



PROPERTY DESCRIPTION

Galleries Gonzales Shopping Center is anchored by a 20,000 SF grocery user and offers an additional 25,585 SF available for lease. Suite sizes available from as small as 1,200 SF and multiple suites can be combined for larger spaces if necessary. Multiple spaces are available with the potential for large patios and all spaces will be tied into existing grease traps for restaurant uses. The shopping center also has ample parking with more than 1 space per 150 SF, while also being design to allow for easier access for delivery trucks to the rear of the buildings.

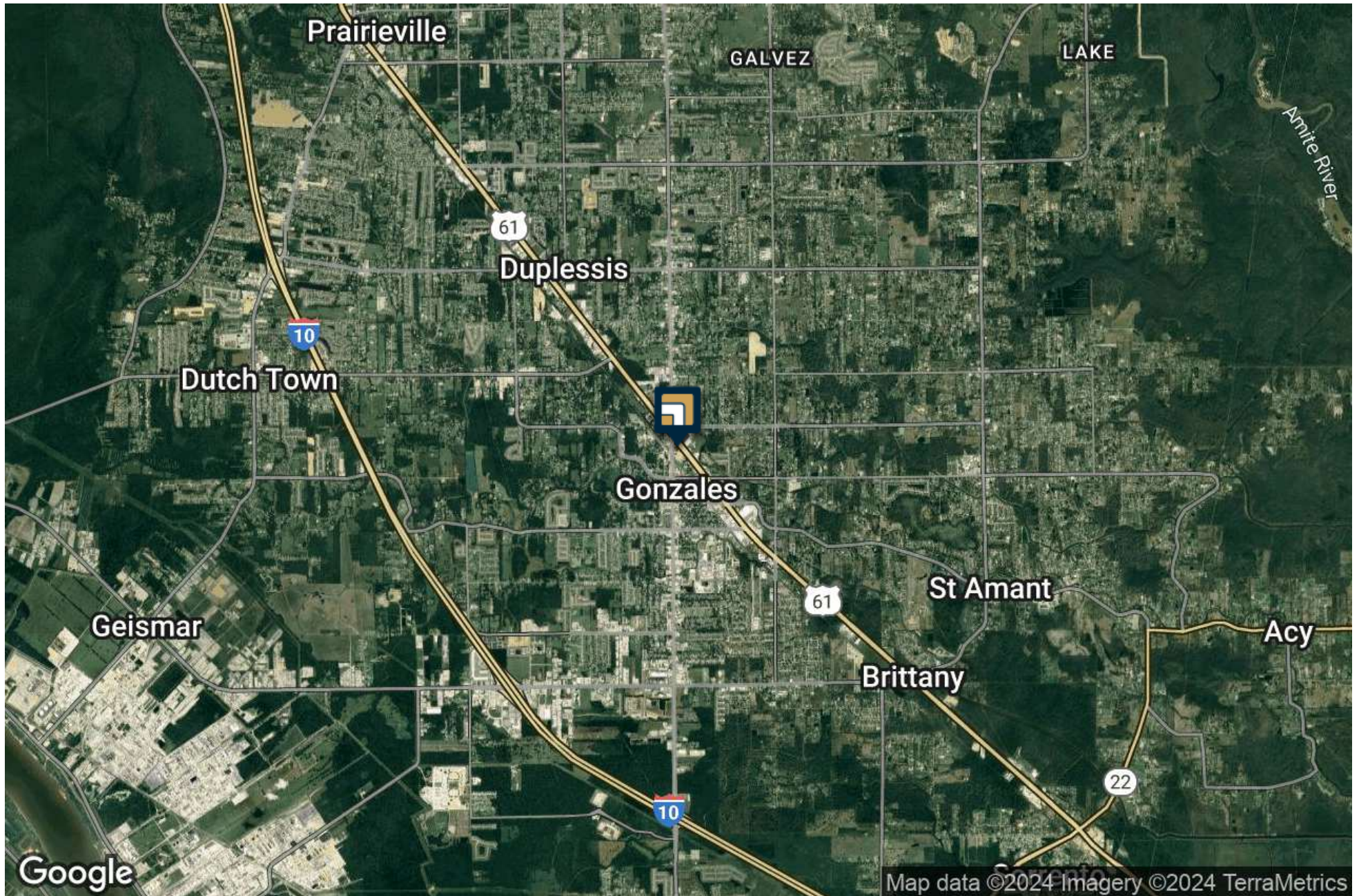
LOCATION DESCRIPTION

Galleries Gonzales Shopping Center is an exciting new construction Grocery-anchored retail opportunity located in the center of Gonzales at the intersection of Airline Hwy and Hwy 44. The shopping center has full access and frontage on both highways. Traffic counts on Airline Hwy alone are greater than 30,000 cars per day. Convenient location that services all of Ascension Parish, including Prairieville, Gonzales, Dutchtown and St. Amant. Other businesses in the immediate area include Premier Lanes, Planet Fitness, Lowe's, PetSmart, Walgreens, CVS, Autozone, Verizon, Roussels Home Decor, Smoothie King, Our Lady of Lake Physicians Group and more.

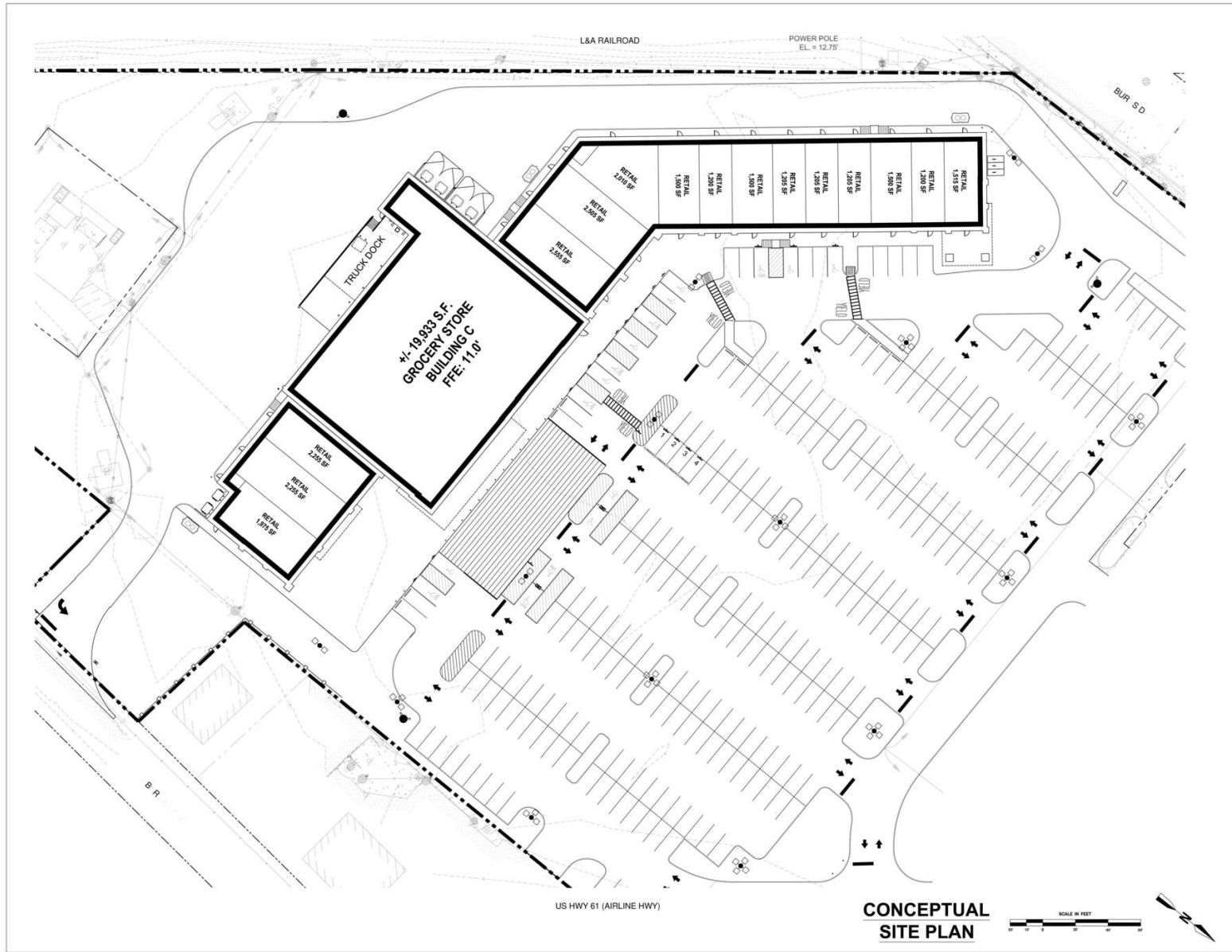
OFFERING SUMMARY

Lease Rate:	\$24.00 - 34.00 SF/yr (NNN)
Number of Units:	15
Available SF:	1,200 - 12,000 SF
Lot Size:	9.75 Acres
Building Size:	44,585 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,708	13,474	30,421
Total Population	4,279	34,771	83,109
Average HH Income	\$73,869	\$88,627	\$104,238







AIRLINE HWY AT N. BURNSIDE AVE
 GONZALES, LOUISIANA
 ASCENSION PARISH



4115 BLEUVALENT BLVD.
 BATON ROUGE, LA 70810
 225.751.4433

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT NO. 22-1402
 REVIEW

CHECKED
 DRAWN BY

SHEET
 SITE - 1

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,279	34,771	83,109
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,708	13,474	30,421
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$73,869	\$88,627	\$104,238
Average House Value	\$217,667	\$237,280	\$266,940

Demographics data derived from AlphaMap

