



CLASS A OFFICE SUITE LOCATED ON AIRLINE HWY CORNER

13430 N LEAH ST GONZALES, LA 70737



FOR LEASE

LEASE RATE: \$1,500.00/MO (\$19.52/SF/YR)

±922 SF | 1 SUITE AVAILABLE

- Located on the corner of N Leah St and Airline Hwy
- Class A finishes, recently built
- Dedicated, off-street parking
- ±3 minute access to Hwy 44. ±6 minute access to I-10

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY SUMMARY

- This property is conveniently located on the corner of N Leah St and Airline Hwy, a major thoroughfare running southeast from Krotz Springs to New Orleans.
- Constructed in 2020, this property is like-new with Class A finishes.
- Ample dedicated, off-street parking directly off the building.
- The property enjoys just ±3 minute access to Hwy 44 and ±6 minute access to I-10.

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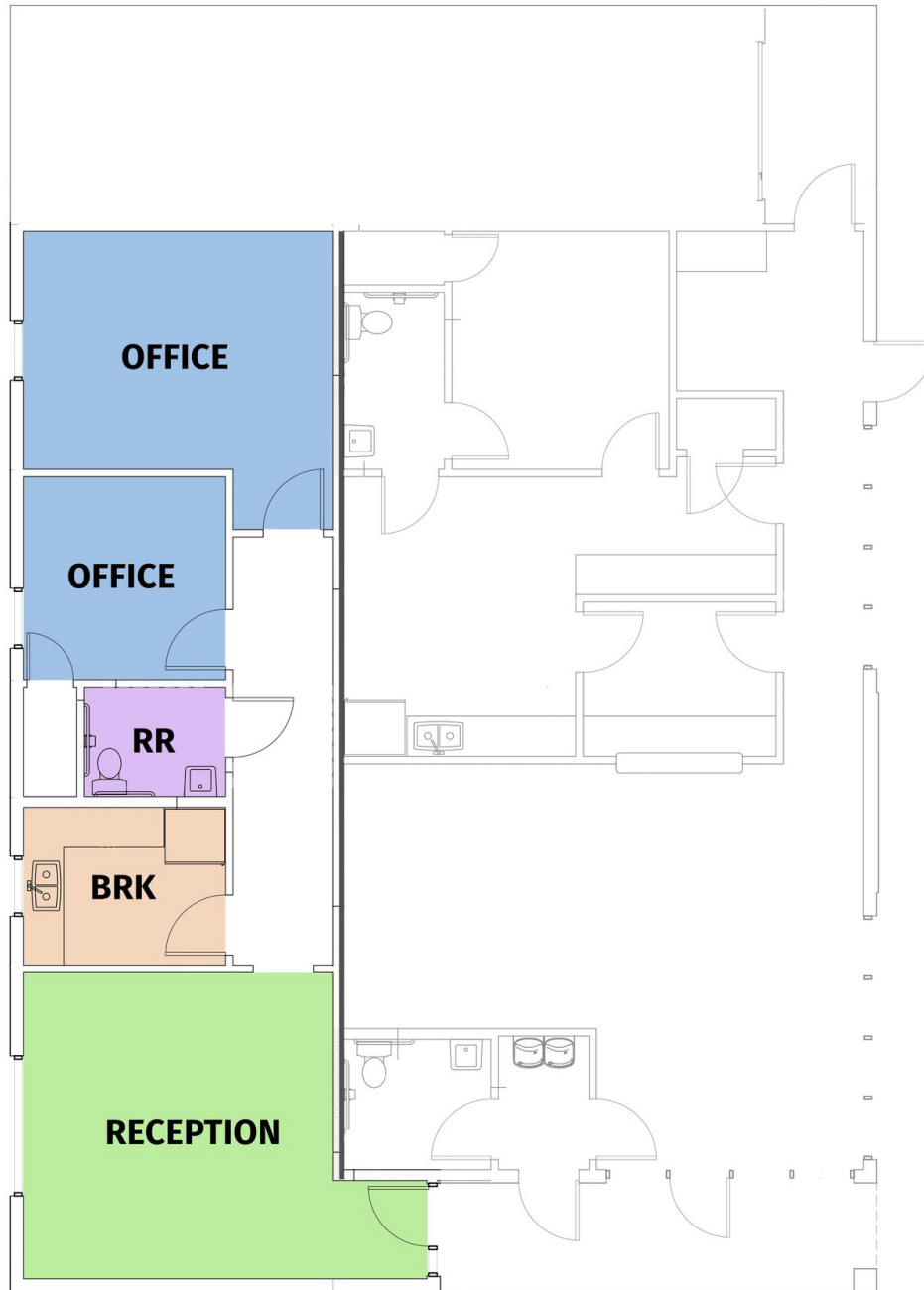
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FLOORPLAN

**13430 N LEAH ST
SUITE B – ±922 SF**

← N LEAH ST →



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INTERIOR PHOTOS

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AERIAL PHOTOS



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EXTERIOR PHOTOS

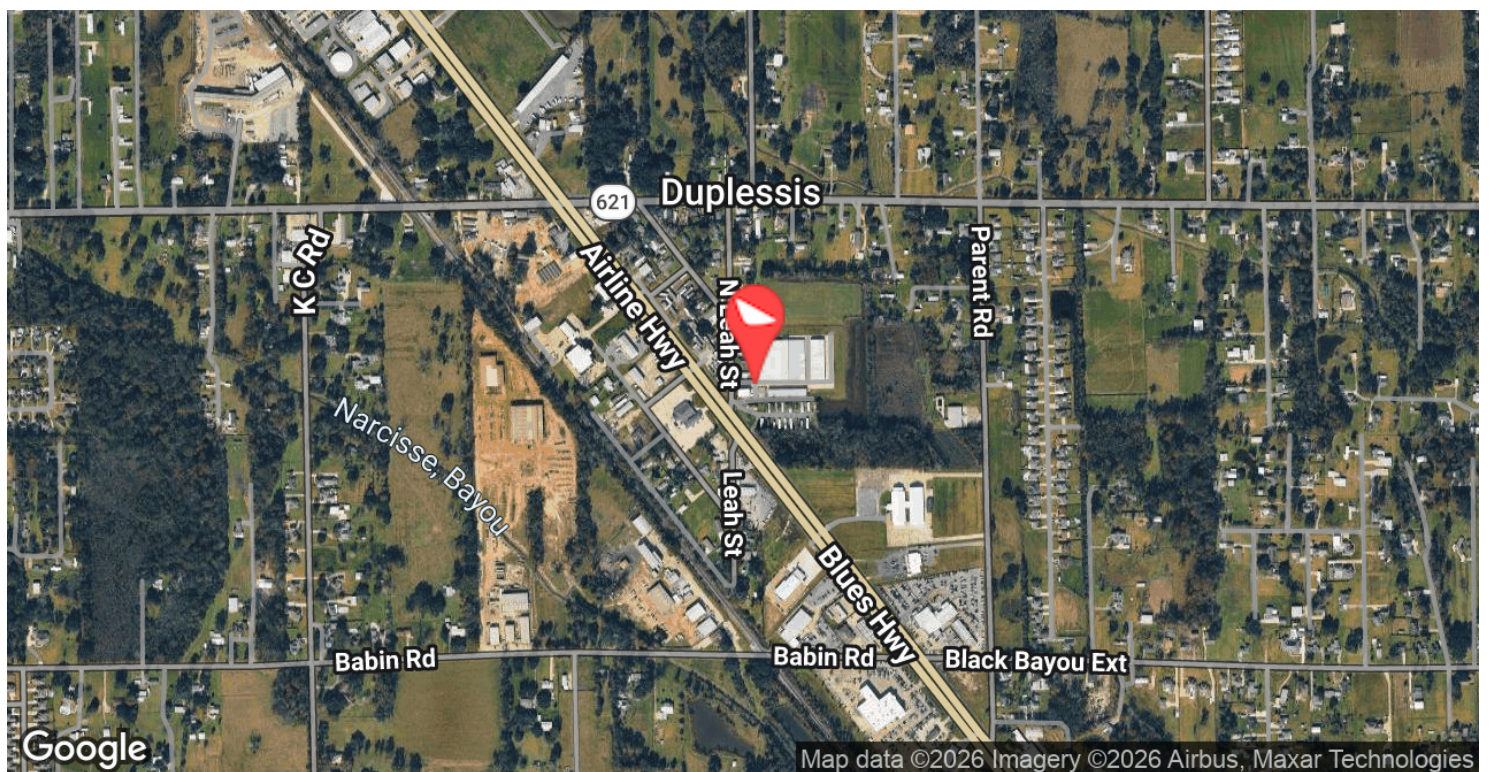
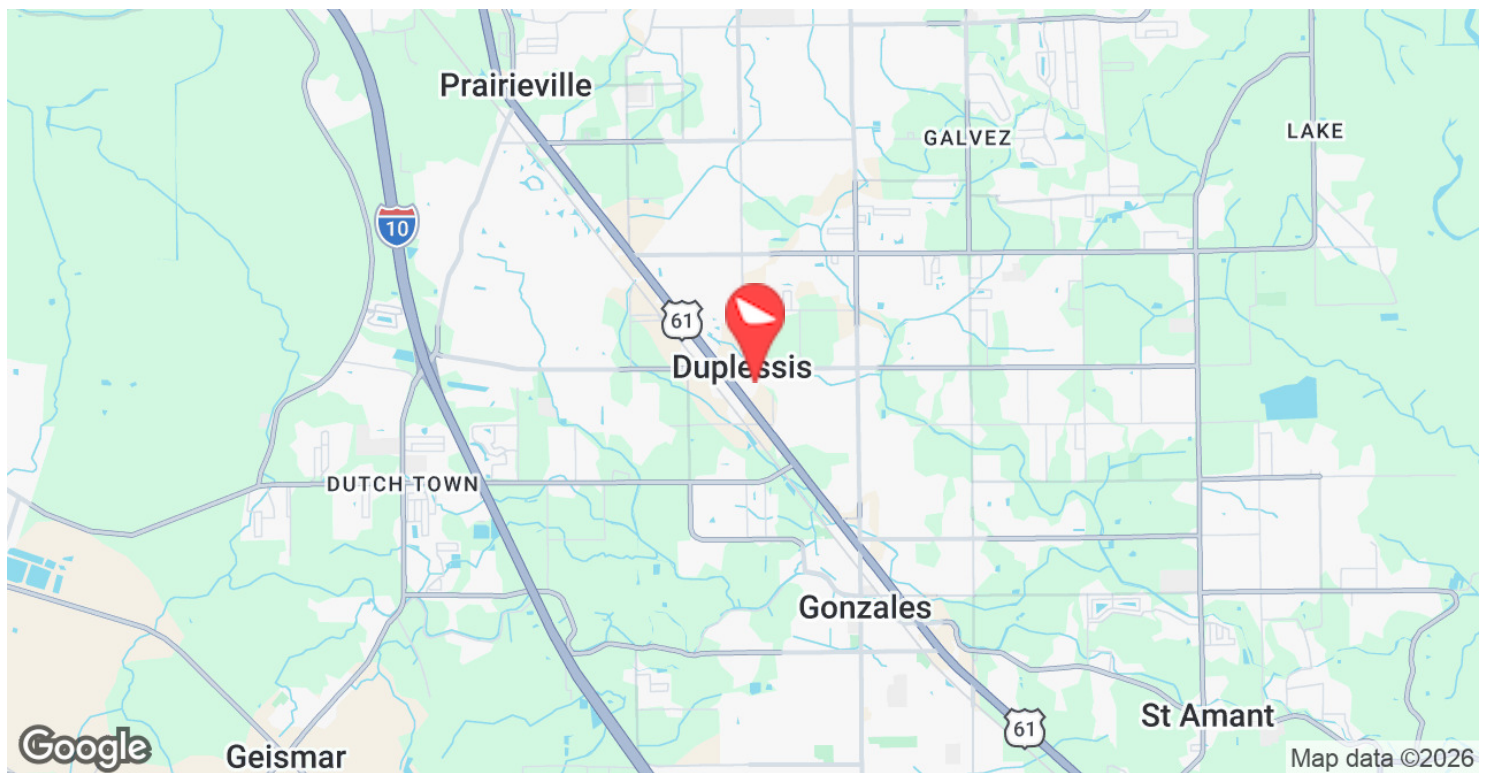
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LOCATION MAP



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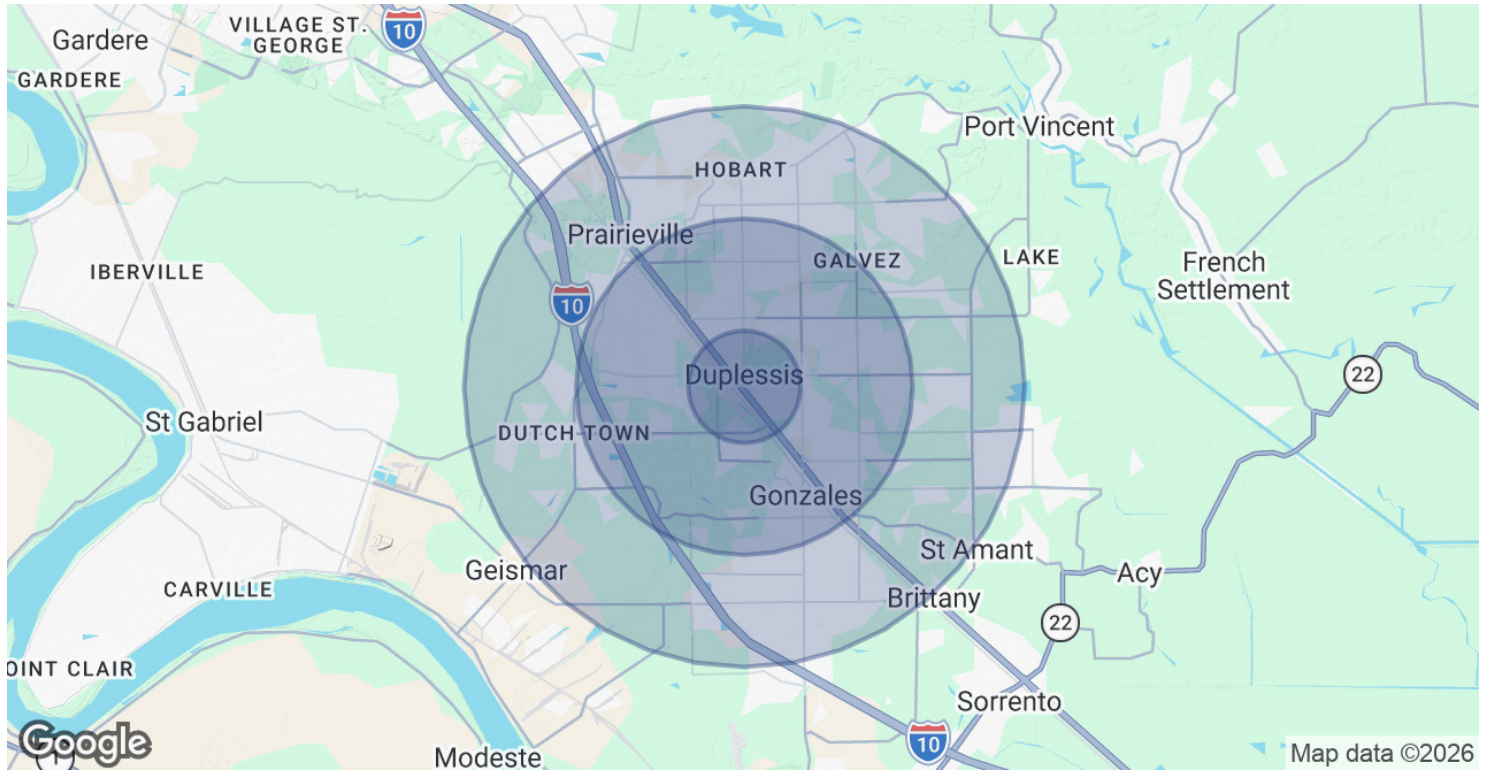
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,296	37,665	81,942
Average Age	35.7	37.1	36.7
Average Age (Male)	37.2	36.0	36.0
Average Age (Female)	36.8	37.6	37.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,715	15,401	32,377
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$98,095	\$93,511	\$93,915
Average House Value	\$243,867	\$245,999	\$239,500

2020 American Community Survey (ACS)

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