



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 Pelican Point Golf Community, the largest residential development in Ascension Parish
- 10,000 sq. ft. of office space on the second floor
- Great visibility, high traffic counts, and abundant free parking
- Anchored by Ralphs Grocery

TRAFFIC COUNT

Highway 44 - 10,000+ 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 up to 10,000 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Electric
Roof	Metal, TPO & shingles
Exterior Walls	Brick, block & stucco
Zoning	MU



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For more information on Pelican Point Commerce Center, visit: sjpi.com/mainstreetpelicanpoint

Distances to:

- Baton Rouge, LA (Downtown) 27 miles
- New Orleans, LA (Downtown)30 miles
- I-10 1 mile
- I-12 20 miles
- Baton Rouge Metropolitan Airport 30 miles

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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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Connect with us @stjohnprop    



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

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