



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

CENTERPOINT PLAZA SHOPPING CENTER

2705 W HWY 30, SUITE C, GONZALES, LA 70737

FOR LEASE

SUITE C | 1,353 SF

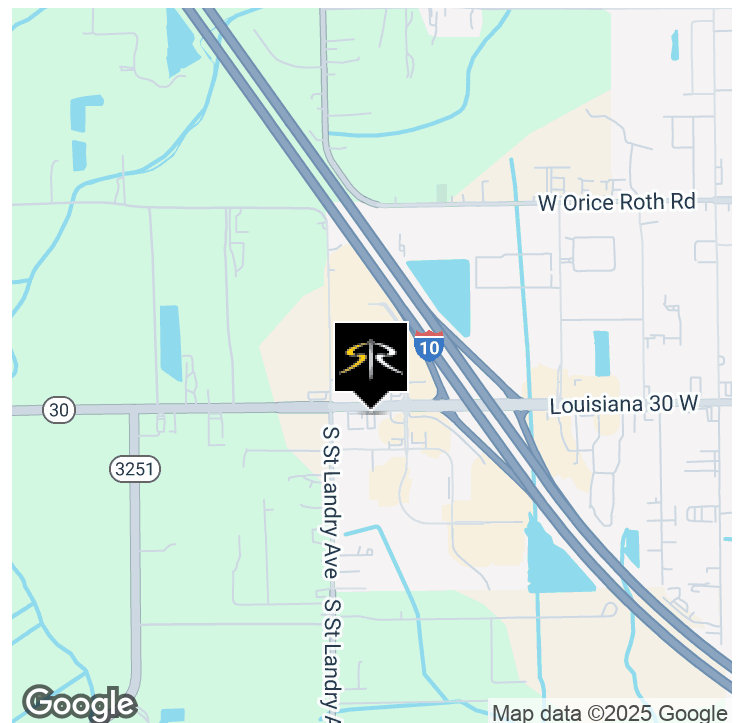


OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	7,869 SF
Suite C:	1,353 SF

PROPERTY HIGHLIGHTS

- Hood & Kitchen Equipment
- Located across from Tanger Mall
- High Traffic / High Visibility
- Surrounded by Ten Motels
- FAST Growing Area
- Zoned C-1
- CAM: \$3.50/SF
- **Contact Agent for Details**



BILL JEANSONNE

Commercial Investment Specialist
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bill@sr-cre.com

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5135 Bluebonnet Boulevard
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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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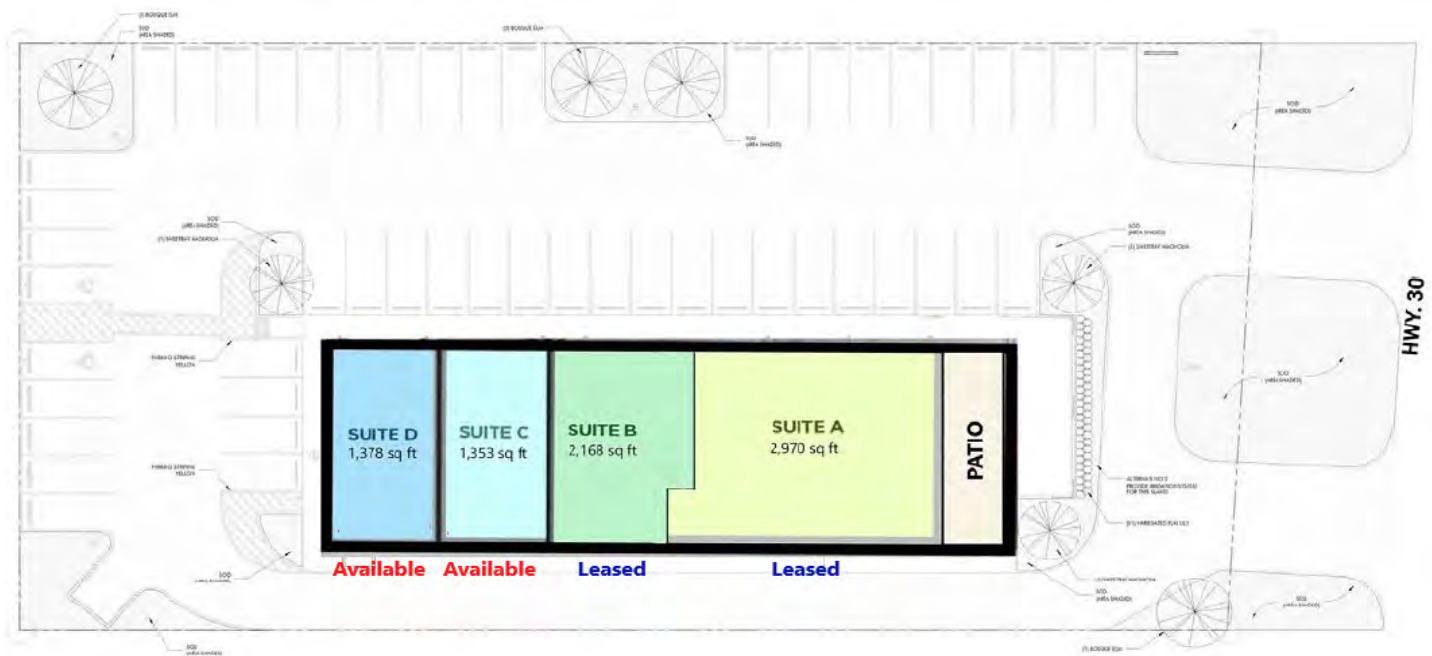
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SITE PLAN

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Centerpoint Shopping Center | Suite C Available

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RETAIL MAP

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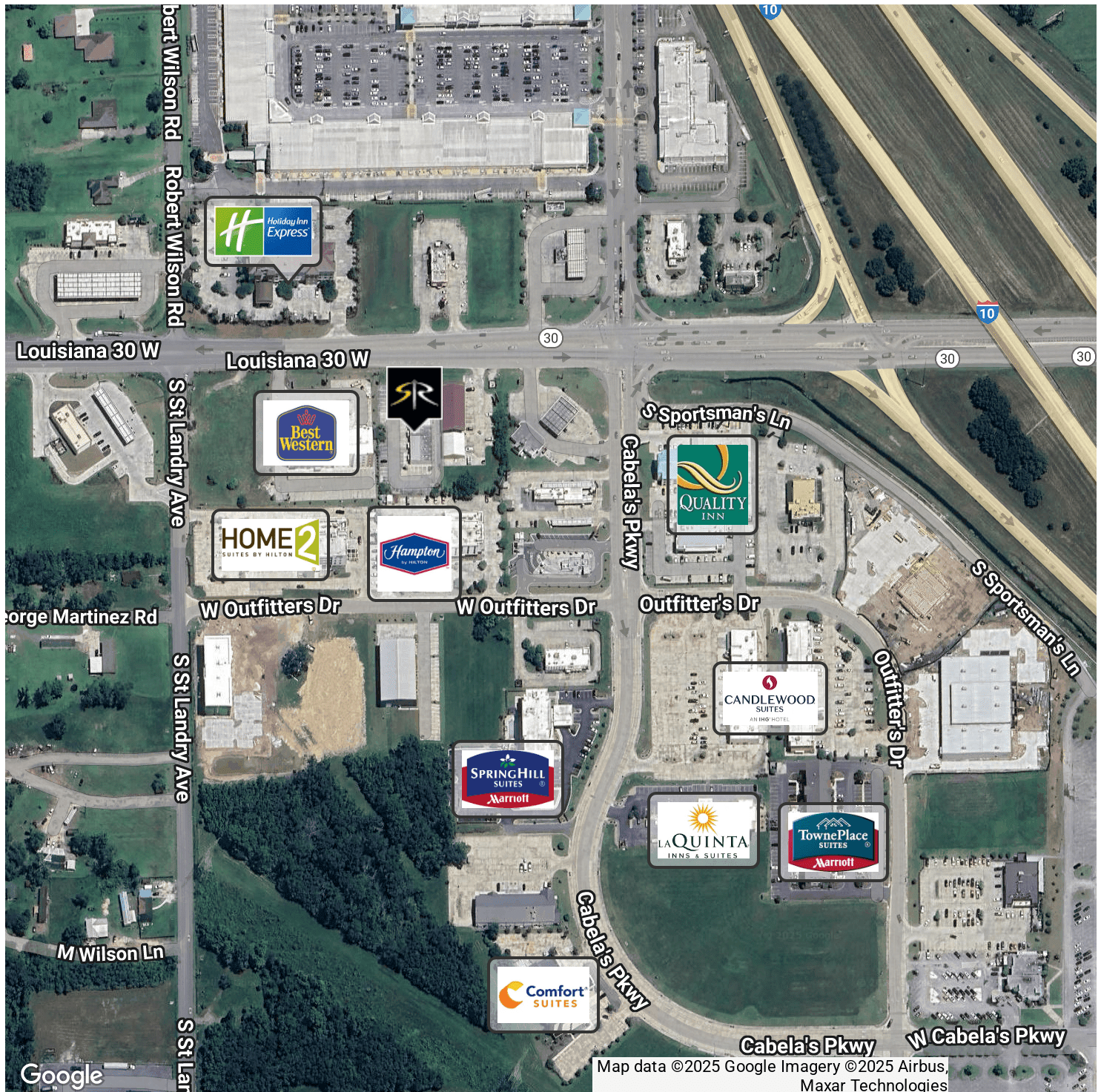
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AREA HOTELS

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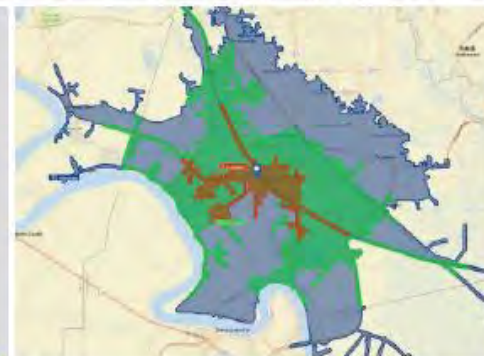
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AERIAL OVERVIEW

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Demographics

	1 Mile	3 Miles	5 Miles
Population	1,036	15,814	49,047
Average Household Income	\$74,018	\$70,709	\$80,171
Daytime Population	4,505	23,783	52,411
(Workers)	3,765	15,834	27,988
(Residents)	740	7,929	24,423

2019 estimates. Source: U.S. Census Bureau, Census 2010 Summary File 1, ©2019 Esri

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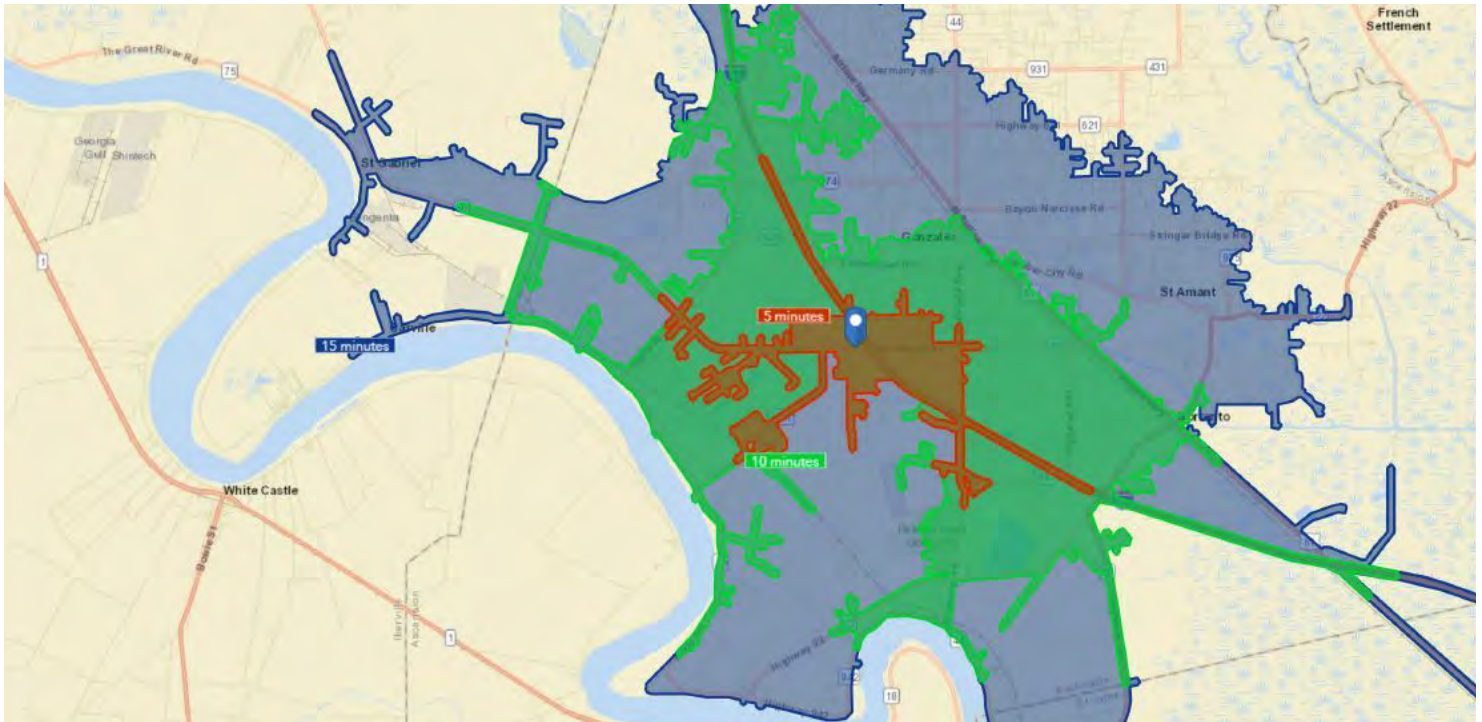
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,068	17,636	54,453
Average Age	36	38	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,014	6,754	20,075
# Of Persons Per HH	2	2.6	2.7
Average HH Income	\$75,283	\$80,316	\$106,486
Average House Value	\$210,994	\$221,376	\$275,108

* Demographic data derived from 2020 ACS - US Census

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