

## RETAIL FOR LEASE

# AUTOMOTIVE SERVICE CENTER ON AIRLINE HWY

14440 Airline Hwy, Gonzales, LA 70737



**LEASE RATE** **\$4,500.00 PER MONTH**

**AVAILABLE SF:** 4,000 +/- Sf

**ZONING:** MU

**TRAFFIC COUNT:** 25,847 CPD

**FLOOD ZONE** X

### PROPERTY OVERVIEW

Perfect location for an automotive service center. Currently configured to accommodate a mechanic's shop. Great location for retail and warehouse services such as auto paint shop, glass shop, sign shop or any other retail service needing warehouse areas with multiple drive-in bays. The property contains seven drive-in bays with 10x12 Ft overhead doors. Available for lease at \$4,500.00 monthly. Contact agent for any additional information or to schedule a consultation.

### PROPERTY HIGHLIGHTS

- One Office Totaling 640 +/- Sf
- Warehouse 3360 +/- Sf
- Seven 10x12 Ft Overhead Doors
- Showroom area

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
O: 225.405.3257  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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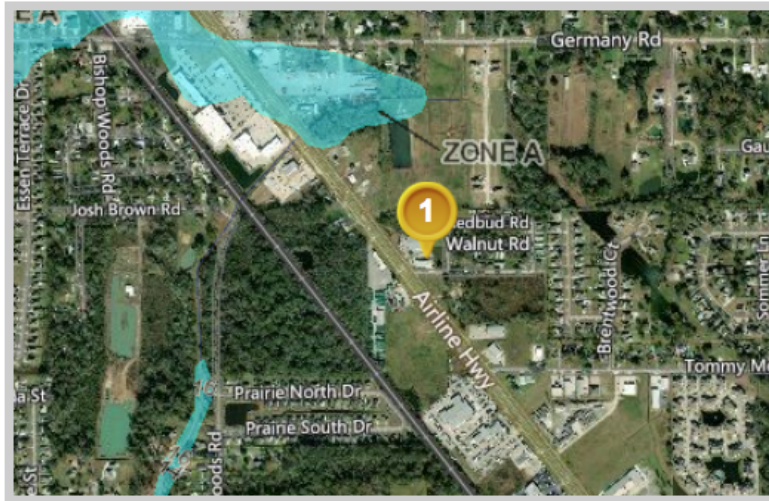
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## Louisiana Flood Map 14440 Airline Highway, Gonzales, LA



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.2793, -90.9498

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22005C0040E 8/16/2007	X PROTECTED BY LEVEE	out	19.9	

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

2. **LRC** (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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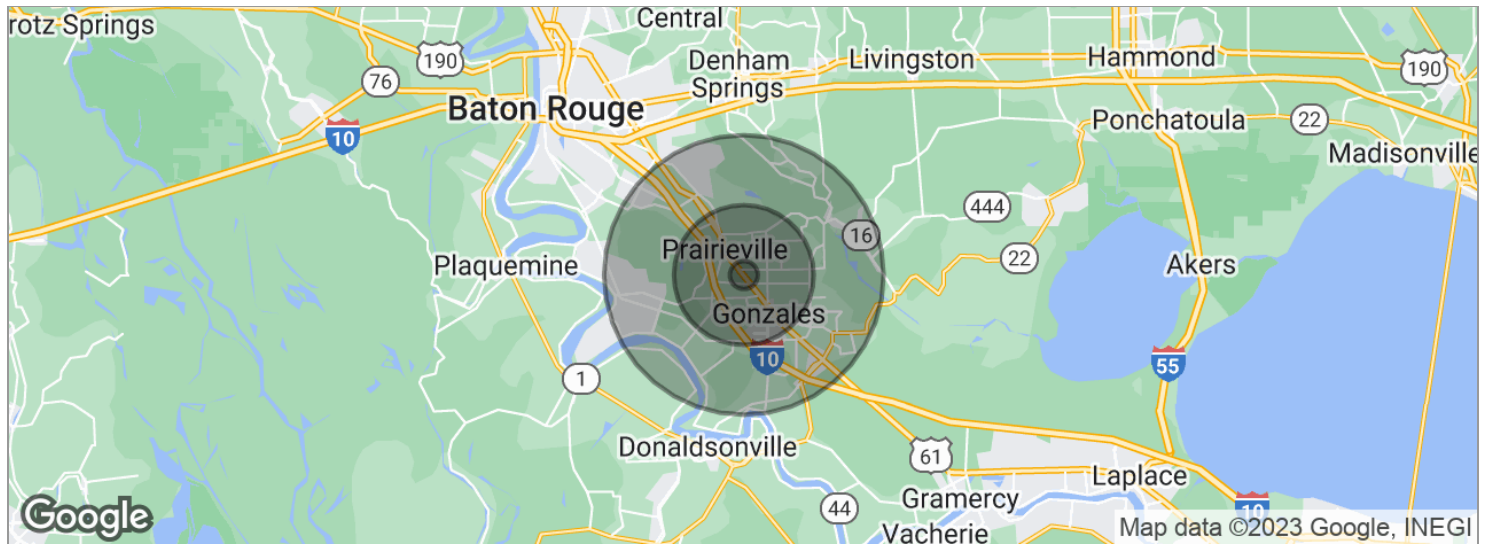
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,710	64,288	152,729
Median age	33.7	33.8	35.3
Median age (male)	31.6	32.4	33.7
Median age (Female)	34.8	35.4	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,283	22,636	54,364
# of persons per HH	2.9	2.8	2.8
Average HH income	\$82,143	\$80,373	\$86,090
Average house value	\$184,984	\$167,979	\$228,478

\* Demographic data derived from 2020 ACS - US Census

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