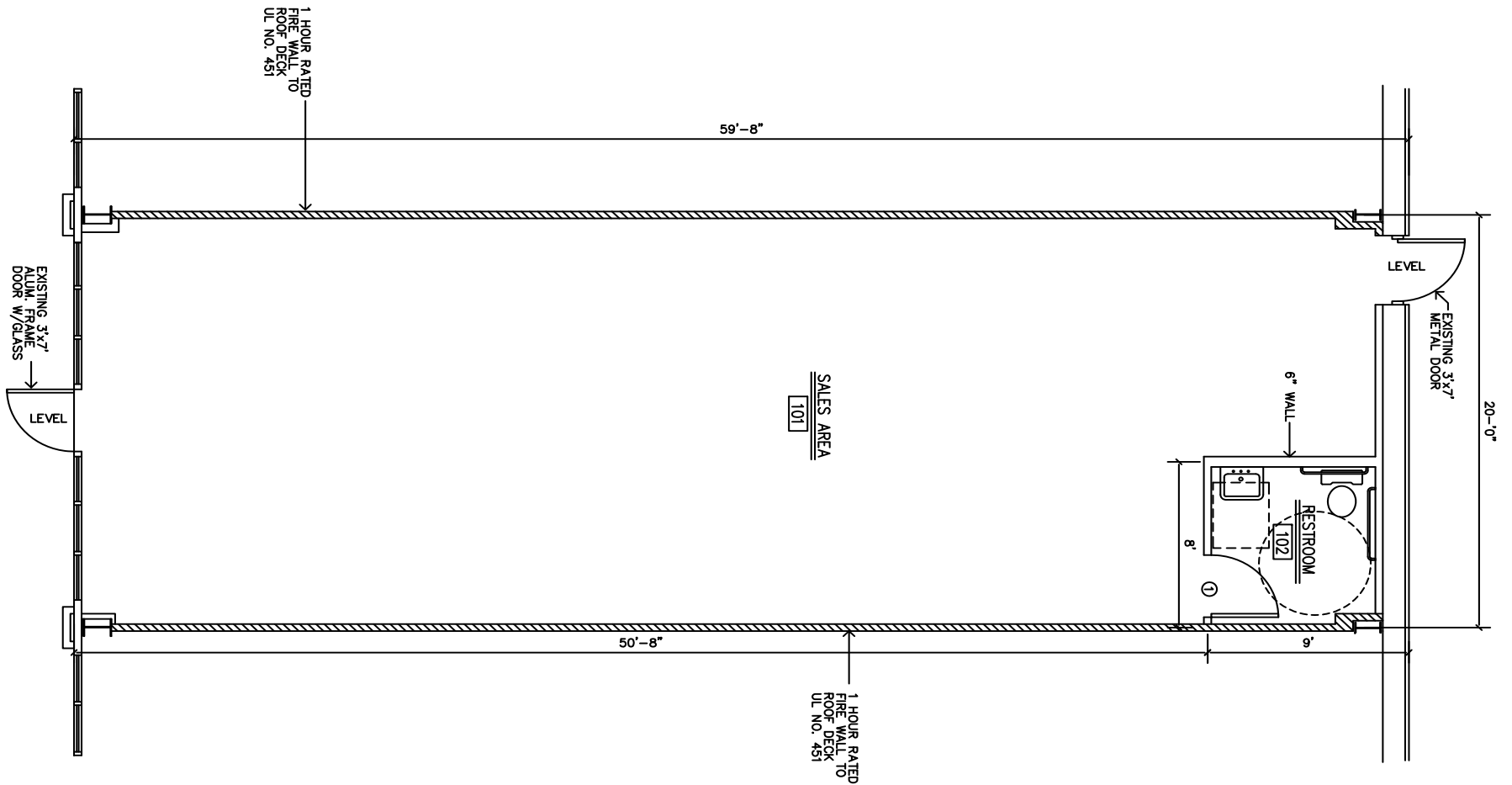


TOTAL SF AVAILABLE:
 1,200 SF

NOTE: THIS SPACE PLAN IS SUBJECT TO EXISTING FIELD CONDITIONS. THIS DRAWING IS PROPRIETARY AND THE EXCLUSIVE PROPERTY OF ST. JOHN PROPERTIES, INC. ANY DUPLICATIONS, DISTRIBUTION, OR OTHER UNAUTHORIZED USE IS STRICTLY PROHIBITED.





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

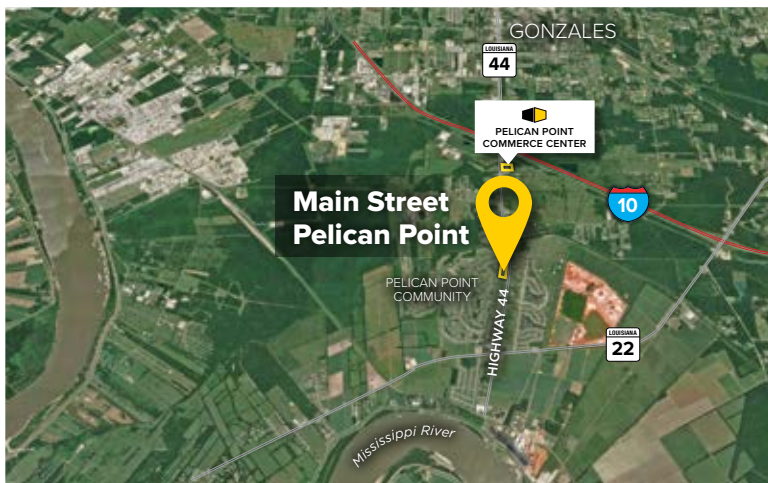


6473 HIGHWAY 44
39,000 SF

2ND FLOOR OFFICE SPACE - 10,000 SF



HIGHWAY 44



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



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12/16