



UPSCALE RETAIL AT MASTER PLANNED NEIGHBORHOOD CONWAY

HWY 44 GONZALES, LA 70737



OFFERED: FOR LEASE

LEASE RATE: \$25.00 - 30.00 SF/YR NNN

SUITE SIZES: 1,435 - 5,469 SF | OUTPARCEL SIZE: ±32,252 SF

- Upscale retail suites For Lease
- Build-to-suit packages on outparcel (±32,252 SF)
- Located at the primary entrance to Conway
- 0.7 miles south of Interstate 10 on Hwy 44

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | March 2024
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OFFERING SUMMARY



PROPERTY SUMMARY

- **Conway Village Center** is an upscale retail center located along Highway 44 at the main entrance to the master-planned, mixed-use community Conway.
- Retail suites are now available for lease in the upscale, multi-tenant retail building. Build-to-suit packages are also available for the corner outparcel directly adjacent to the traffic circle at Hwy 44 and Conway Village Blvd.
- The center is situated at the primary entrance to the Conway community, across Hwy 44 from another residential development named Oak Lake (160+ homes), and only ± 0.7 miles south of Interstate 10 (71,892 daily traffic).

CONWAY

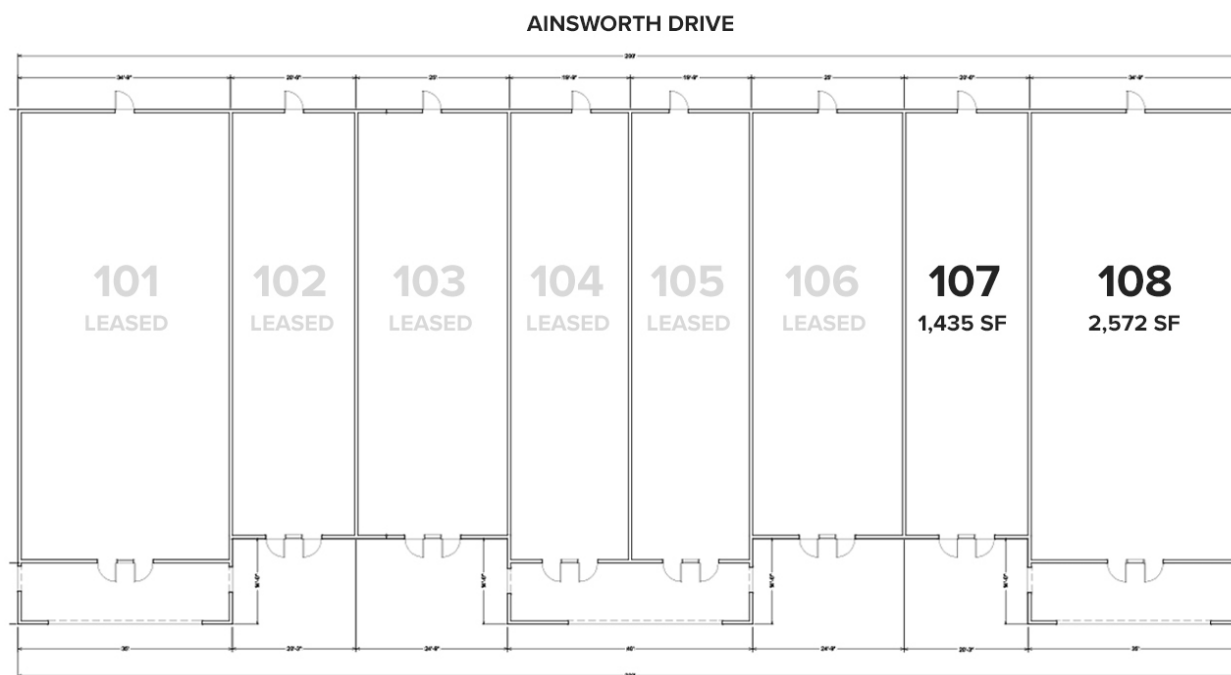
- Conway is a 344-acre, mixed-used Traditional Neighborhood Development in Gonzales, Louisiana that features 46 acres of lakes, miles of jogging trails, parks & green space, commercial opportunities, and a town square for gatherings and events.
- Over 200 homes are finished or under construction with a total of 1,000 homes planned. Home prices range from \$250,000-\$600,000+

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CONWAY VILLAGE CENTER AVAILABILITY



HIGHWAY 44

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	1,435 - 8,681 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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CONWAY VILLAGE CENTER



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INTERIOR PHOTOS

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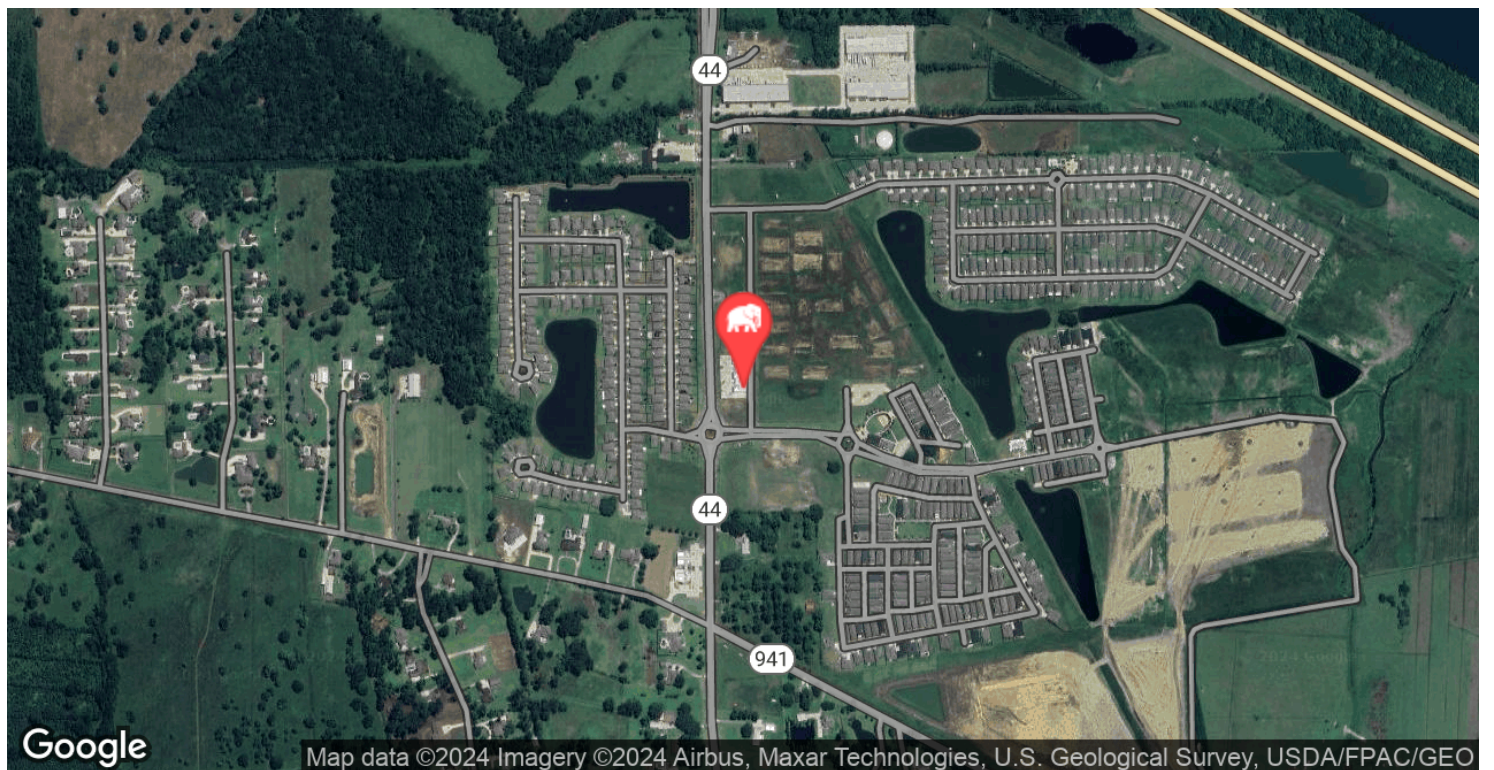
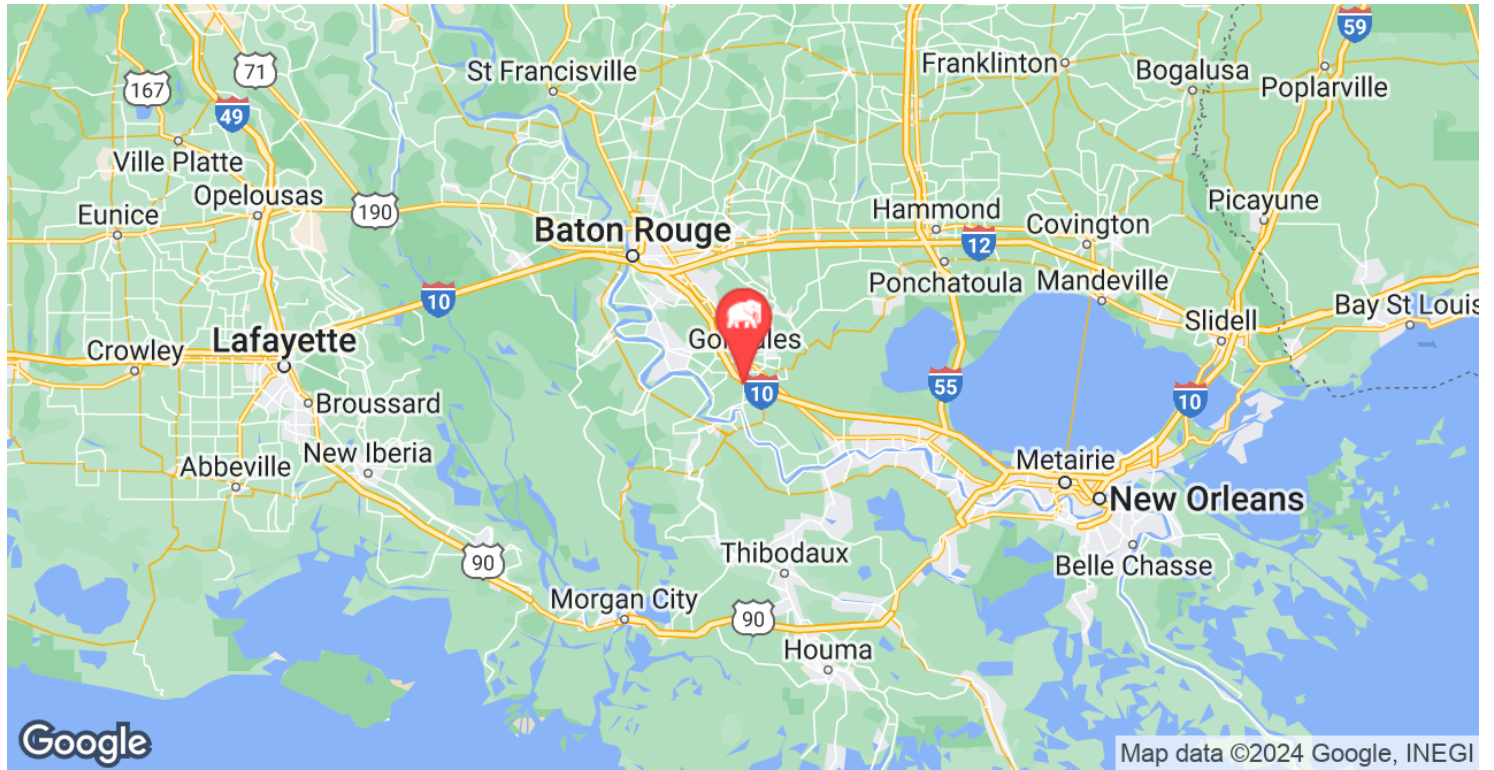
CONWAY MASTER PLAN

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LOCATION MAP

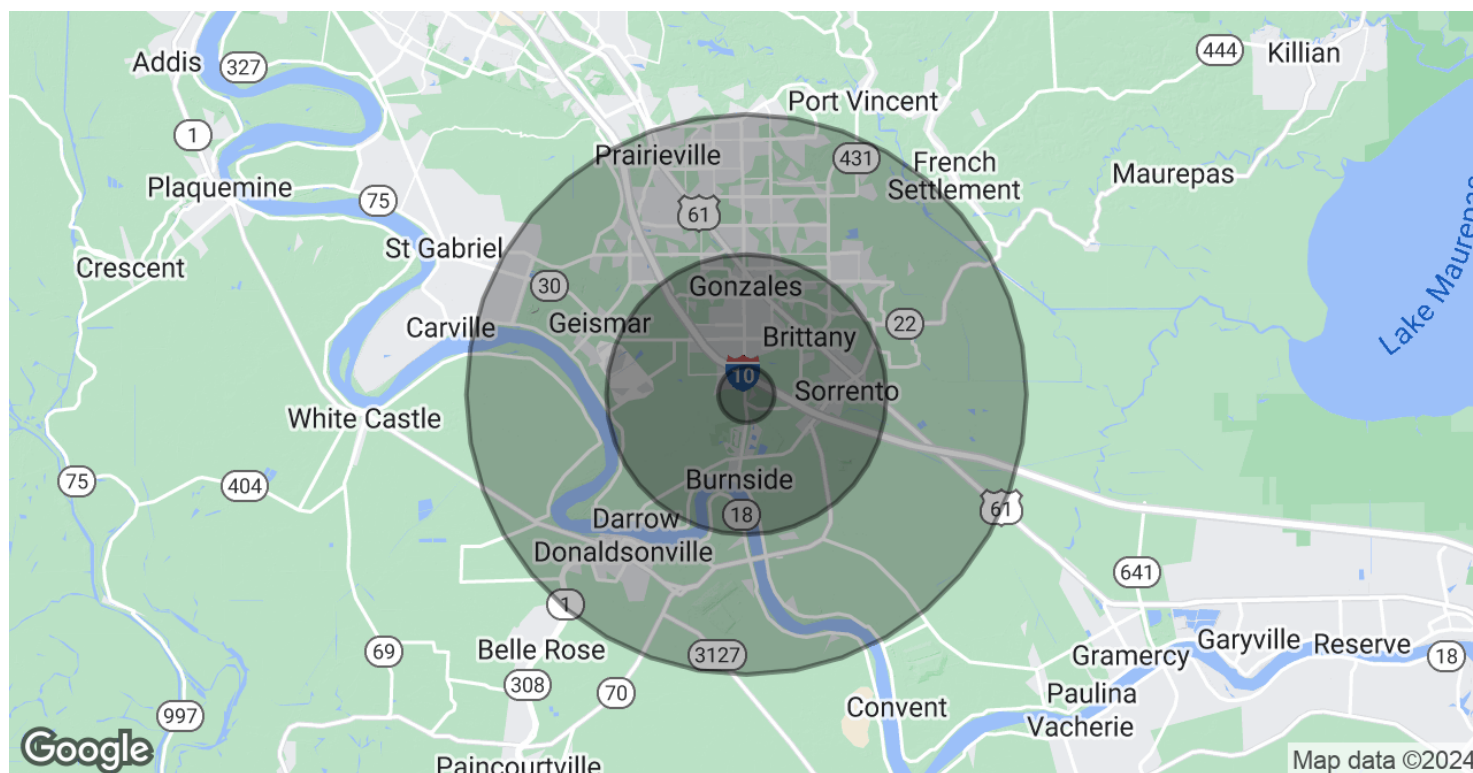


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,000	48,307	117,588
Average age	34.3	34.0	34.4
Average age (Male)	32.1	32.2	33.0
Average age (Female)	37.3	35.9	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,109	17,222	41,251
# of persons per HH	2.7	2.8	2.9
Average HH income	\$62,597	\$71,666	\$79,170
Average house value	\$156,576	\$162,638	\$176,008

* Demographic data derived from 2020 ACS - US Census

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