



RETAIL / OFFICE

Main Street Pelican Point

6473 Highway 44

Gonzales, LA 70737

- Two-story, 39,000 sq. ft. upscale, covenant-protected retail/office center connected to the largest residential development (The Pelican Point Golf Community) in Ascension Parish
- Second-floor has 10,00 square feet of office
- Suite sizes from 1,200 square feet
- Great visibility, high traffic counts, abundant parking
- Anchored by Ralphs Grocery

TRAFFIC COUNT

Highway 44 - 10,000 plus vehicles per day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,127	6,539	22,128
Avg. Household Income	\$94,501	\$87,323	\$76,383



RETAIL SPACE

RETAIL BUILDING

6473 Highway 44 29,000 SF



OFFICE SPACE

OFFICE BUILDING

6473 Highway 44 10,000 SF

OFFICE SPECIFICATIONS

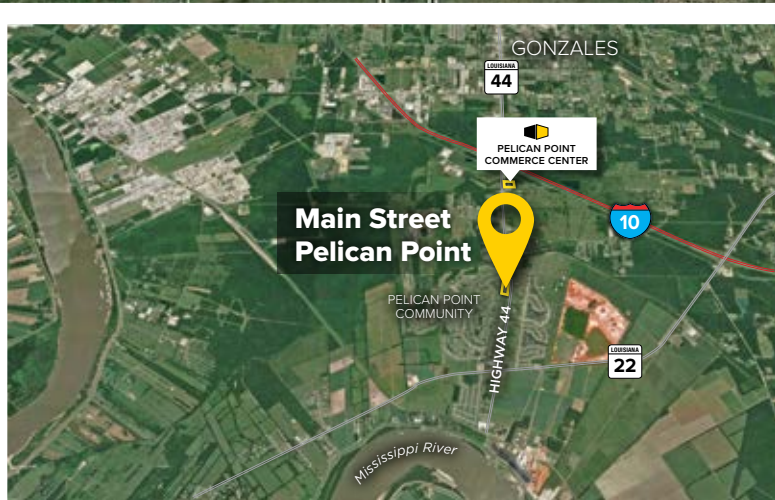
Suite Sizes	1,520 - 4,000 SF
Ceiling Height	10 ft.
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Electric
Roof	Metal, TPO & shingles
Exterior Walls	Brick, block & stucco
Zoning	MU



PELICAN POINT GOLF AND COUNTRY CLUB COMMUNITY



Main Street Pelican Point



About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 18 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space.

Distances to:

- Downtown Baton Rouge 27 miles
- Downtown New Orleans 30 miles
- Interstate 10 1 miles
- Interstate 12 20 miles
- Baton Rouge Metropolitan Airport..... 30 miles

For additional leasing information or to schedule a tour, contact:

Todd Pevey *Regional Partner*
225.571.1002
tpevey@sjpi.com



6473 Highway 44, Suite 201, Gonzales, LA 70737
225.257.4821 | SJPI.COM
CO | MD | NV | PA | LA | UT | VA | WI

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