

All About Main Street Pelican Point

Main Street Pelican Point is an upscale, covenant-protected, retail center connected to the largest residential development in Ascension Parish: The Pelican Point Golf and Country Club Community. The 42,000 sq. ft. two-story retail/office development is located in a residential growth area.

The center, located on Highway 44 in Gonzales, can be accessed by major transportation networks and is strategically located equidistant between Louisiana's two largest cities, Baton Rouge and New Orleans.

Tenant spaces from 1,200 sq. ft. to 11,200 sq. ft. will offer businesses straightforward, economical and high-utility space in a covenant-protected, well maintained atmosphere. Free, generous parking is available adjacent to the buildings.

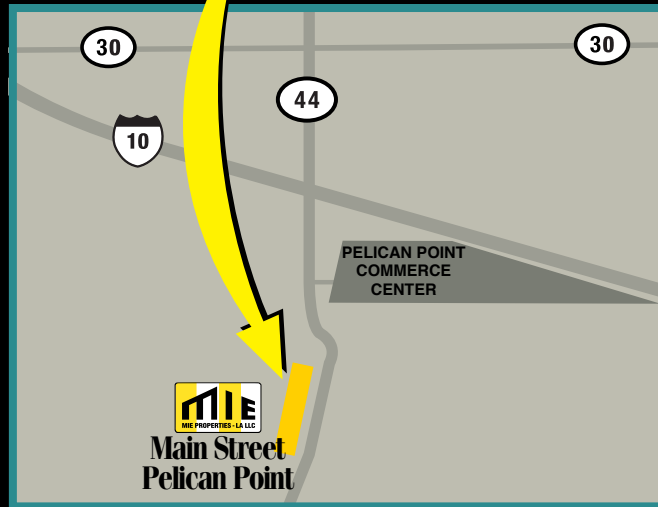
MIE-Louisiana features an in-house and fully staffed property management division, to ensure that the buildings operate at peak performance.

The project was developed by MIE Properties-LA, a division of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, MD and founded in 1971. St. John Properties owns and has developed more than 14 million square feet of R&D/flex, warehouse, office and retail space in five states since 1971.

Convenient to Baton Rouge- New Orleans Common Market

Main Street Pelican Point is a convenient location for thousands of shoppers, with immediate access to I-10, the main east/west interstate artery in Louisiana. Located less than 1 mile from the Mississippi River and its historic plantations, Main Street Pelican Point is also convenient for thousands of tourists who visit Louisiana each year to experience the area's heritage.

Interstate 10.....	1 min.
Interstate 12.....	20 min.
Interstate 55.....	25 min.
New Orleans.....	30 min.
Ryan Airport (Baton Rouge)	30 min.



Strategic Location Near Baton Rouge

A well maintained interstate system network provides easy connections from Main Street Pelican Point to all points in the Baton Rouge and New Orleans metropolitan areas. The center's strategic location also provides quick and easy travel to and from key cities. Nearby interstate connectors, including I-12 and I-55, allow for access throughout Louisiana and the southeast region of the US.



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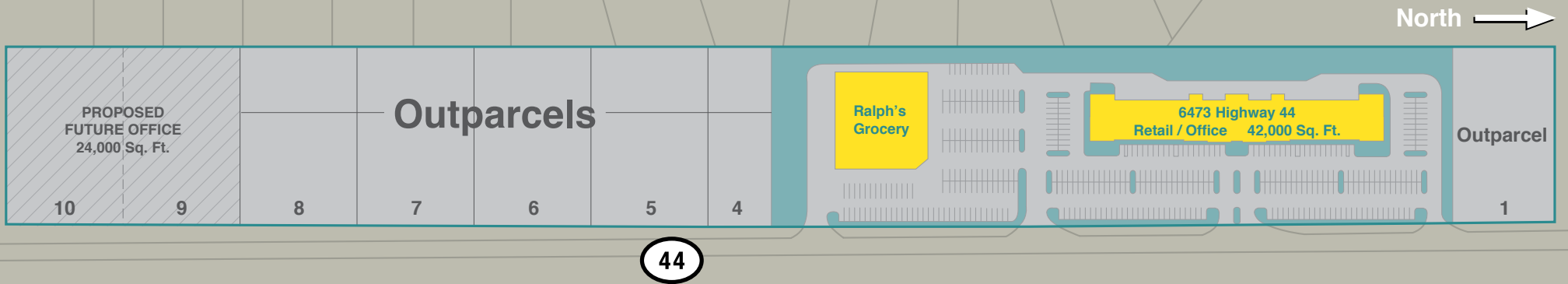
Main Street Pelican Point





Pelican Point Golf and Country Club Community

Main Street Pelican Point



Retail and Office Space In an Ideal Location

Main Street Pelican Point provides upscale retail and office space in Ascension Parish, a well established industrial community with a booming residential population. The project's strategic location makes it ideal for restaurants and retailers serving the thousands of petrochemical employees and the affluent residential community.

Located on Hwy. 44 less than 1 mile from the Mississippi River, Main Street Pelican Point provides immediate access to I-10, with I-12 and I-55 just 20 and 25 minutes away, respectively.

The project offers great visibility along Hwy. 44, the most traveled route to the Baton Rouge capitol for residents of Assumption and St. James parishes.



Retail / Office Building Specifications

Ceiling Height	12'
Construction	Brick on Metal, Stucco
Roof	EPDM Rubber, shingles, galvalum
Parking	7 per 1,000 Sq. Ft.
Heat	Electric
Water	Public
Sewer	Private
Zoning.....	Commercial
Zip Code.....	70737

Retail / Office Building Size

6473 Highway 44.....	42,000 Sq. Ft.
Bay Sizes.....	1200 - 2400 - 2800 - 4000 Sq. Ft.