



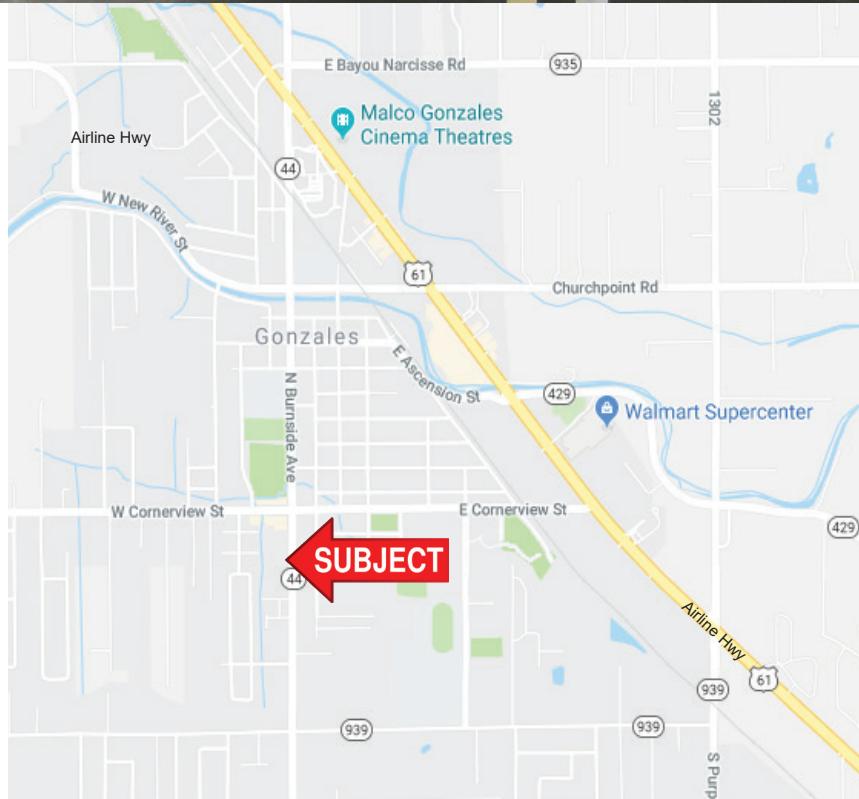
FOR LEASE

**311 S. BURNSIDE AVENUE
GONZALES, LA 70737**

\$3,750 MONTHLY 2,574 SQ.FT.

HIGHLIGHTS

- Retail Property Available for Lease
- High Visibility
- 1.23 Acre Lot
- Building Interior: 2,196 SF
- 30' Drive-Under Canopy Facing Burnside Ave.
- Total Building: 2,574 SF
- Ample Room for Drive-Thru & Parking
- Ideal for Fast Food / High Profile User
- High Traffic Location
- Zoned C-2





SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CARMEN R. AUSTIN, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000 WEB SAURAGEROTENBERG.COM
FAX 225 766-2229

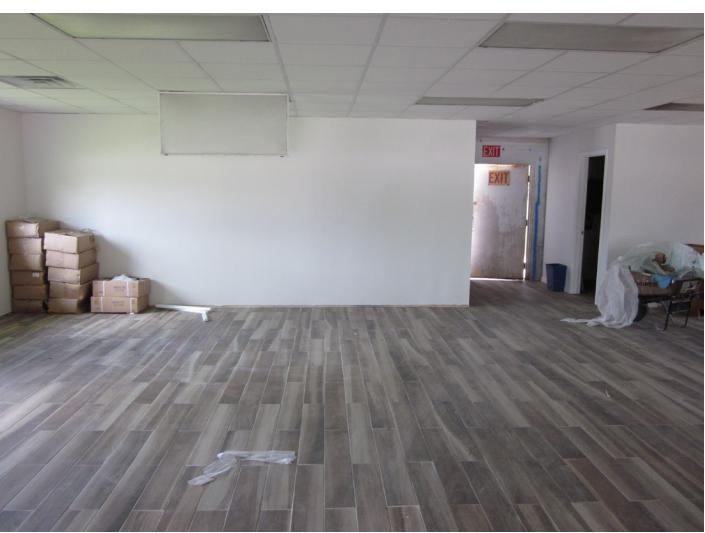
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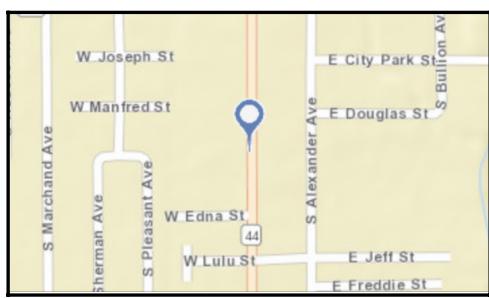
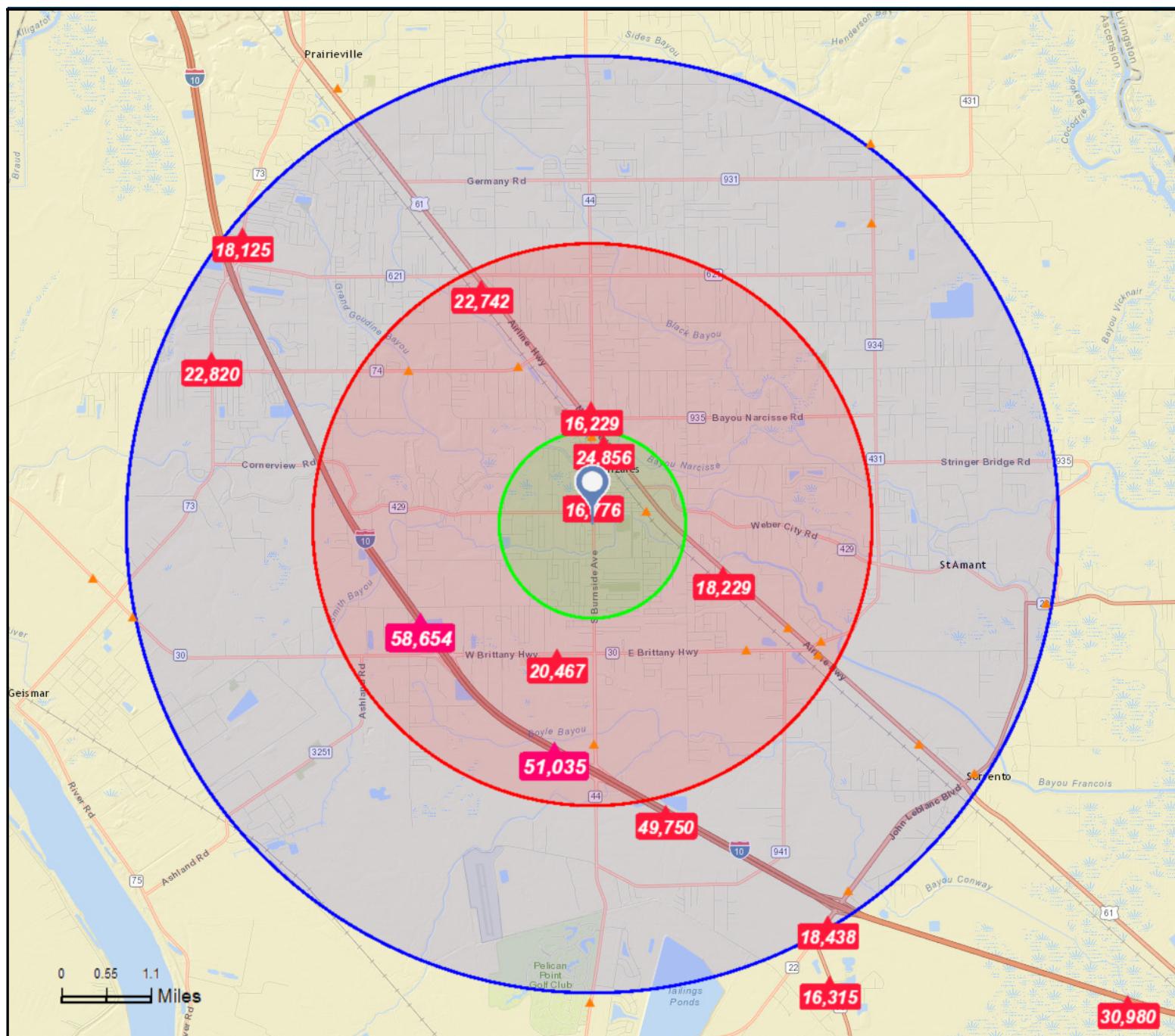
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

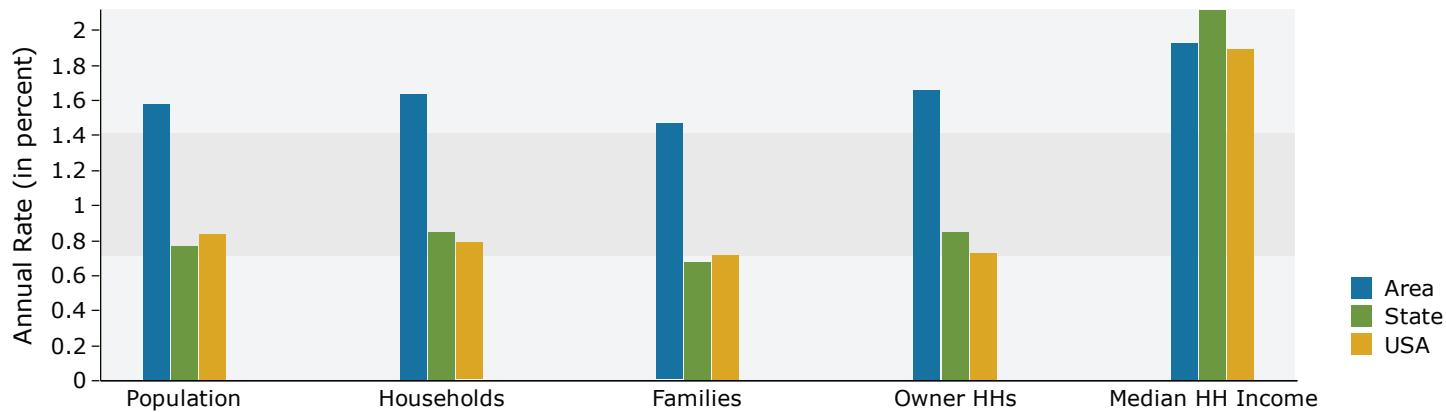


Summary	Census 2010	2016	2021
Population	5,017	5,438	5,881
Households	1,822	1,988	2,156
Families	1,229	1,318	1,418
Average Household Size	2.69	2.68	2.68
Owner Occupied Housing Units	1,200	1,197	1,300
Renter Occupied Housing Units	622	791	856
Median Age	35.8	36.6	36.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.58%	0.77%	0.84%
Households	1.64%	0.85%	0.79%
Families	1.47%	0.68%	0.72%
Owner HHs	1.66%	0.85%	0.73%
Median Household Income	1.93%	2.12%	1.89%
Households by Income	2016	2021	
	Number	Percent	Number
<\$15,000	287	14.4%	301
\$15,000 - \$24,999	209	10.5%	243
\$25,000 - \$34,999	181	9.1%	146
\$35,000 - \$49,999	293	14.7%	254
\$50,000 - \$74,999	388	19.5%	408
\$75,000 - \$99,999	229	11.5%	302
\$100,000 - \$149,999	268	13.5%	342
\$150,000 - \$199,999	89	4.5%	108
\$200,000+	44	2.2%	52
Median Household Income	\$51,018		\$56,136
Average Household Income	\$64,862		\$70,968
Per Capita Income	\$25,076		\$27,436
Population by Age	Census 2010	2016	2021
	Number	Percent	Number
0 - 4	360	7.2%	379
5 - 9	328	6.5%	351
10 - 14	342	6.8%	347
15 - 19	378	7.5%	340
20 - 24	331	6.6%	411
25 - 34	718	14.3%	786
35 - 44	642	12.8%	654
45 - 54	693	13.8%	703
55 - 64	560	11.2%	657
65 - 74	359	7.2%	450
75 - 84	213	4.2%	257
85+	92	1.8%	102
Race and Ethnicity	Census 2010	2016	2021
	Number	Percent	Number
White Alone	2,492	49.7%	2,546
Black Alone	2,133	42.5%	2,385
American Indian Alone	10	0.2%	14
Asian Alone	49	1.0%	72
Pacific Islander Alone	4	0.1%	4
Some Other Race Alone	246	4.9%	308
Two or More Races	84	1.7%	109
Hispanic Origin (Any Race)	507	10.1%	638

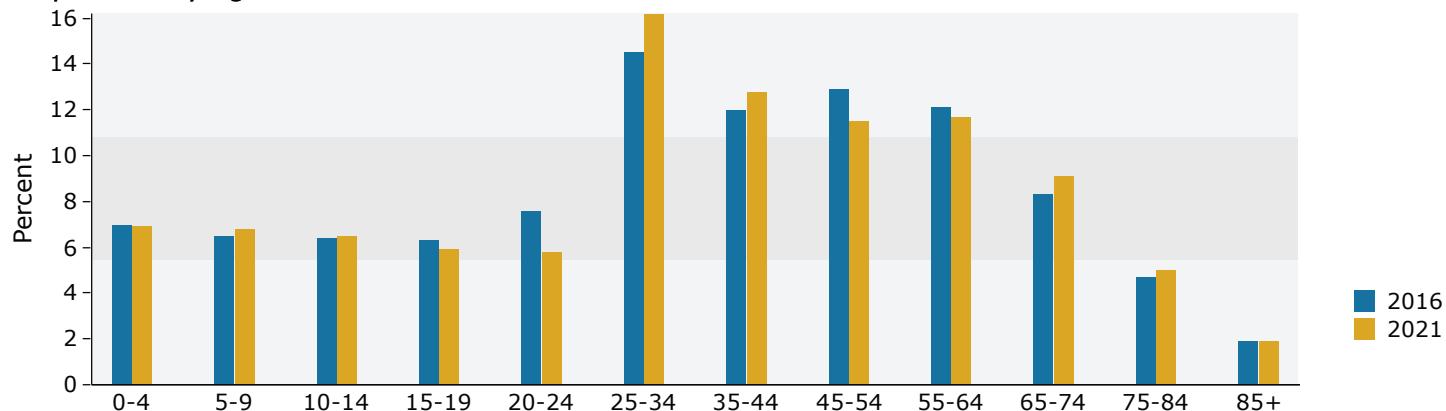
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

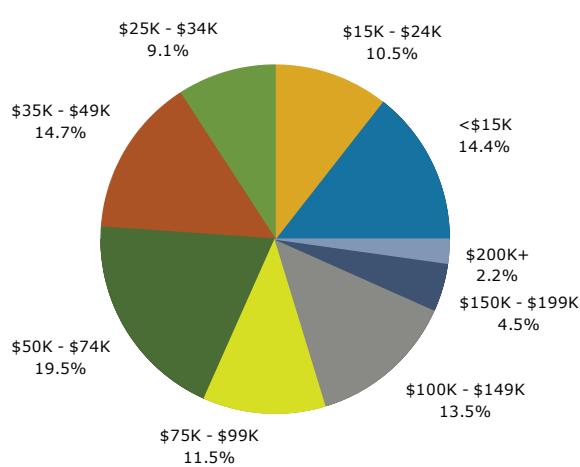
Trends 2016-2021



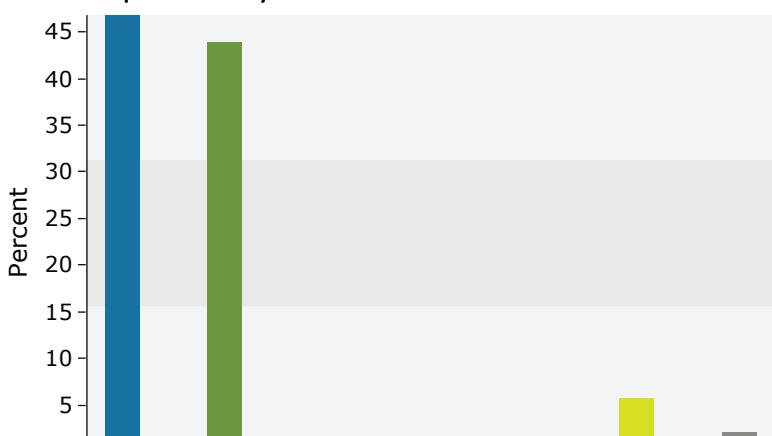
Population by Age



2016 Household Income



2016 Population by Race



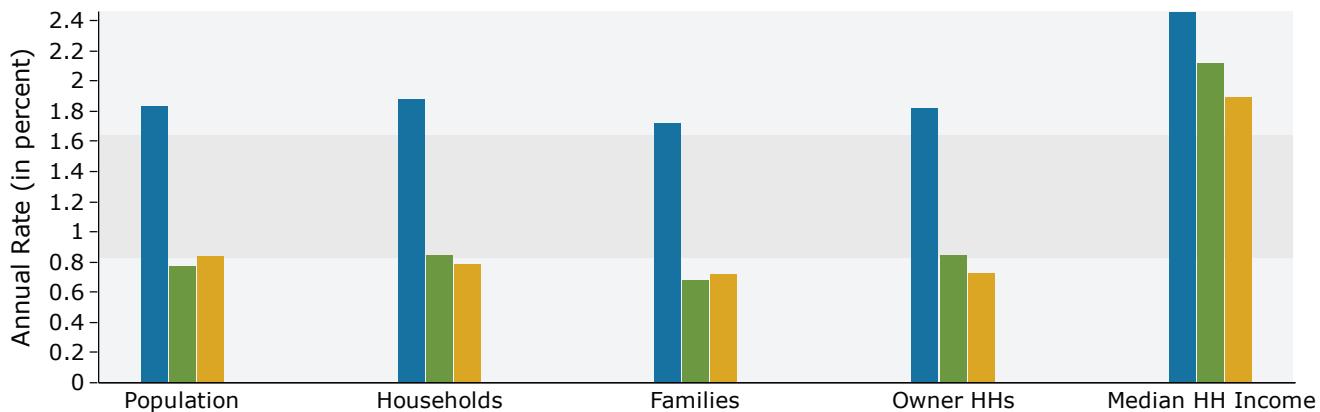
2016 Percent Hispanic Origin: 11.7%

Summary	Census 2010	2016	2021
Population	22,538	24,808	27,158
Households	8,322	9,203	10,101
Families	6,003	6,534	7,116
Average Household Size	2.68	2.67	2.67
Owner Occupied Housing Units	6,109	6,306	6,900
Renter Occupied Housing Units	2,213	2,897	3,201
Median Age	35.2	36.3	37.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.83%	0.77%	0.84%
Households	1.88%	0.85%	0.79%
Families	1.72%	0.68%	0.72%
Owner HHs	1.82%	0.85%	0.73%
Median Household Income	2.46%	2.12%	1.89%
Households by Income	2016	2021	
	Number	Percent	Number
<\$15,000	1,041	11.3%	1,113
\$15,000 - \$24,999	785	8.5%	919
\$25,000 - \$34,999	803	8.7%	679
\$35,000 - \$49,999	1,335	14.5%	1,131
\$50,000 - \$74,999	1,736	18.9%	1,826
\$75,000 - \$99,999	1,248	13.6%	1,621
\$100,000 - \$149,999	1,568	17.0%	1,957
\$150,000 - \$199,999	389	4.2%	494
\$200,000+	299	3.2%	362
Median Household Income	\$56,988		\$64,349
Average Household Income	\$72,667		\$79,378
Per Capita Income	\$27,219		\$29,752
Population by Age	Census 2010	2016	2021
	Number	Percent	Number
0 - 4	1,663	7.4%	1,738
5 - 9	1,562	6.9%	1,718
10 - 14	1,634	7.2%	1,669
15 - 19	1,661	7.4%	1,552
20 - 24	1,478	6.6%	1,646
25 - 34	3,219	14.3%	3,635
35 - 44	3,065	13.6%	3,246
45 - 54	3,311	14.7%	3,385
55 - 64	2,495	11.1%	3,105
65 - 74	1,416	6.3%	1,926
75 - 84	766	3.4%	872
85+	268	1.2%	318
Race and Ethnicity	Census 2010	2016	2021
	Number	Percent	Number
White Alone	15,122	67.1%	15,989
Black Alone	6,065	26.9%	7,019
American Indian Alone	75	0.3%	108
Asian Alone	156	0.7%	241
Pacific Islander Alone	14	0.1%	14
Some Other Race Alone	760	3.4%	970
Two or More Races	346	1.5%	466
Hispanic Origin (Any Race)	1,629	7.2%	2,075

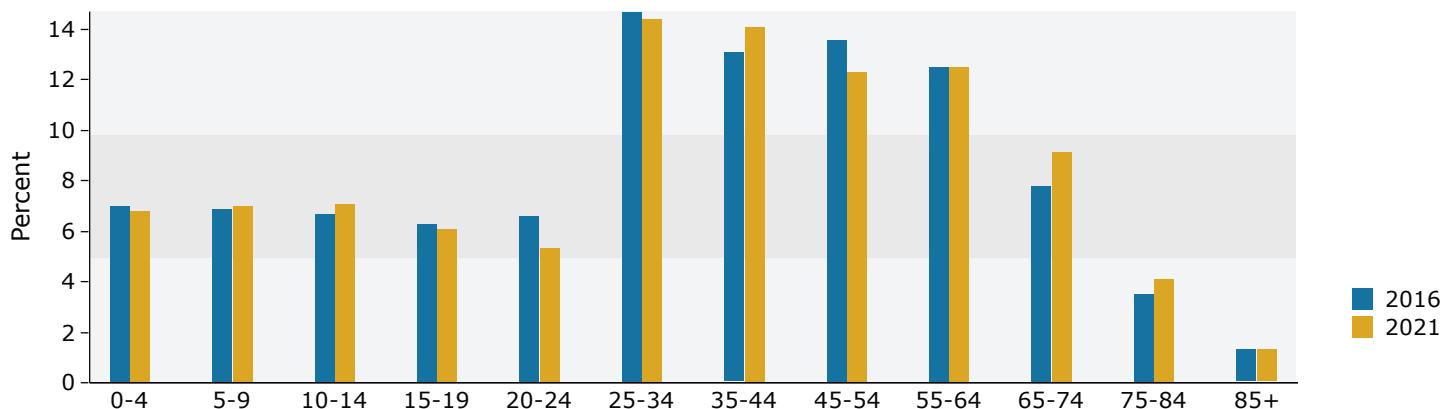
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

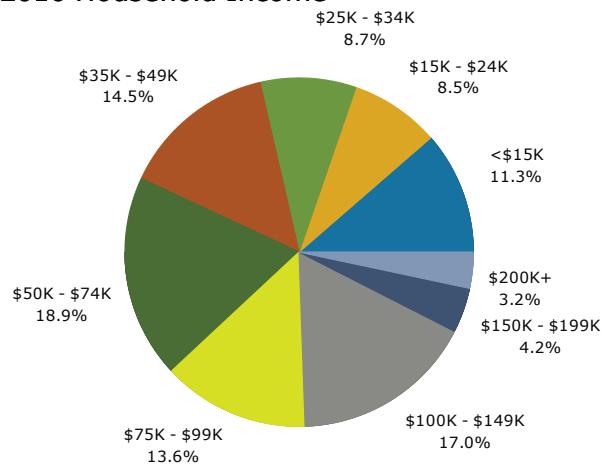
Trends 2016-2021



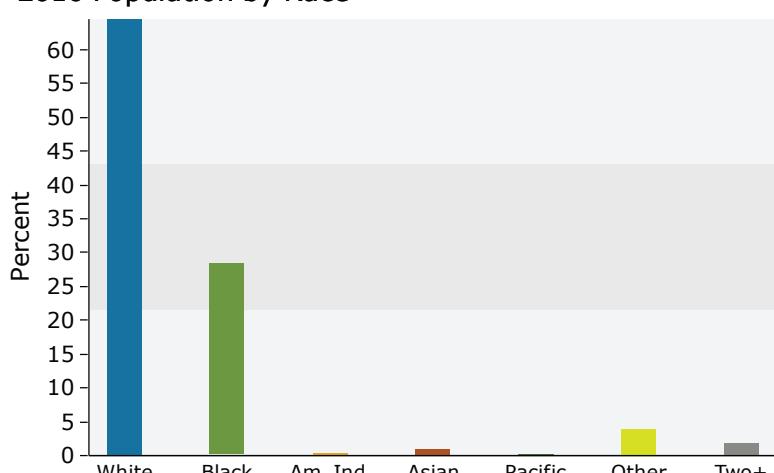
Population by Age



2016 Household Income



2016 Population by Race



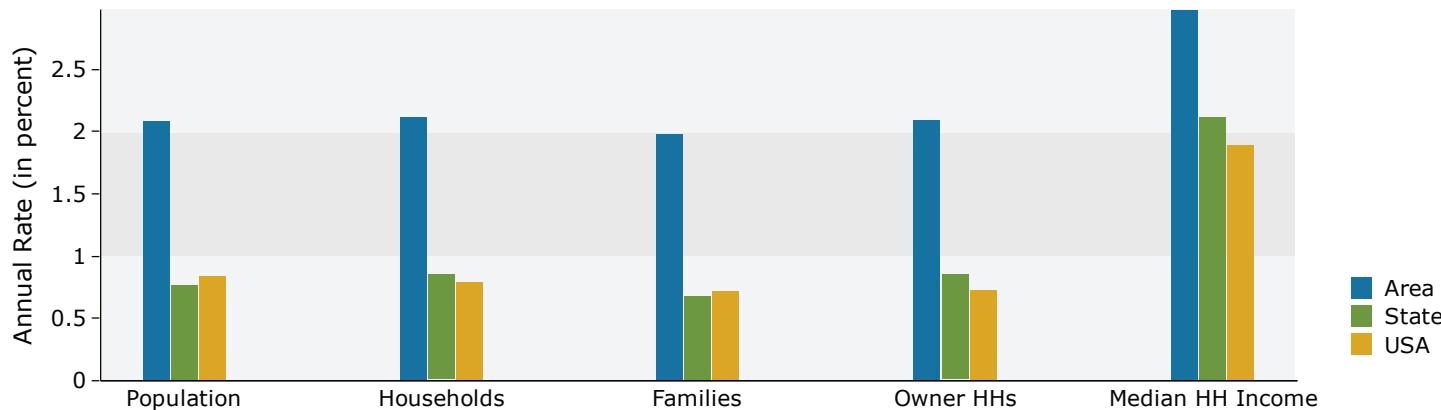
2016 Percent Hispanic Origin: 8.4%

Summary	Census 2010	2016	2021
Population	56,896	64,184	71,176
Households	20,370	23,057	25,601
Families	15,423	17,231	19,005
Average Household Size	2.78	2.77	2.77
Owner Occupied Housing Units	16,001	17,127	19,001
Renter Occupied Housing Units	4,369	5,930	6,599
Median Age	34.0	35.2	35.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.09%	0.77%	0.84%
Households	2.12%	0.85%	0.79%
Families	1.98%	0.68%	0.72%
Owner HHs	2.10%	0.85%	0.73%
Median Household Income	2.98%	2.12%	1.89%
Households by Income	2016	2021	
	Number	Percent	Number
<\$15,000	2,135	9.3%	2,272
\$15,000 - \$24,999	1,794	7.8%	2,096
\$25,000 - \$34,999	1,859	8.1%	1,646
\$35,000 - \$49,999	3,048	13.2%	2,649
\$50,000 - \$74,999	4,092	17.7%	4,206
\$75,000 - \$99,999	3,257	14.1%	4,093
\$100,000 - \$149,999	4,542	19.7%	5,704
\$150,000 - \$199,999	1,450	6.3%	1,859
\$200,000+	880	3.8%	1,076
Median Household Income	\$64,254		\$74,431
Average Household Income	\$79,945		\$87,212
Per Capita Income	\$28,839		\$31,473
Population by Age	Census 2010	2016	2021
	Number	Percent	Number
0 - 4	4,409	7.7%	4,711
5 - 9	4,420	7.8%	4,757
10 - 14	4,543	8.0%	4,730
15 - 19	4,182	7.4%	4,247
20 - 24	3,442	6.0%	4,047
25 - 34	8,315	14.6%	9,410
35 - 44	8,534	15.0%	9,105
45 - 54	8,213	14.4%	8,947
55 - 64	5,771	10.1%	7,443
65 - 74	3,100	5.4%	4,420
75 - 84	1,502	2.6%	1,798
85+	464	0.8%	568
Hispanic Origin (Any Race)	3,309	5.8%	4,363
Race and Ethnicity	Census 2010	2016	2021
	Number	Percent	Number
White Alone	42,525	74.7%	46,390
Black Alone	11,399	20.0%	13,652
American Indian Alone	195	0.3%	285
Asian Alone	462	0.8%	749
Pacific Islander Alone	58	0.1%	59
Some Other Race Alone	1,450	2.5%	1,919
Two or More Races	806	1.4%	1,130

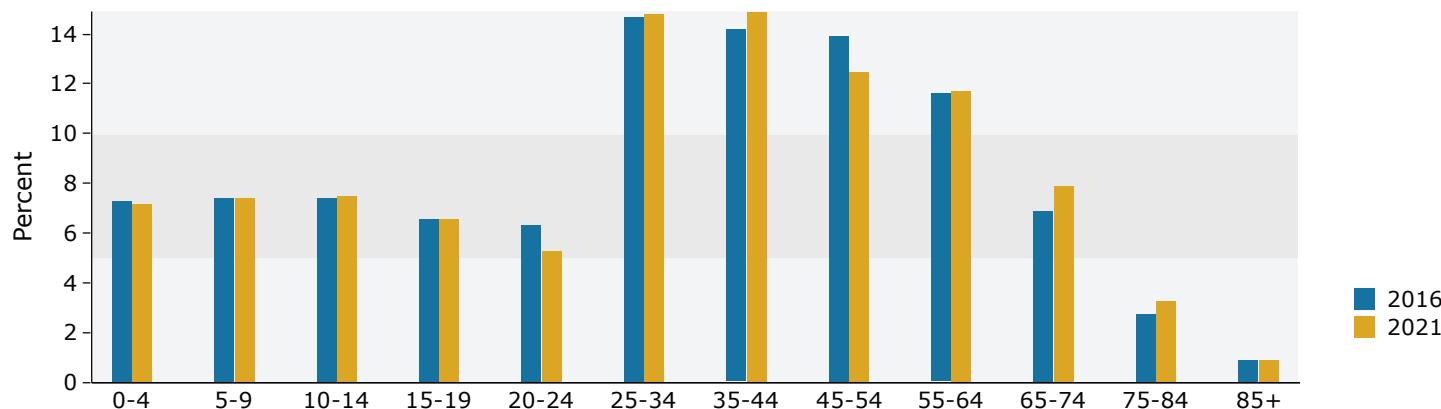
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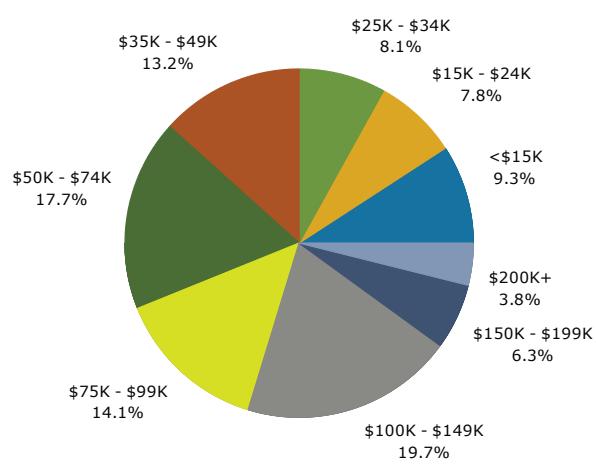
Trends 2016-2021



Population by Age



2016 Household Income



2016 Population by Race

