



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# CENTERPOINT PLAZA SHOPPING CENTER

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

FOR LEASE

**SUITE D | 1,378 SF**

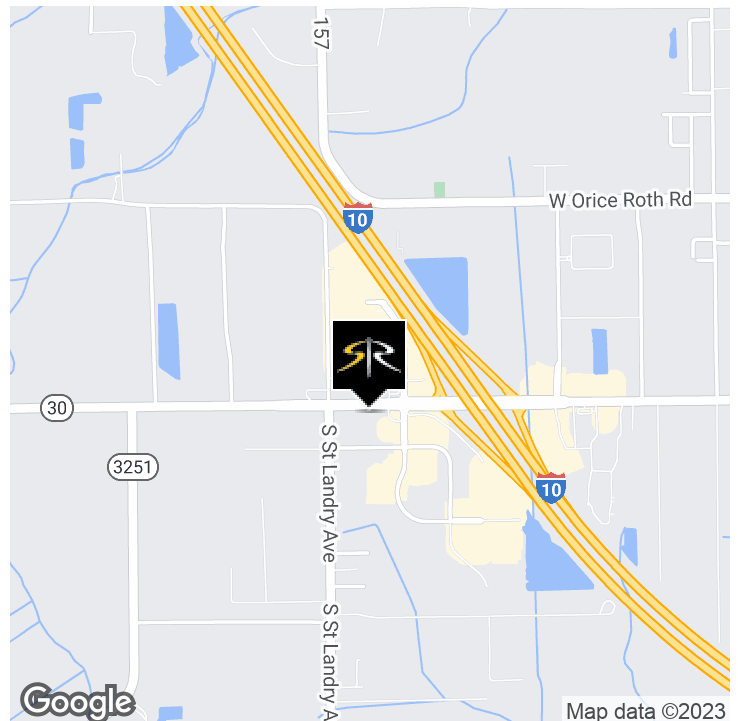


## OFFERING SUMMARY

Lease Rate:	\$18.00 (NNN)
Building Size:	7,869 SF
Suite D:	1,378 SF

## PROPERTY HIGHLIGHTS

- Suite "D" Available in Centerpoint Plaza Shopping Center
- 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  
(D)225.802.2932  
bill@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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SITE PLAN

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## PATIO & SUITES A, B, C, D



## Centerpoint Shopping Center | Suite D Available

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RETAIL MAP

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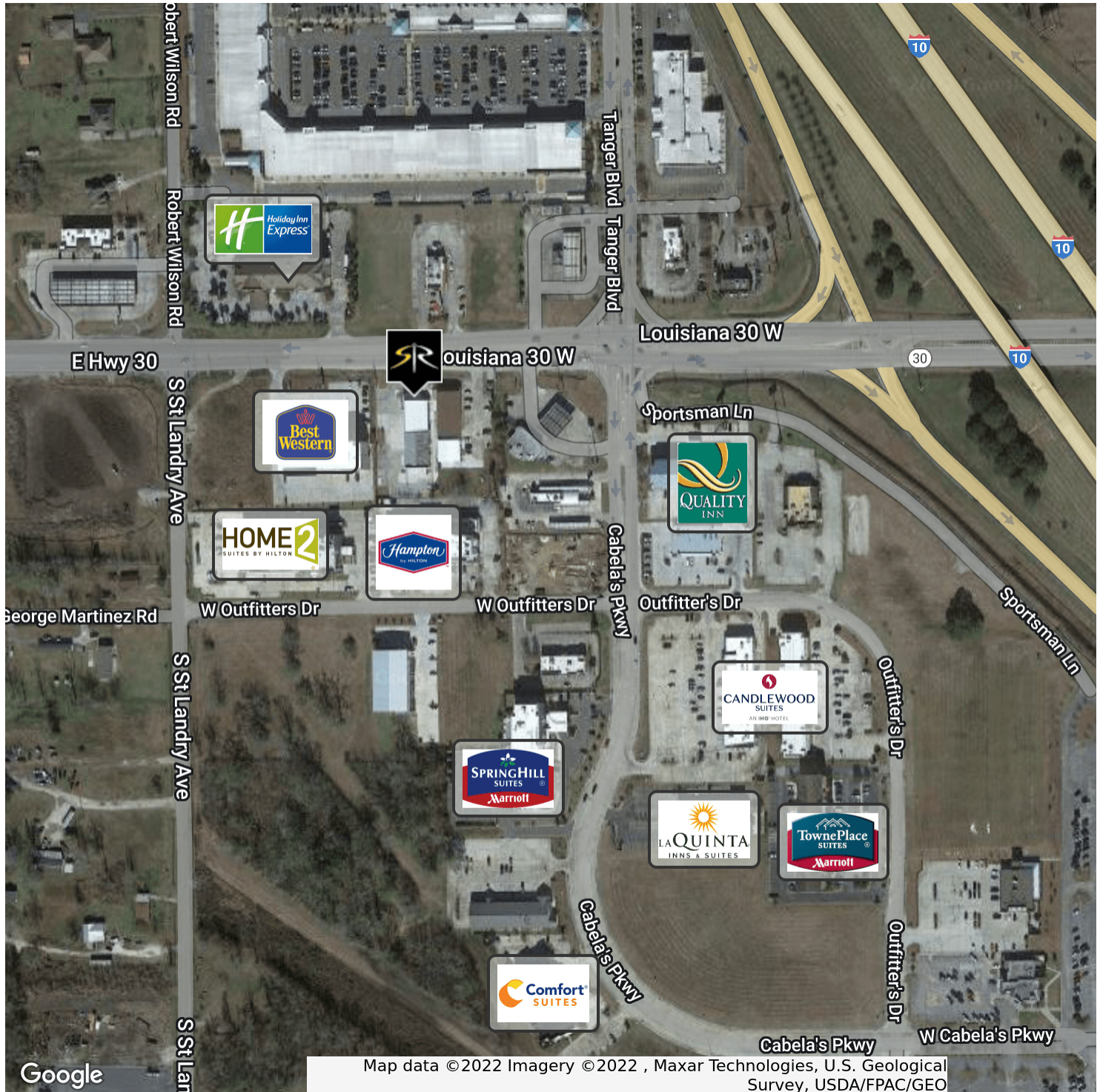
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AREA HOTELS

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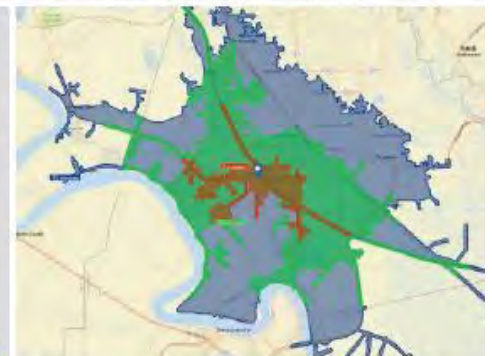
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AERIAL OVERVIEW

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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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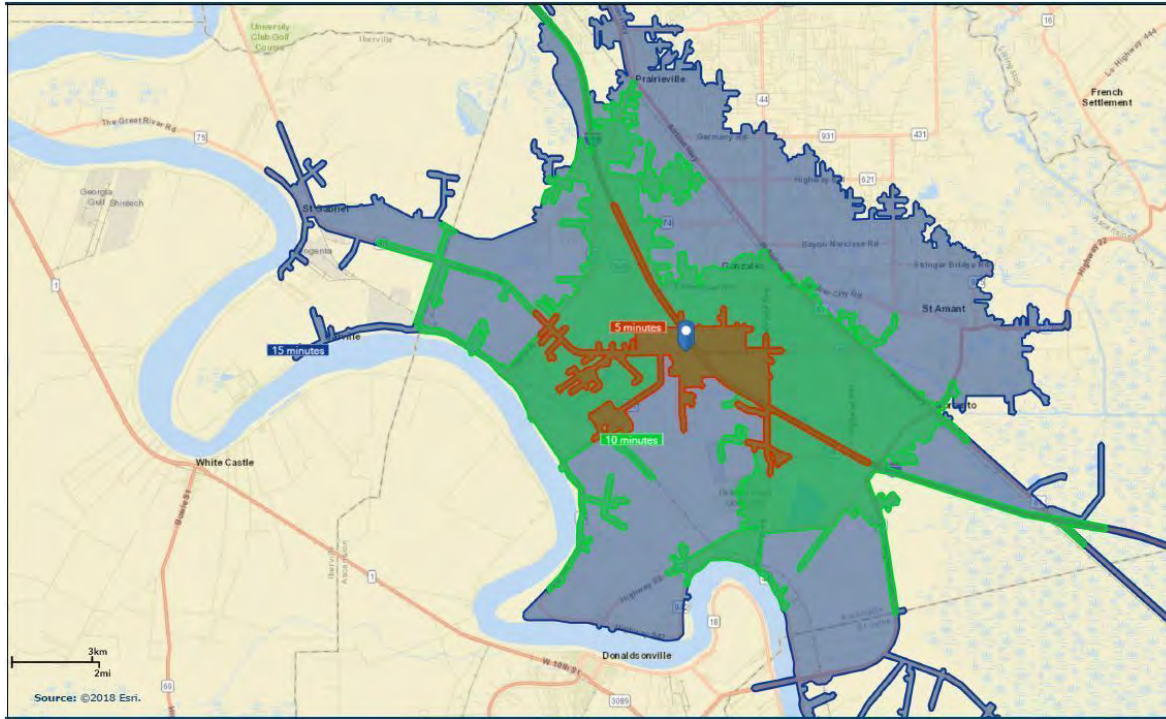
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,459	13,369	34,799
Average Age	31.5	32.9	33.5
Average Age (Male)	30.0	31.2	31.9
Average Age (Female)	36.0	36.3	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	520	4,830	12,296
# Of Persons Per HH	2.8	2.8	2.8
Average HH Income	\$66,083	\$65,383	\$74,194
Average House Value	\$151,465	\$150,613	\$157,747

\* Demographic data derived from 2020 ACS - US Census

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