



SAURAGE ROTENBERG  
COMMERCIAL REAL ESTATE

FOR SUB-LEASE  
RETAIL SPACE AVAILABLE FOR SUB-LEASE IN CABELA'S SHOPPING AREA  
2706 CABELA'S PARKWAY, GONZALES, LA 70737

2,900 SF

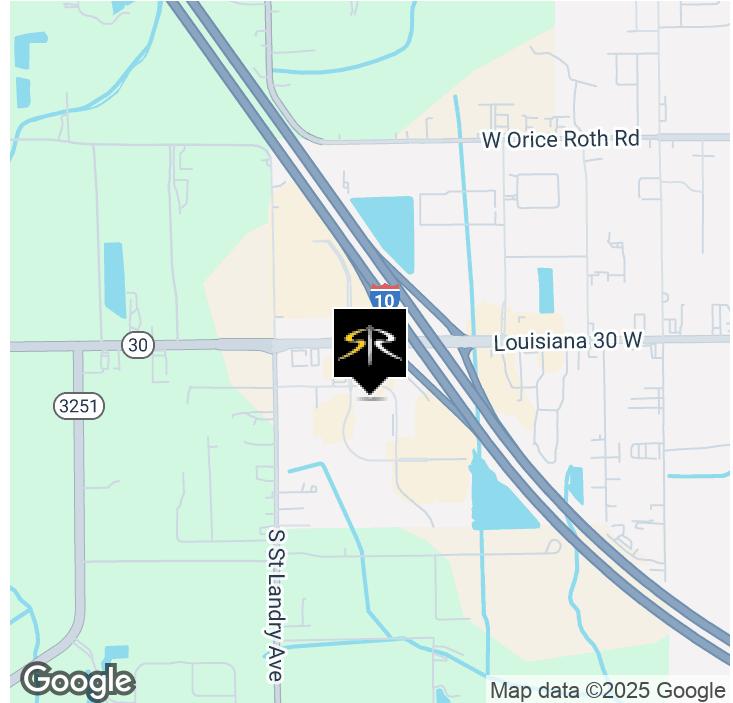


#### OFFERING SUMMARY

Sub-Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	2,900 SF
Zoning:	Commercial

#### PROPERTY HIGHLIGHTS

- Former Mooyah Burger's Available for Sub-Lease
- Located in the Cabela's Shopping Area
- Outside Seating Area
- FF&E Available for \$65,000
- Additional Charges \$5.47 SF/yr
- Utilities Individually Metered
- Located at the Hwy. 30 at I-10 intersection
- \*Do not Disturb Tenant**



**BILL JEANSONNE**

Commercial Investment Specialist Associate Broker  
(D)225.802.2932  
bill@sr-cre.com

**LARRY DIETZ, CCIM**

(D)225.315.7686  
larry@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**

5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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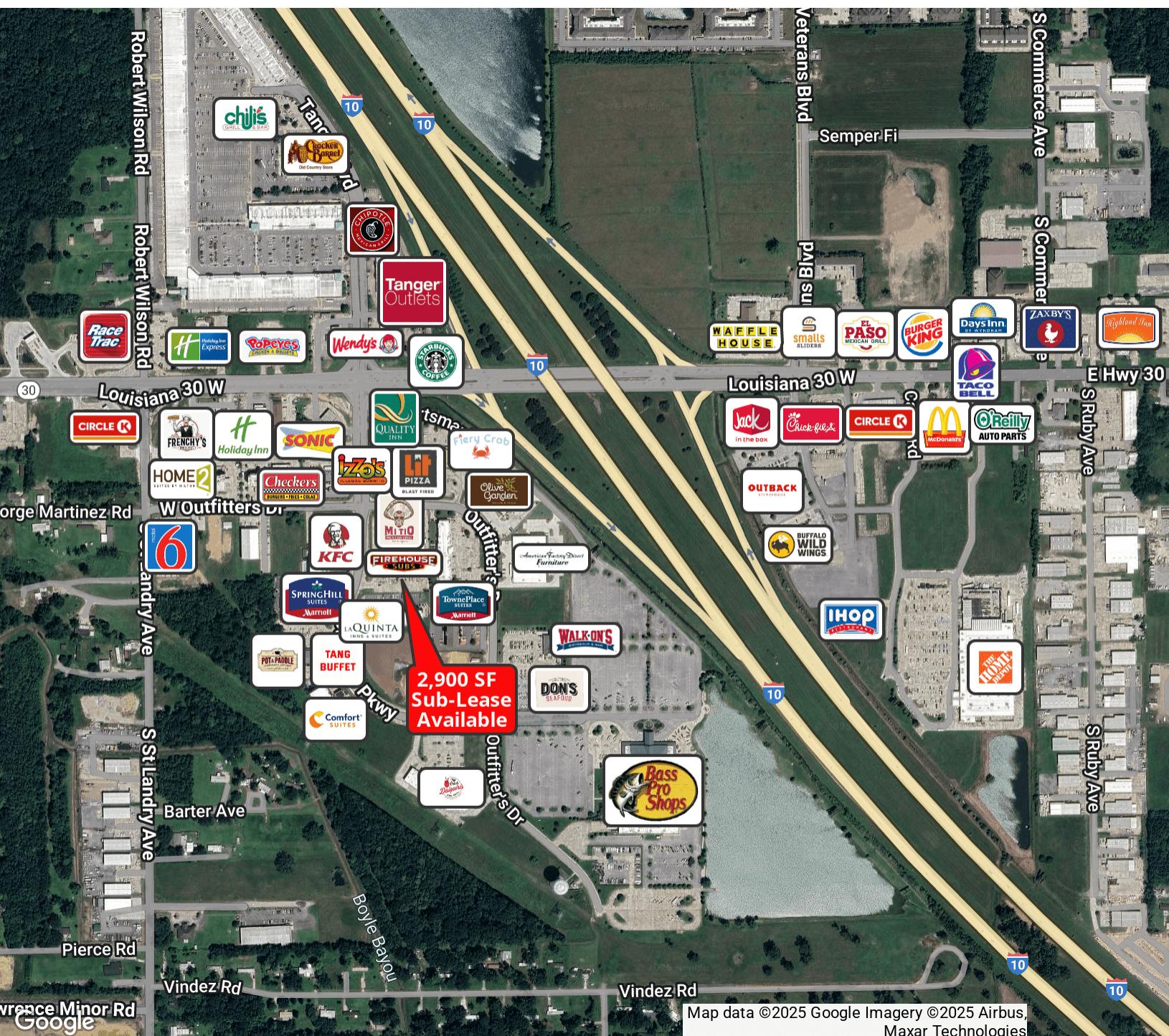
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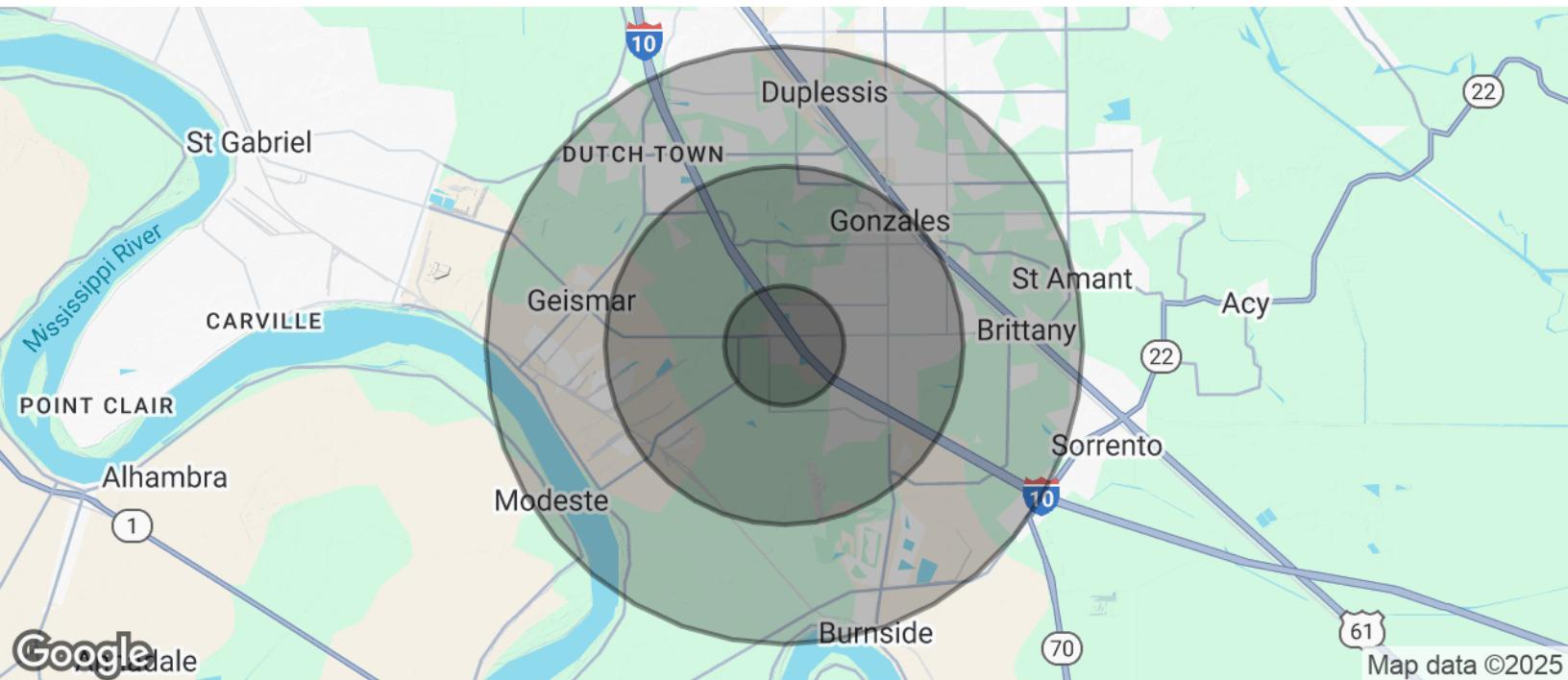
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,167	17,794	55,371
Average Age	36	38	38
Average Age (Male)	35	36	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,054	6,815	20,419
# Of Persons Per HH	2.1	2.6	2.7
Average HH Income	\$75,142	\$80,583	\$106,522
Average House Value	\$208,247	\$221,882	\$274,505

Demographics data derived from AlphaMap

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