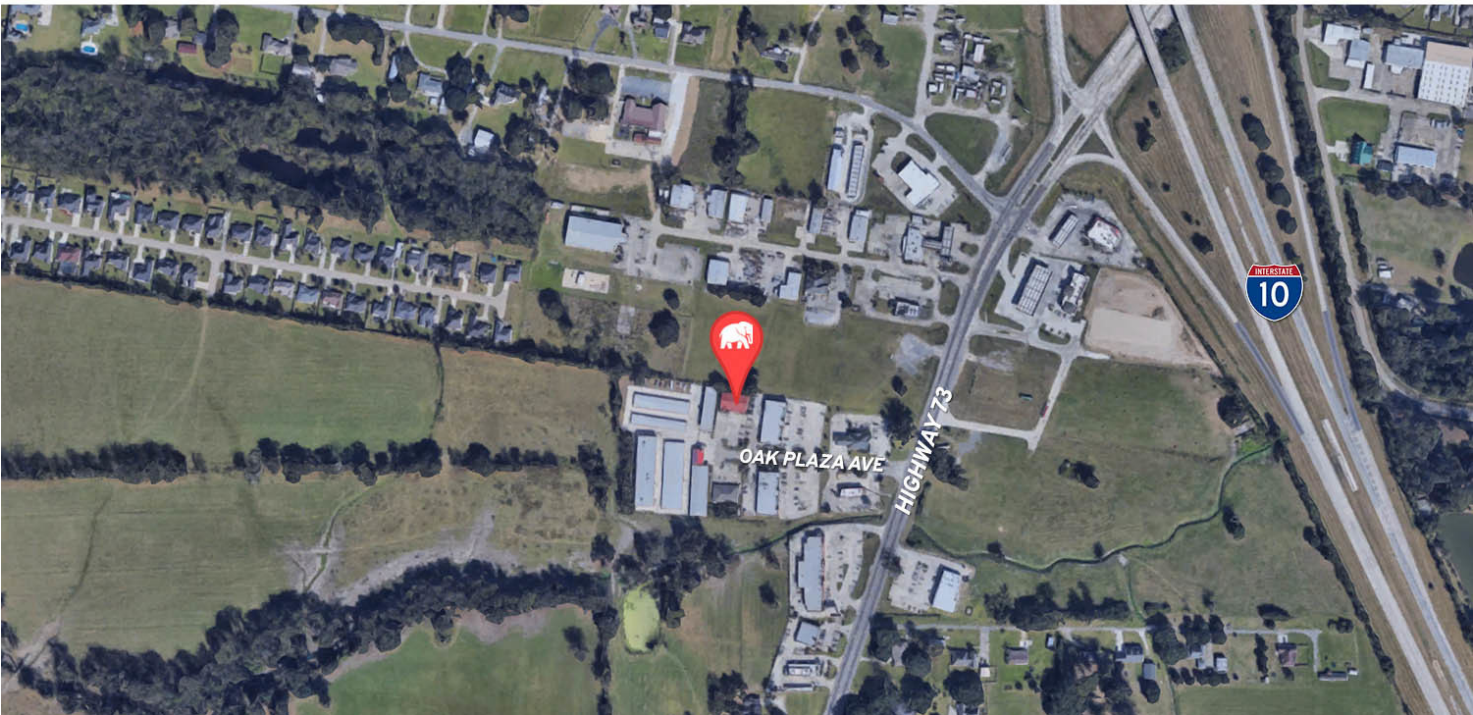


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MAP DATA ©2019 GOOGLE

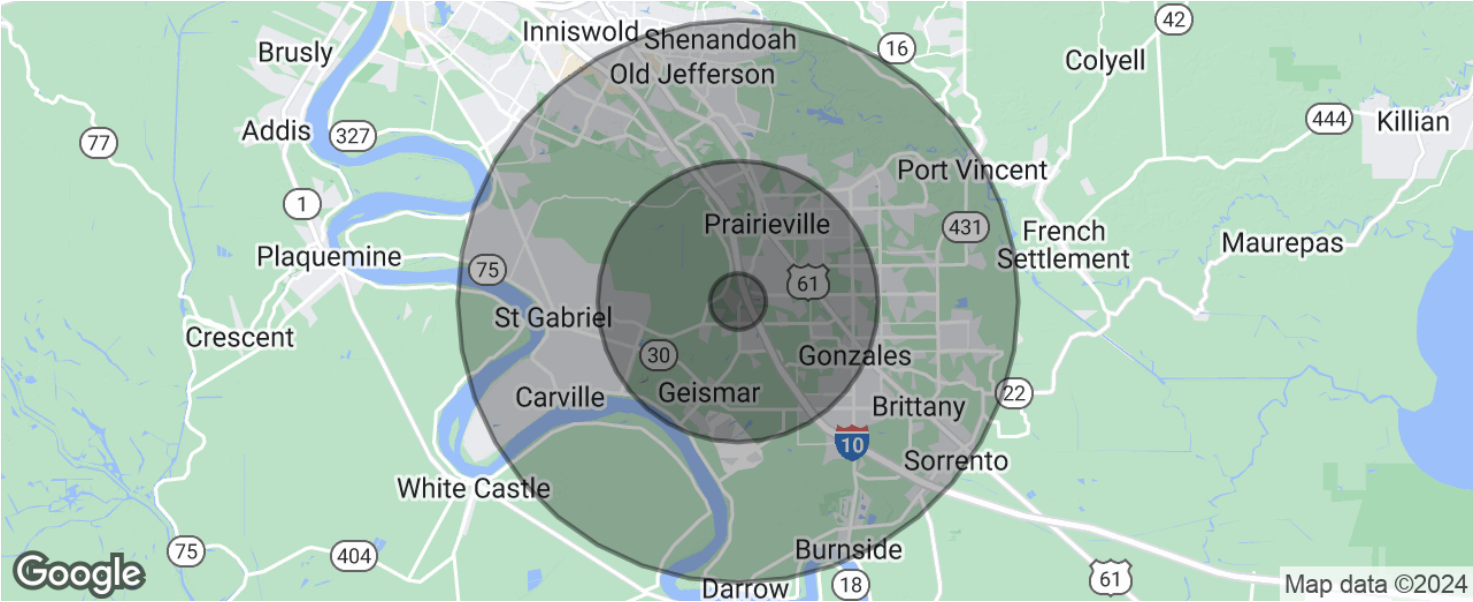


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,563	44,966	156,942
Median age	32.8	33.7	35.7
Median age (Male)	31.6	32.4	34.4
Median age (Female)	33.9	35.1	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	521	15,450	56,224
# of persons per HH	3.0	2.9	2.8
Average HH income	\$92,350	\$84,539	\$89,230
Average house value		\$189,932	\$241,167

* Demographic data derived from 2020 ACS - US Census

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