



# RETAIL SUITE FOR LEASE ON AIRLINE HWY STRIP CENTER

1226 N AIRLINE HWY GONZALES, LA 70737



## OFFERED FOR LEASE

## LEASE RATE: \$17.00 SF/YR (NNN) (\$2,833/MO)

### ±2,000 SF

- ±2,000 SF Endcap Suite
- ±130 Parking spaces available for patrons and employees of center
- Retail Center anchored by Casa Maria, Oki Japan, and The Zoo
- Situated on high-visibility area of N Airline Hwy – ±34,737 Daily Traffic

#### CONTACT:

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

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- The suite available is a  $\pm 2,000$  sf endcap suite.
- This suite is located inside of the Gonzales Centre which boasts ample parking ( $\pm 130$  spaces) to accommodate the needs of its patrons and employees.
- The center that this suite is located in also boasts strong anchor tenants on both sides – Casa Maria Mexican Grill, Oki Japan Sushi and Hibachi Grill, and The Zoo Health Club.
- Great pylon signage opportunity.
- This location is situated in a high-visibility area of N Airline Hwy which sees approximately 34,737 daily traffic.
- NNN rates are \$3/SF.

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# SITE OVERVIEW

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# INTERIOR PHOTOS



## CONTACT:

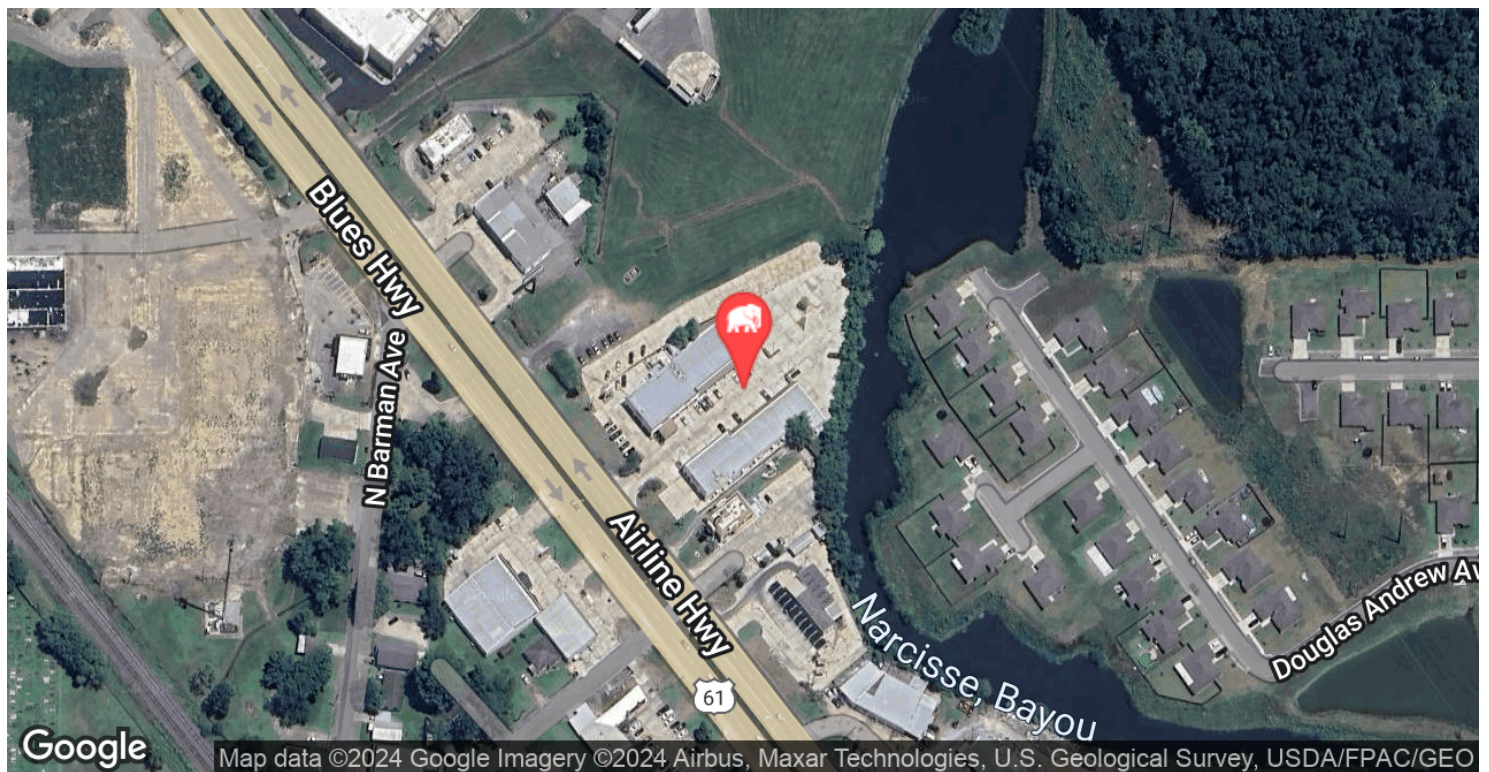
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# LOCATION MAP



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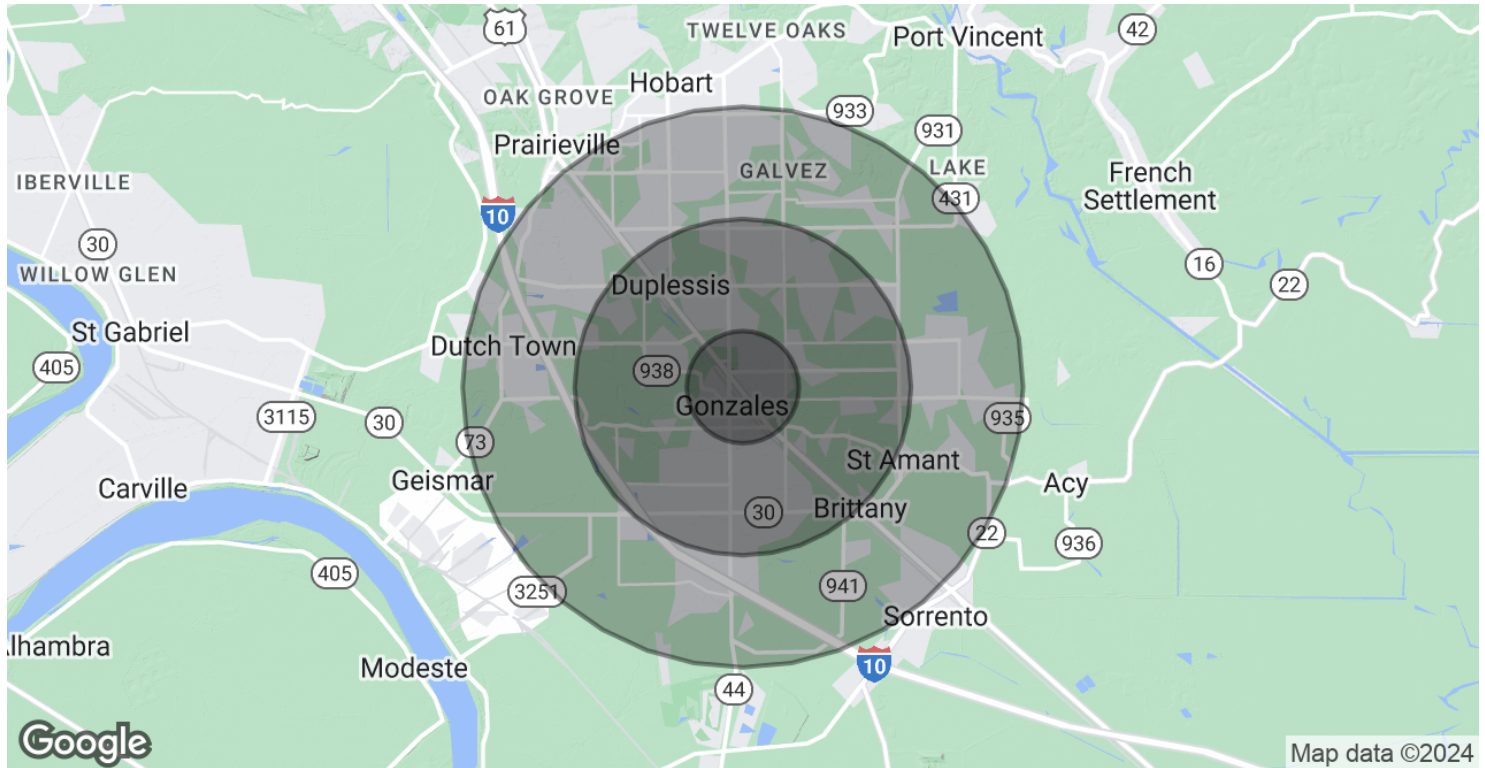
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,003	29,715	69,141
Average Age	41.5	36.8	37.0
Average Age (Male)	41.7	35.8	35.5
Average Age (Female)	41.7	38.0	37.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,541	12,499	27,772
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$60,691	\$75,528	\$89,729
Average House Value	\$206,276	\$205,253	\$226,773

\* Demographic data derived from 2020 ACS - US Census

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