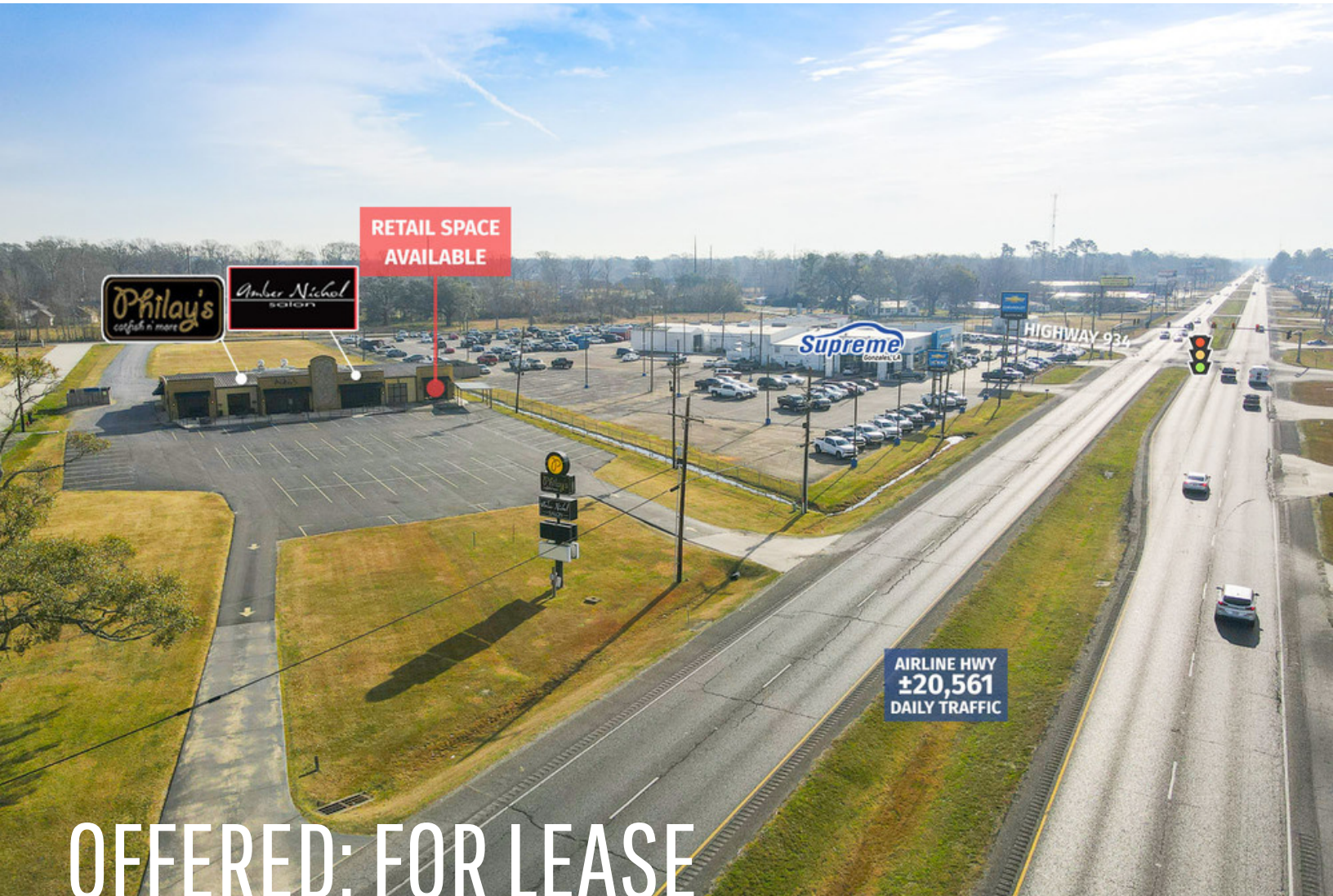




RETAIL SUITE FRONTING AIRLINE HWY IN GONZALES

13386 AIRLINE HWY GONZALES, LA 70737



OFFERED: FOR LEASE

LEASE RATE: NEGOTIABLE

ONE SUITE REMAINING | 1,730 SF | LEASE TYPE: NNN

- Fronting Airline Hwy seeing over $\pm 20,561$ cars per day
- Prominent pylon signage, Ample parking with over 65 spots
- NNN fees are \$3.67/SF

CONTACT:

GABRIELLE ZIA WILL CHADWICK, MBA
225.200.0302 225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY SUMMARY

- One suite remains in this Gonzales retail strip fronting Airline Hwy.
- Adjacent to Supreme Chevrolet of Gonzales and just north of Arline Hwy / Hwy 934, this retail center sees over 20,561 vehicles per day and features a large, shared parking lot for visitors.
- The available space consists of 2 large rooms at the front of the suite, office/breakroom area, private office, and restrooms.
- The versatile space could be utilized as retail, professional service, or other concept requiring segmented floorplans.

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AERIAL PHOTOS

**CONTACT:**

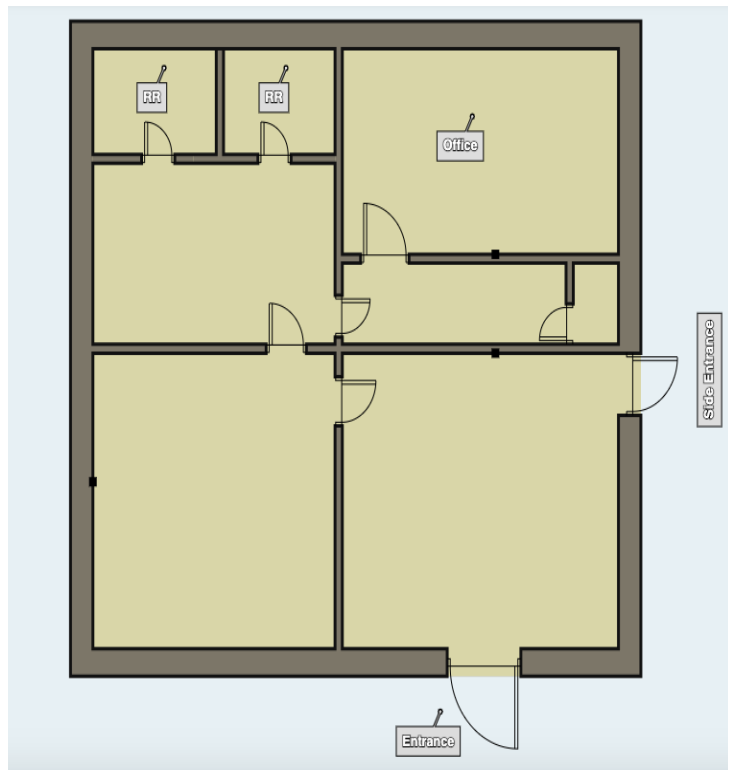
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SUITE C

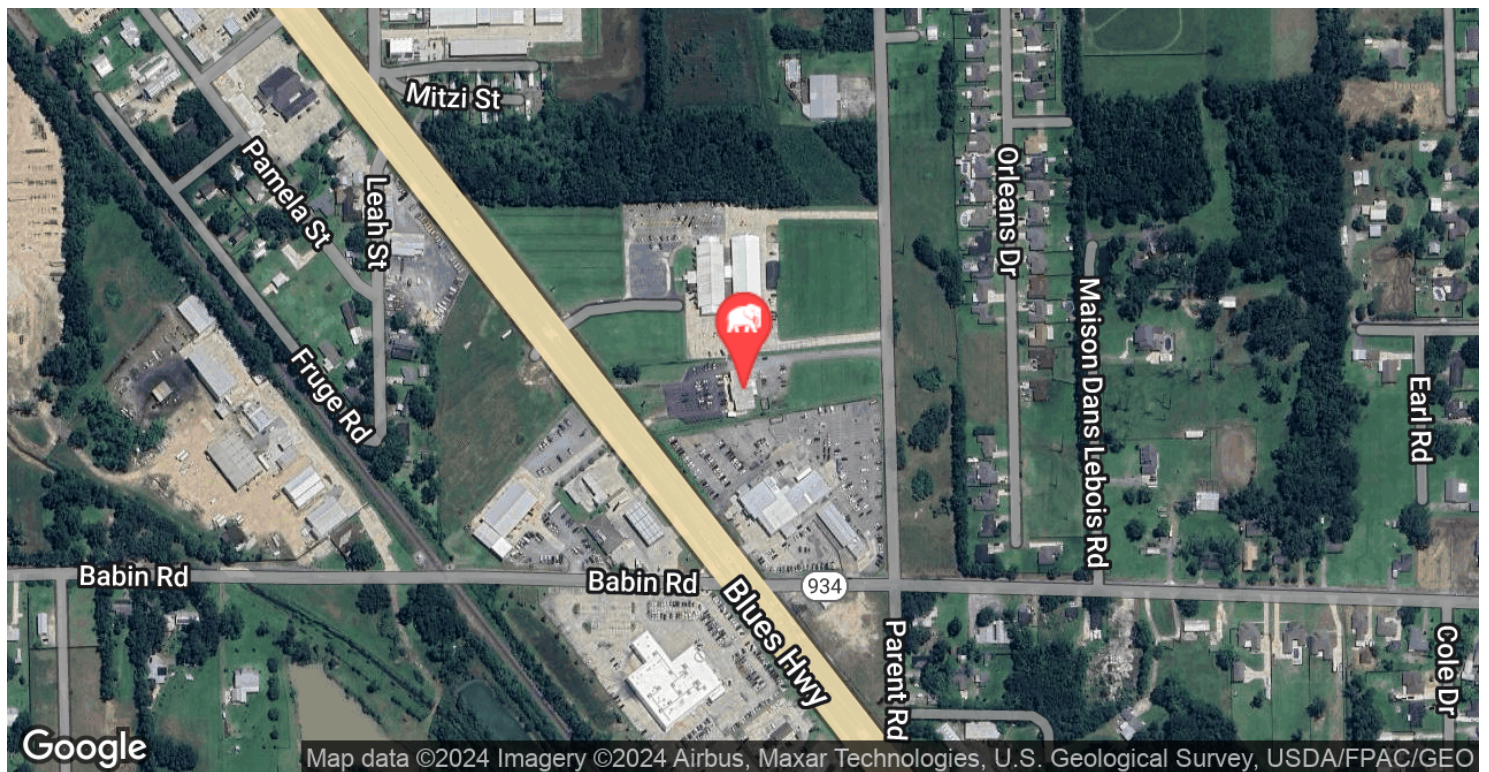
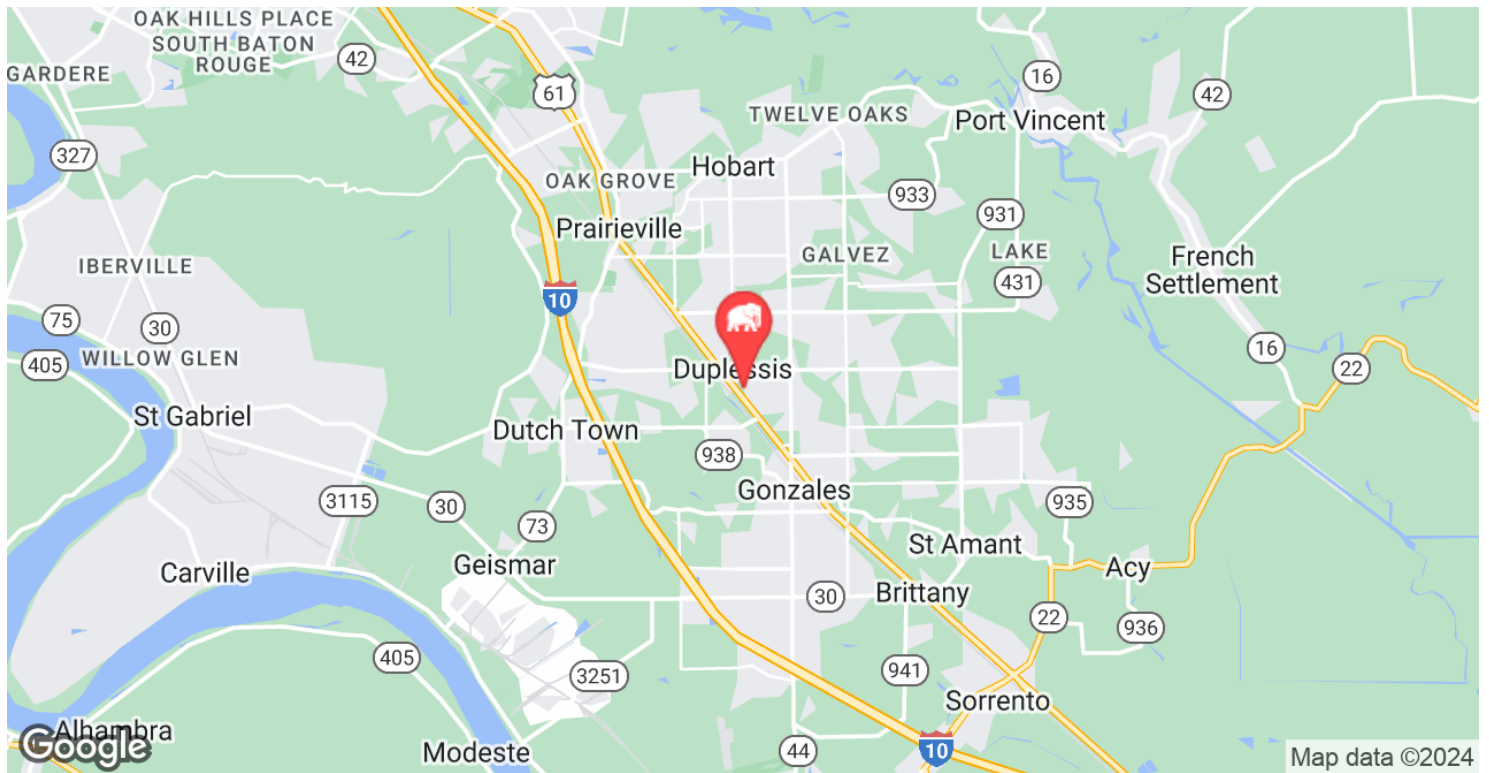


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LOCATION MAP



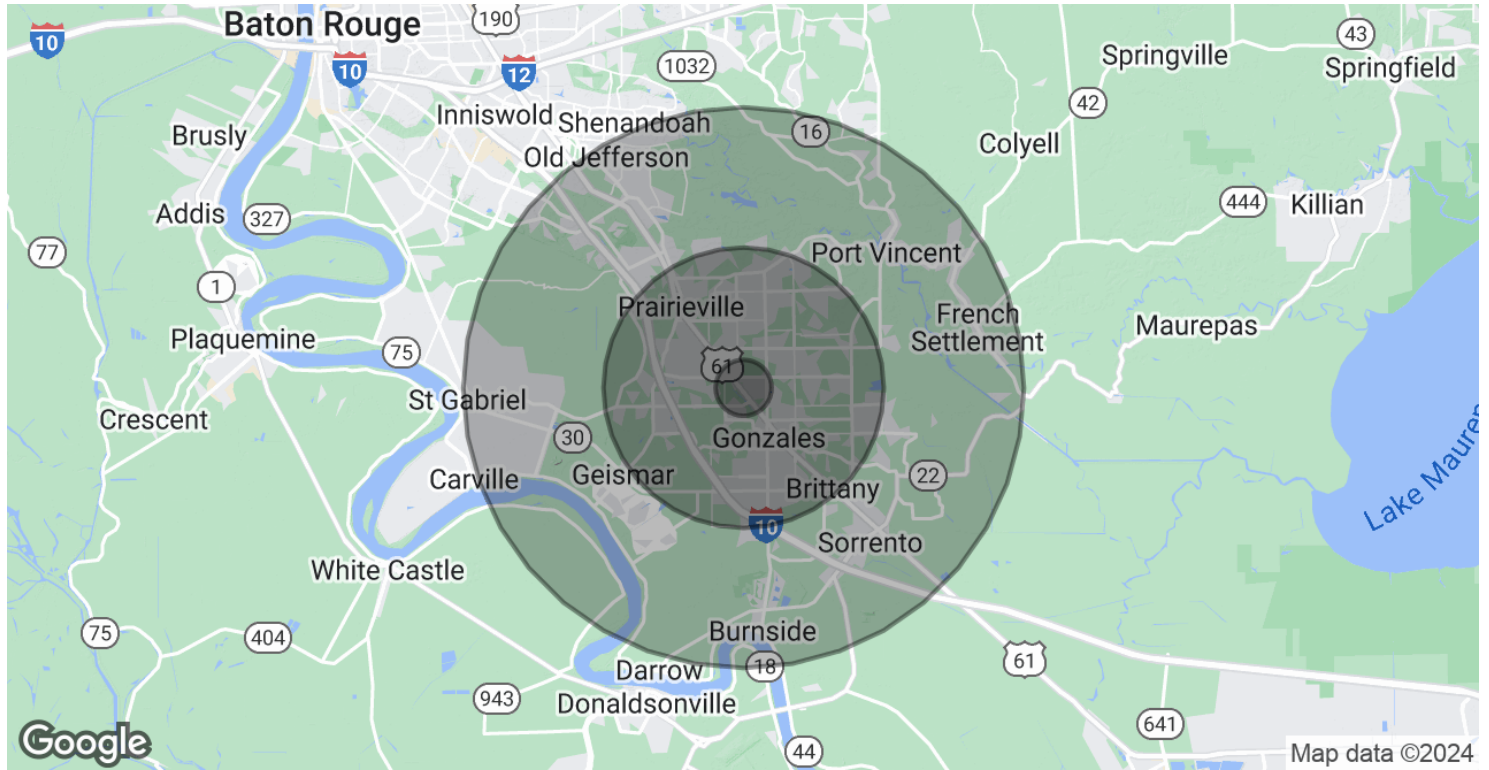
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,352	61,746	129,922
Average Age	34.4	33.7	34.7
Average Age (Male)	32.1	32.2	33.0
Average Age (Female)	35.4	35.5	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,183	21,798	45,864
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$77,663	\$76,965	\$82,189
Average House Value	\$185,102	\$165,338	\$206,456

* Demographic data derived from 2020 ACS - US Census

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