



**SAURAGE ROTENBERG®**  
COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR SALE

## HIGH TRAFFIC ON S. BURNSIDE AVE.

311 S BURNSIDE AVE, GONZALES, LA 70737

1.23 AC. LOT | 2,574 SF BLDG.



### OFFERING SUMMARY

<b>Sale Price:</b>	\$550,000
<b>Lot Size:</b>	1.23 Acres
<b>Building Size:</b>	2,574 SF
<b>Zoning:</b>	C-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,325	7,268	15,820
<b>Total Population</b>	3,648	20,032	44,207
<b>Average HH Income</b>	\$62,868	\$65,528	\$70,374

### PROPERTY HIGHLIGHTS

- High Visibility Retail Property Available for Sale
- Gas and 3-Phase At Site
- Drive-thru and Parking on 1.23 AC Lot
- High traffic Location Ideal for Fast Food or Other High Profile User
- Ample Room for Improvements
- Zoned C-2
  - Lot: 53,700 SF (150 x 358)
  - Building: 36' W
  - Drive-Under Canopy: 30' x 40' (facing Burnside Ave)
  - Boiler Room: 378 SF
  - Building Interior: 2,196 SF
  - Building TOTAL: 2,574 SF
- From Side of Bldg. to Property Line Measures Roughly 27'

**CARMEN AUSTIN, MBA, CCIM**

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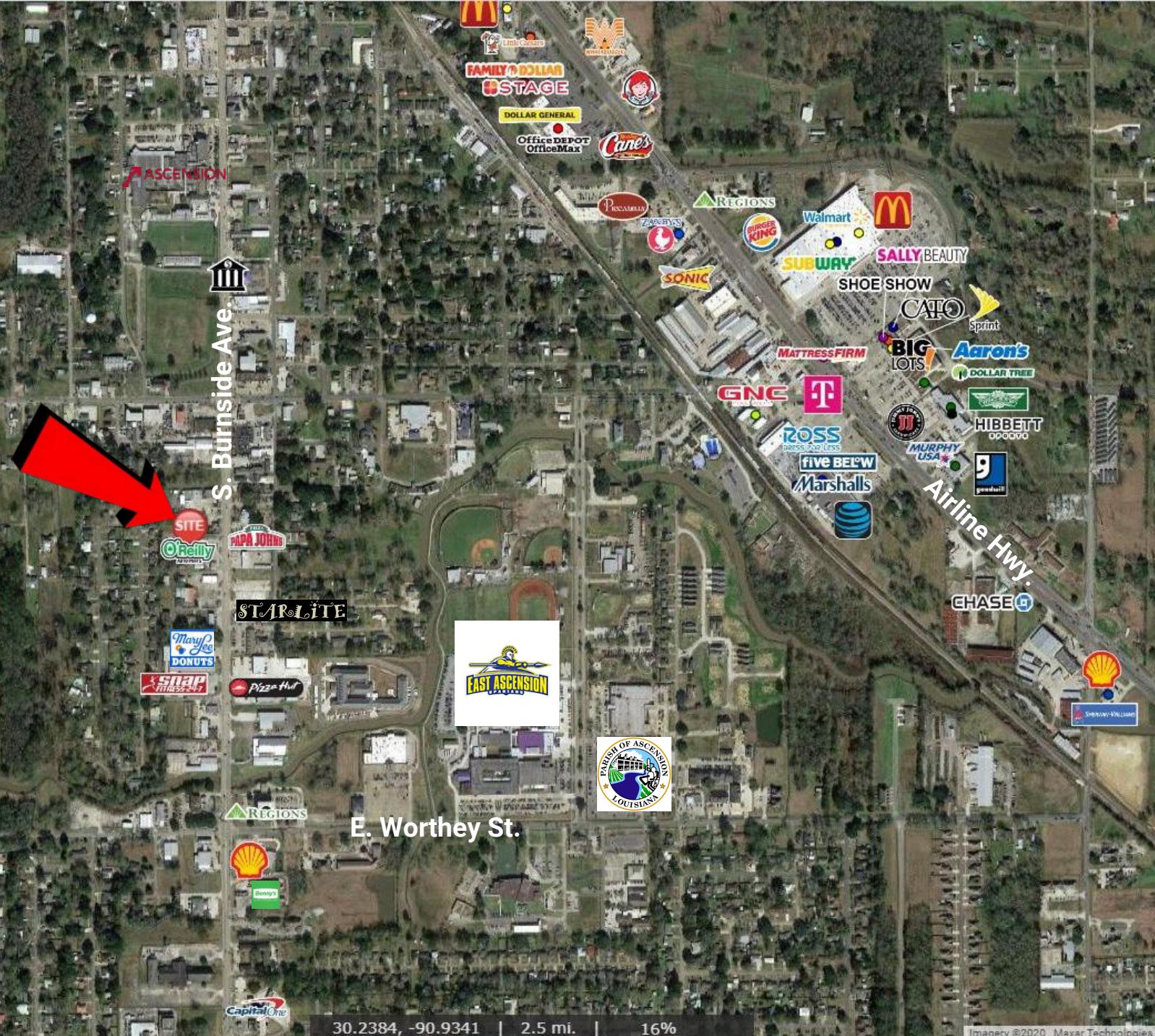
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RETAIL MAP

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PROPERTY AERIAL

## HIGH TRAFFIC ON S. BURNSIDE AVE.

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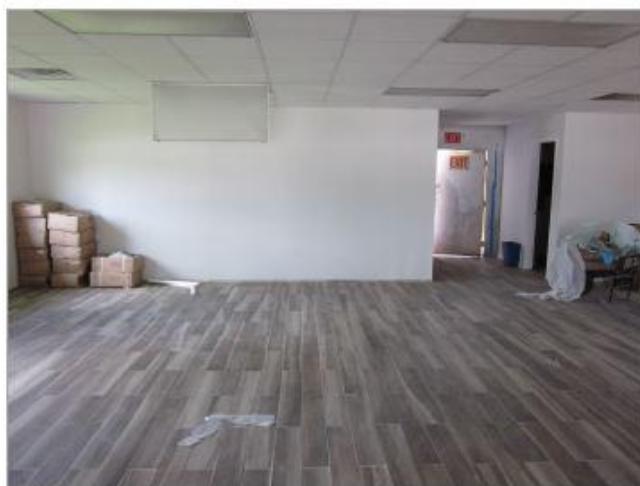
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BUILDING EXTERIOR & INTERIOR

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## TRAFFIC COUNT

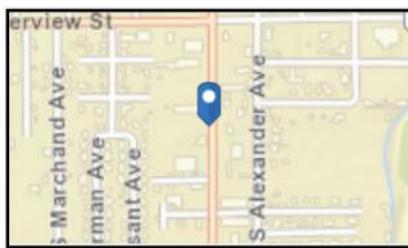
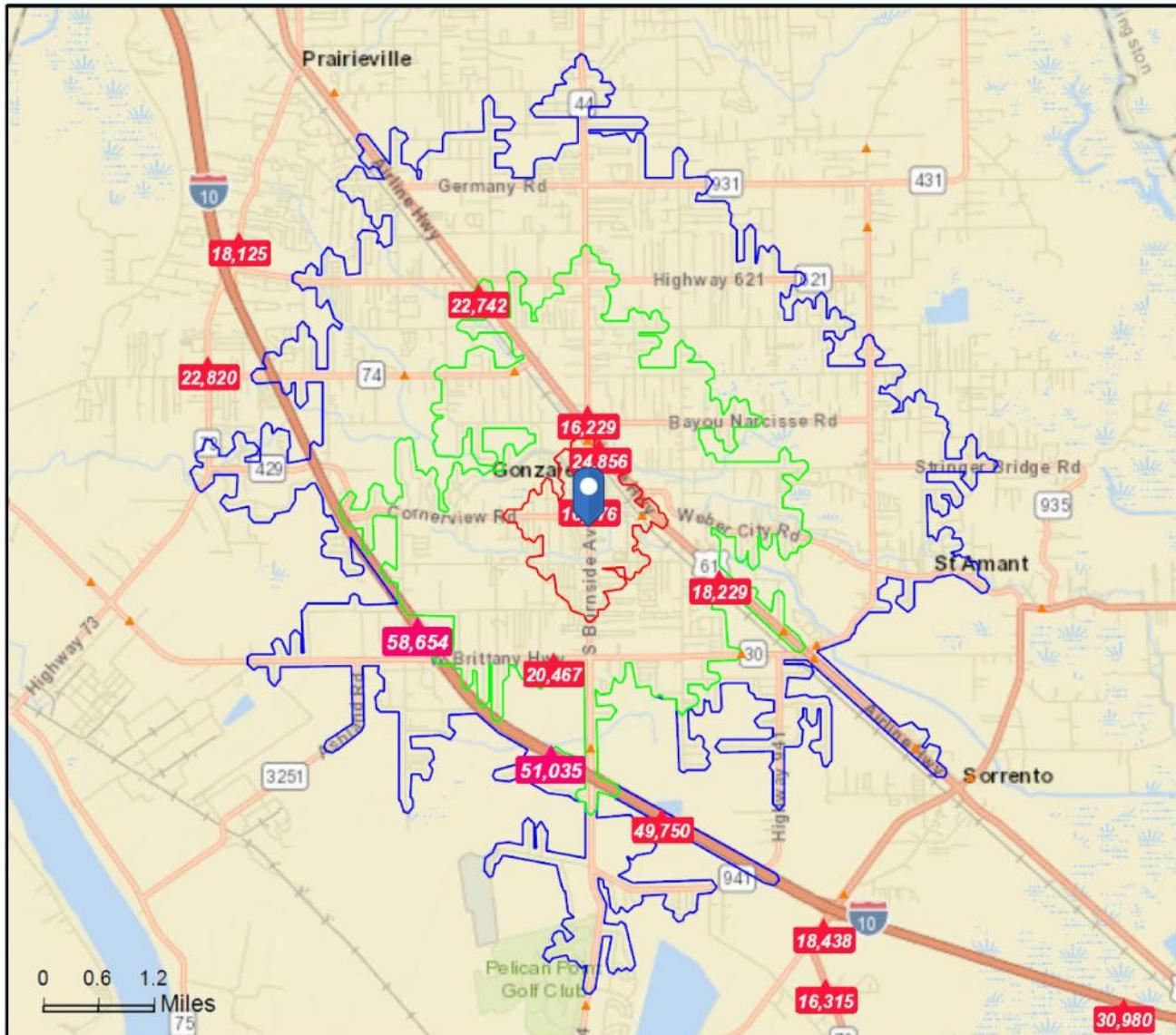
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**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

February 24, 2020

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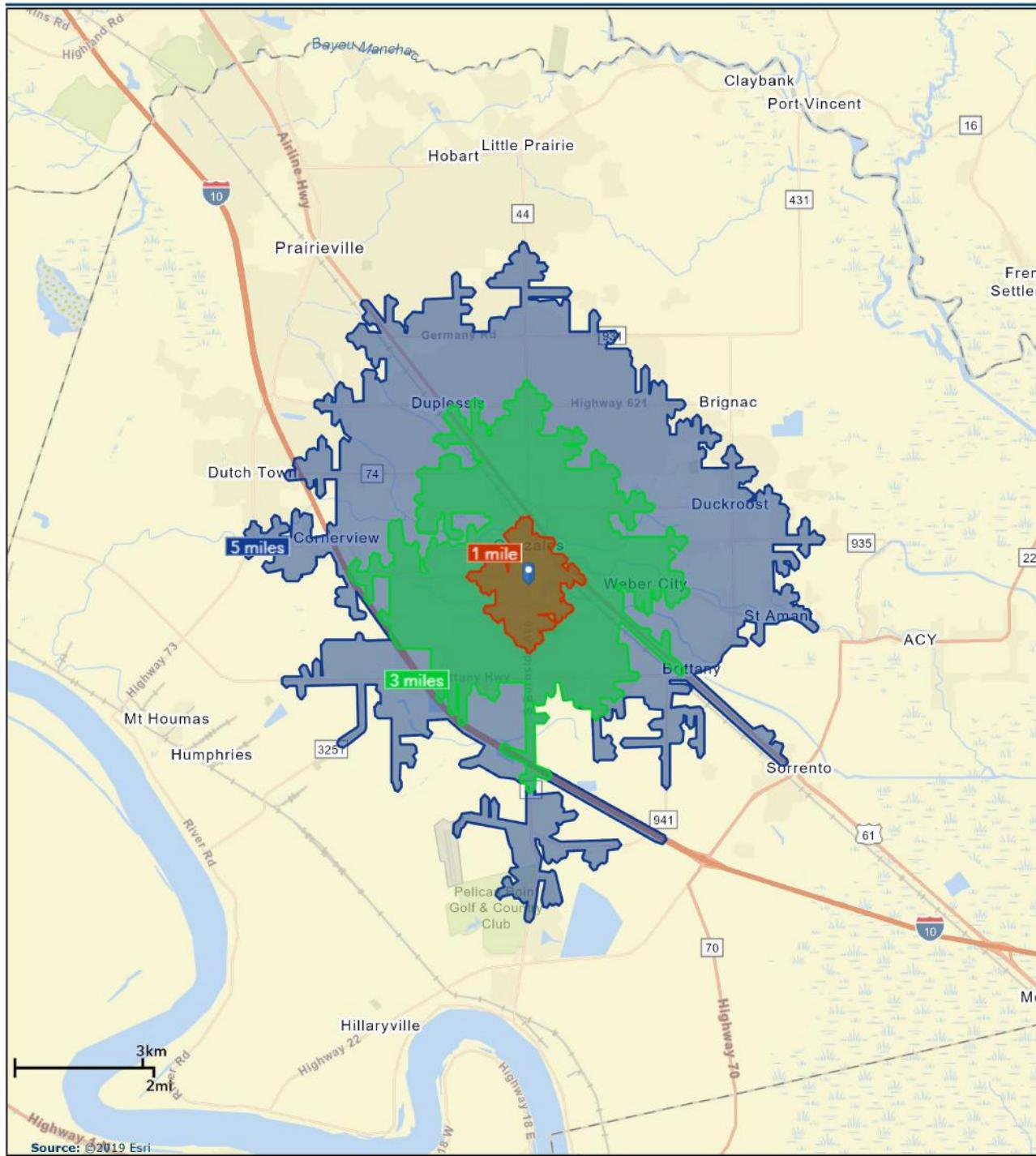
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DRIVE TIME: 1, 3, 5 MILE RADII

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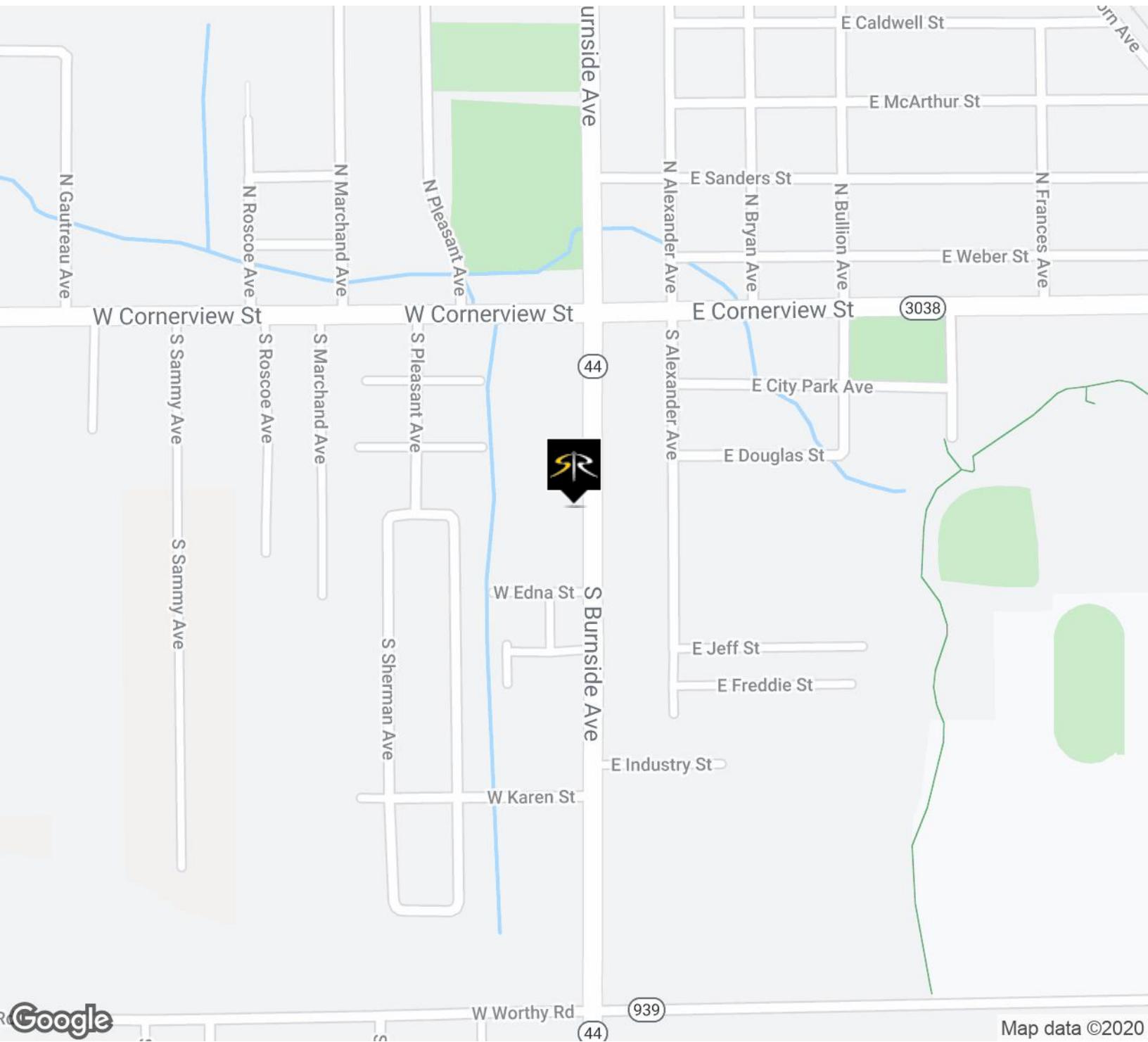
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LOCATION MAP

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Map data ©2020

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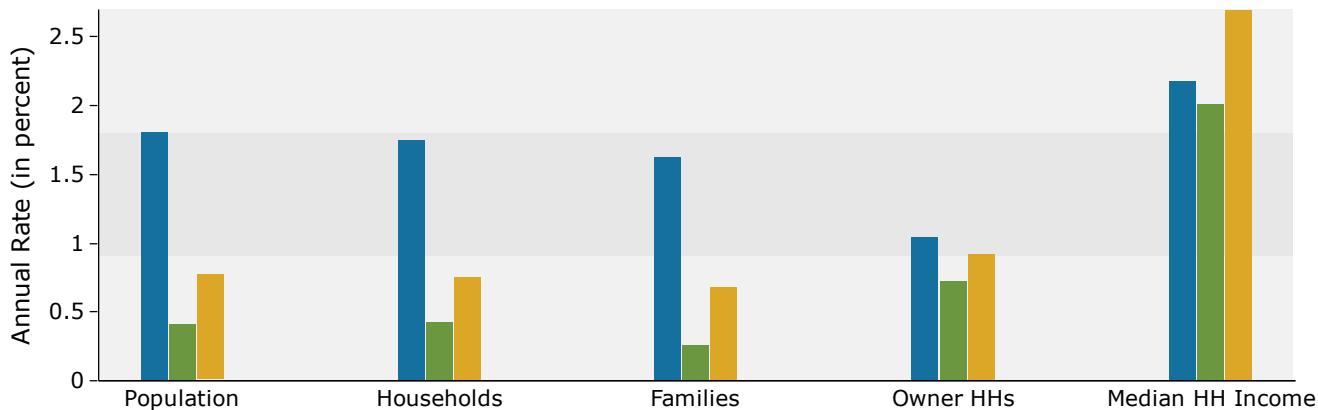
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Summary	Census 2010	2019	2024
Population	3,155	3,565	3,900
Households	1,145	1,302	1,420
Families	758	842	913
Average Household Size	2.68	2.67	2.68
Owner Occupied Housing Units	724	732	771
Renter Occupied Housing Units	421	570	649
Median Age	35.5	36.7	36.8
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.81%	0.41%	0.77%
Households	1.75%	0.43%	0.75%
Families	1.63%	0.26%	0.68%
Owner HHs	1.04%	0.73%	0.92%
Median Household Income	2.18%	2.01%	2.70%
Households by Income	2019	2024	
	Number	Percent	Number
<\$15,000	168	12.9%	163
\$15,000 - \$24,999	176	13.5%	170
\$25,000 - \$34,999	100	7.7%	98
\$35,000 - \$49,999	218	16.7%	216
\$50,000 - \$74,999	228	17.5%	253
\$75,000 - \$99,999	150	11.5%	169
\$100,000 - \$149,999	163	12.5%	219
\$150,000 - \$199,999	56	4.3%	78
\$200,000+	43	3.3%	54
Median Household Income	\$48,974		\$54,542
Average Household Income	\$67,256		\$76,260
Per Capita Income	\$25,171		\$28,642
Population by Age	Census 2010	2019	2024
	Number	Percent	Number
0 - 4	234	7.4%	243
5 - 9	203	6.4%	238
10 - 14	214	6.8%	223
15 - 19	236	7.5%	208
20 - 24	209	6.6%	229
25 - 34	460	14.6%	558
35 - 44	410	13.0%	444
45 - 54	432	13.7%	436
55 - 64	339	10.7%	427
65 - 74	232	7.4%	310
75 - 84	129	4.1%	181
85+	56	1.8%	69
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	1,616	51.2%	1,659
Black Alone	1,297	41.1%	1,553
American Indian Alone	6	0.2%	10
Asian Alone	32	1.0%	58
Pacific Islander Alone	2	0.1%	2
Some Other Race Alone	151	4.8%	209
Two or More Races	52	1.6%	73
Hispanic Origin (Any Race)	316	10.0%	443

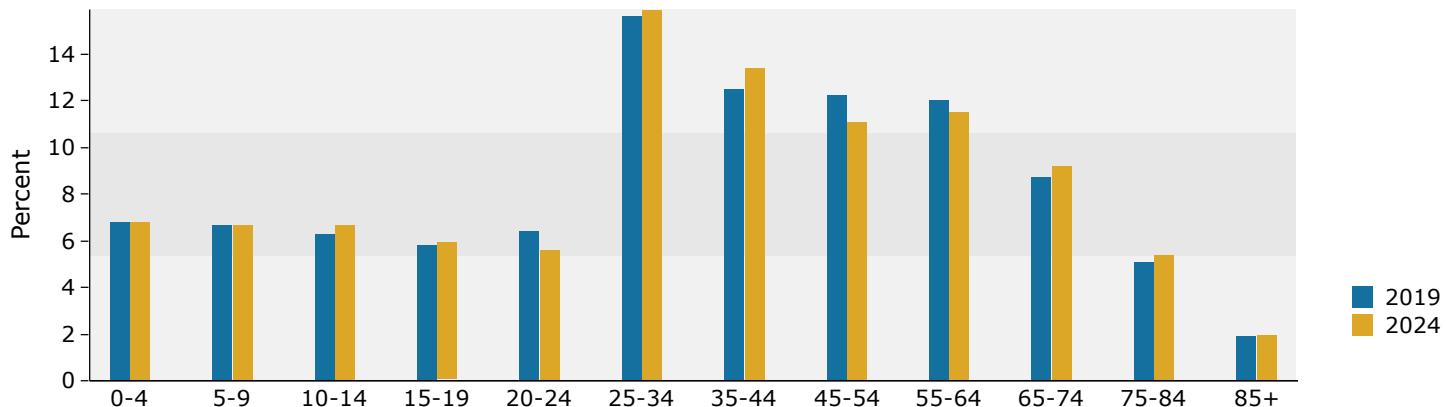
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

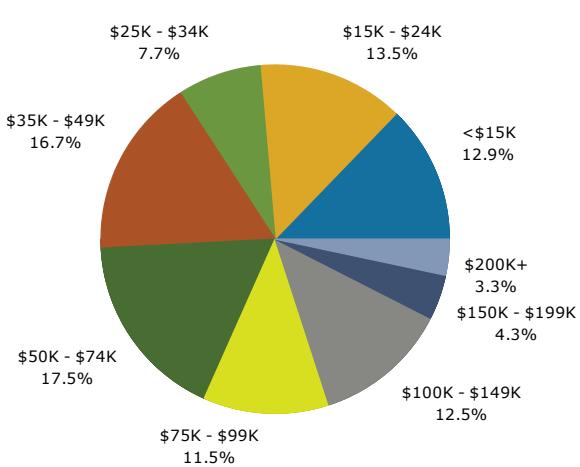
## Trends 2019-2024



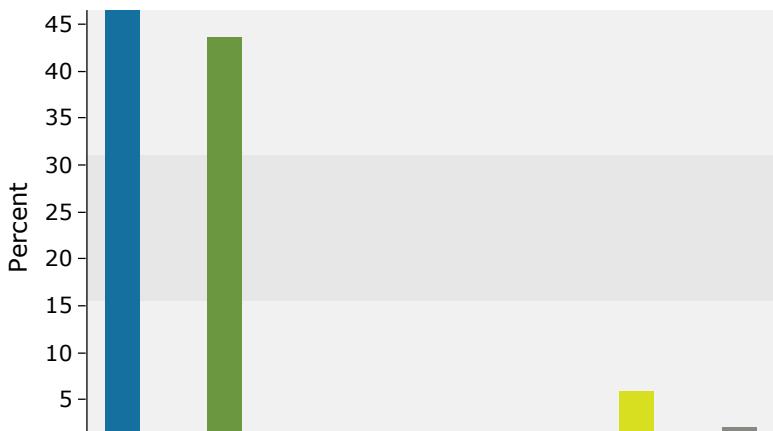
## Population by Age



## 2019 Household Income



## 2019 Population by Race



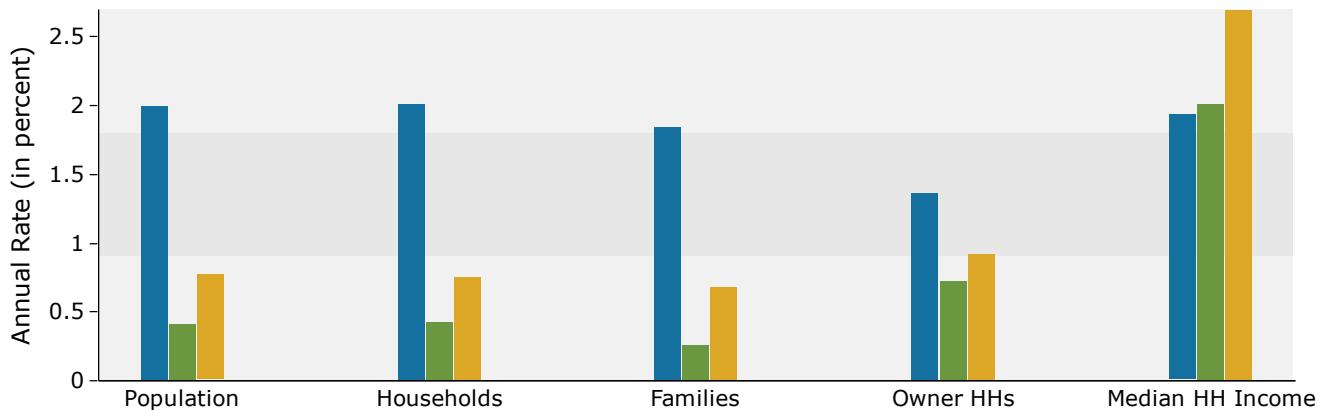
2019 Percent Hispanic Origin: 12.4%

Summary	Census 2010	2019	2024
Population	14,745	17,188	18,974
Households	5,492	6,446	7,120
Families	3,856	4,421	4,843
Average Household Size	2.65	2.64	2.64
Owner Occupied Housing Units	3,839	4,102	4,391
Renter Occupied Housing Units	1,653	2,344	2,729
Median Age	35.5	37.1	37.7
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	2.00%	0.41%	0.77%
Households	2.01%	0.43%	0.75%
Families	1.84%	0.26%	0.68%
Owner HHs	1.37%	0.73%	0.92%
Median Household Income	1.94%	2.01%	2.70%
Households by Income	2019	2024	
<\$15,000	896	13.9%	866
\$15,000 - \$24,999	700	10.9%	685
\$25,000 - \$34,999	482	7.5%	480
\$35,000 - \$49,999	821	12.7%	838
\$50,000 - \$74,999	1,223	19.0%	1,352
\$75,000 - \$99,999	810	12.6%	903
\$100,000 - \$149,999	944	14.6%	1,244
\$150,000 - \$199,999	322	5.0%	450
\$200,000+	249	3.9%	302
Median Household Income	\$54,819		\$60,336
Average Household Income	\$72,494		\$81,328
Per Capita Income	\$27,094		\$30,472
Population by Age	Census 2010	2019	2024
0 - 4	Number	Percent	Number
0 - 4	1,074	7.3%	1,154
5 - 9	994	6.7%	1,151
10 - 14	1,032	7.0%	1,109
15 - 19	1,091	7.4%	1,016
20 - 24	978	6.6%	1,039
25 - 34	2,108	14.3%	2,627
35 - 44	1,941	13.2%	2,243
45 - 54	2,149	14.6%	2,156
55 - 64	1,655	11.2%	2,193
65 - 74	970	6.6%	1,533
75 - 84	546	3.7%	710
85+	206	1.4%	258
White Alone	Number	Percent	Number
White Alone	8,981	60.9%	9,729
Black Alone	4,786	32.5%	6,001
American Indian Alone	46	0.3%	73
Asian Alone	108	0.7%	201
Pacific Islander Alone	9	0.1%	13
Some Other Race Alone	578	3.9%	815
Two or More Races	238	1.6%	356
Hispanic Origin (Any Race)	1,206	8.2%	1,705
Race and Ethnicity	2019	2024	
White Alone	56.6%	53.4%	10,127
Black Alone	34.9%	37.0%	7,025
American Indian Alone	0.4%	0.5%	89
Asian Alone	1.2%	1.4%	268
Pacific Islander Alone	0.1%	0.1%	16
Some Other Race Alone	4.7%	5.4%	1,023
Two or More Races	2.1%	2.2%	426
Hispanic Origin (Any Race)	9.9%	10.9%	2,071

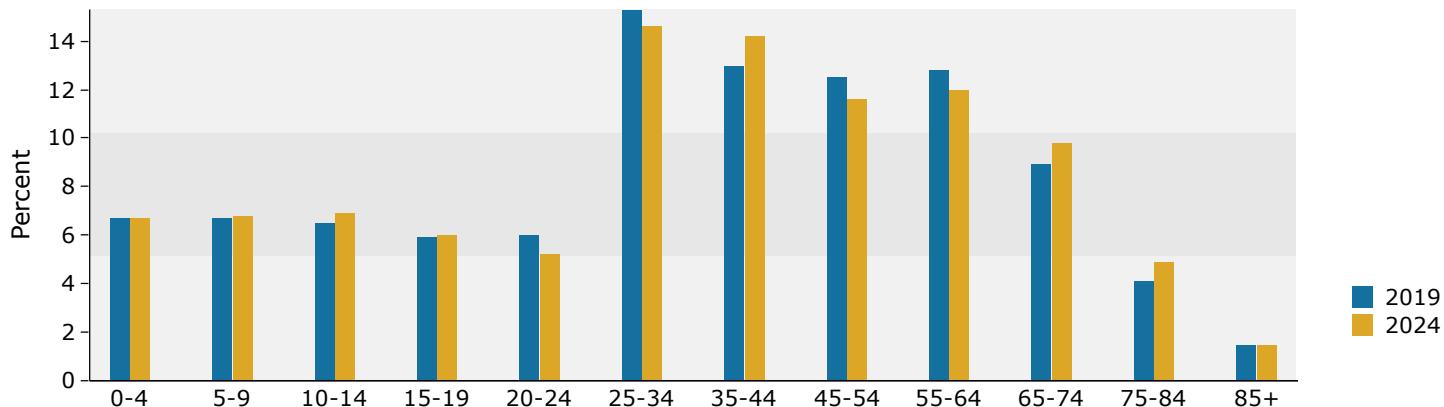
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

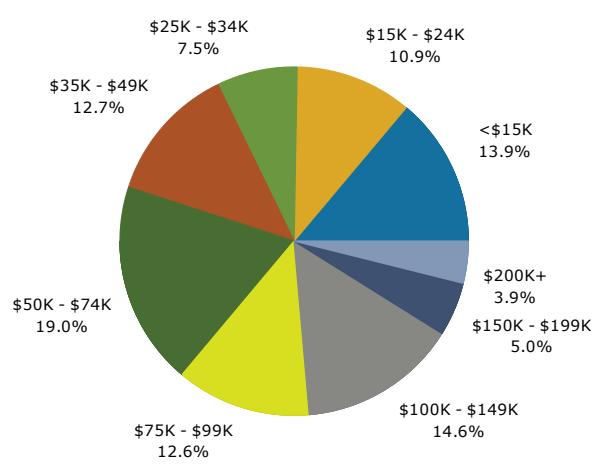
## Trends 2019-2024



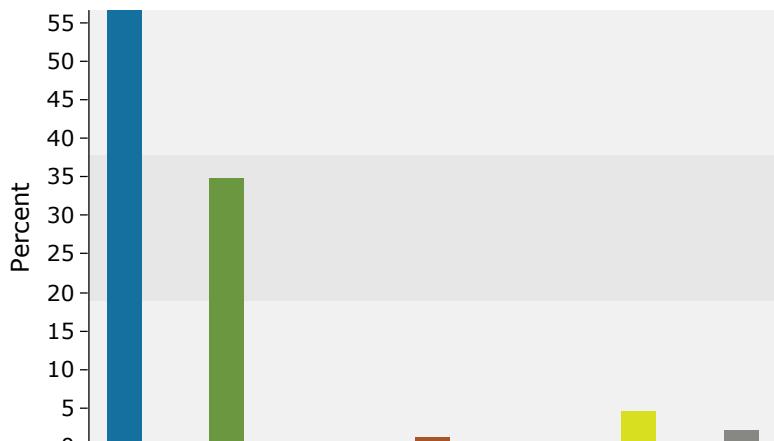
## Population by Age



## 2019 Household Income



## 2019 Population by Race



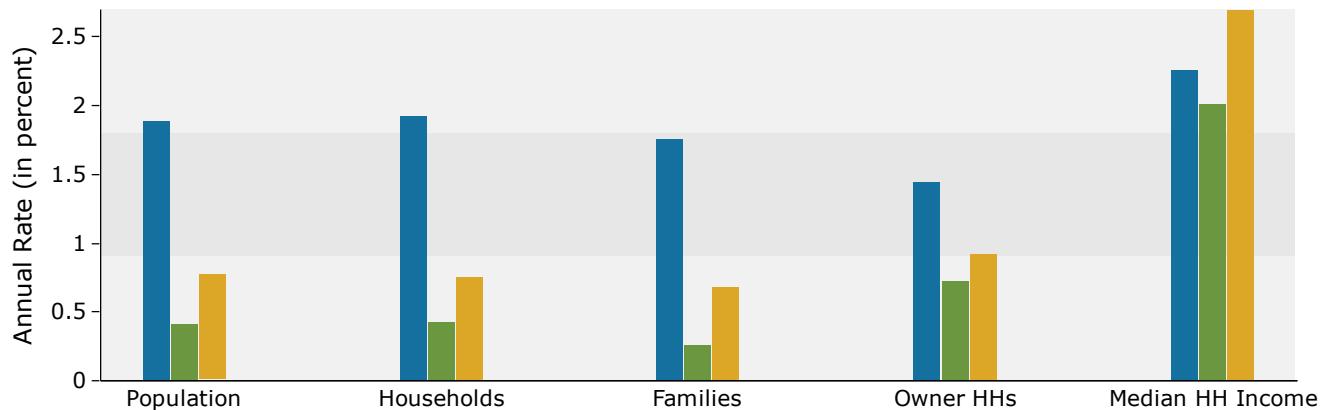
2019 Percent Hispanic Origin: 9.9%

Summary	Census 2010	2019	2024
Population	34,786	41,094	45,131
Households	12,679	15,035	16,539
Families	9,354	10,875	11,868
Average Household Size	2.73	2.72	2.72
Owner Occupied Housing Units	9,578	10,488	11,266
Renter Occupied Housing Units	3,101	4,547	5,273
Median Age	34.3	36.4	37.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.89%	0.41%	0.77%
Households	1.93%	0.43%	0.75%
Families	1.76%	0.26%	0.68%
Owner HHs	1.44%	0.73%	0.92%
Median Household Income	2.26%	2.01%	2.70%
Households by Income	2019	2024	
	Number	Percent	Number
<\$15,000	1,567	10.4%	1,501
\$15,000 - \$24,999	1,364	9.1%	1,307
\$25,000 - \$34,999	999	6.6%	980
\$35,000 - \$49,999	1,893	12.6%	1,889
\$50,000 - \$74,999	2,820	18.8%	3,035
\$75,000 - \$99,999	2,137	14.2%	2,309
\$100,000 - \$149,999	2,525	16.8%	3,212
\$150,000 - \$199,999	900	6.0%	1,284
\$200,000+	829	5.5%	1,021
Median Household Income	\$62,644		\$70,061
Average Household Income	\$82,526		\$92,598
Per Capita Income	\$30,114		\$33,832
Population by Age	Census 2010	2019	2024
	Number	Percent	Number
0 - 4	2,674	7.7%	2,875
5 - 9	2,562	7.4%	2,932
10 - 14	2,614	7.5%	2,876
15 - 19	2,522	7.2%	2,486
20 - 24	2,212	6.4%	2,351
25 - 34	5,175	14.9%	6,161
35 - 44	4,923	14.2%	5,830
45 - 54	5,062	14.6%	5,294
55 - 64	3,634	10.4%	5,103
65 - 74	2,031	5.8%	3,329
75 - 84	1,041	3.0%	1,409
85+	337	1.0%	448
Hispanic Origin (Any Race)	2,380	6.8%	3,490
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	24,975	71.8%	27,905
Black Alone	7,791	22.4%	10,050
American Indian Alone	117	0.3%	185
Asian Alone	257	0.7%	481
Pacific Islander Alone	29	0.1%	44
Some Other Race Alone	1,097	3.2%	1,618
Two or More Races	521	1.5%	812
Hispanic Origin (Any Race)	2,380	6.8%	3,490

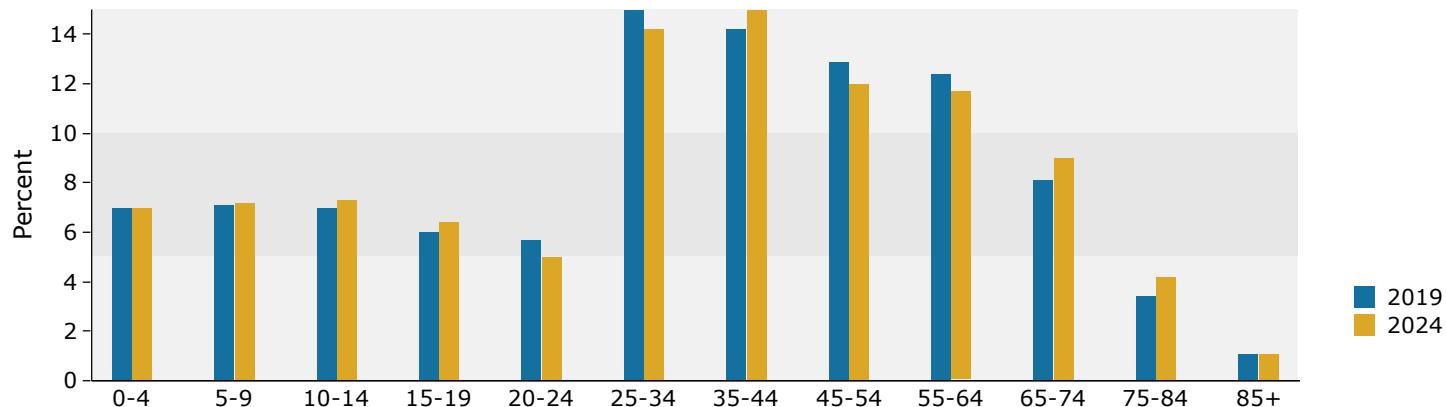
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

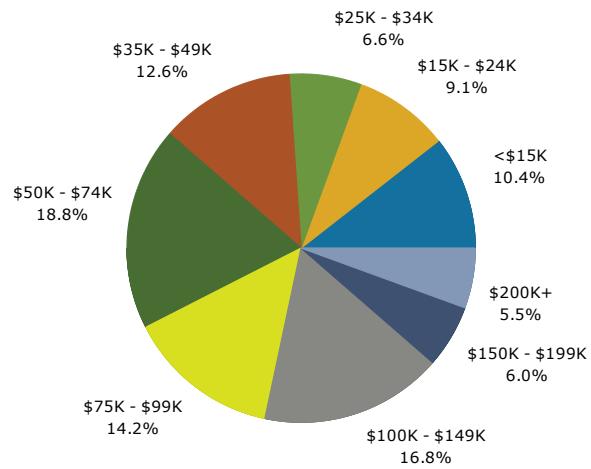
## Trends 2019-2024



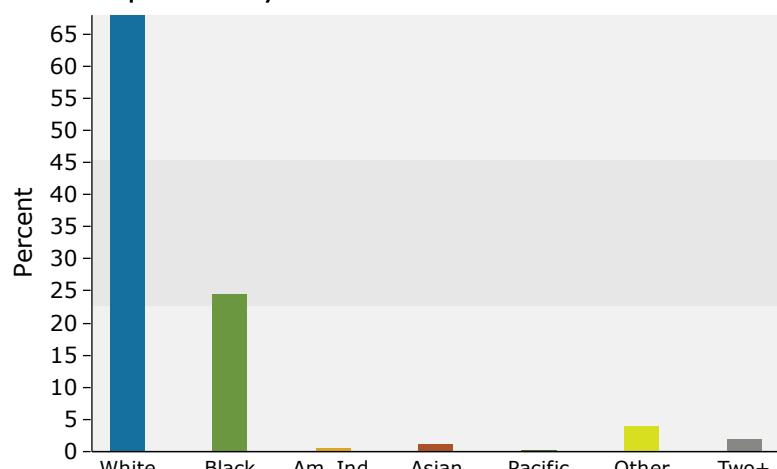
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 8.5%

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,817	12,659	26,836
2010 Population	3,155	14,745	34,786
2019 Population	3,565	17,188	41,094
2024 Population	3,900	18,974	45,131
2000-2010 Annual Rate	1.14%	1.54%	2.63%
2010-2019 Annual Rate	1.33%	1.67%	1.82%
2019-2024 Annual Rate	1.81%	2.00%	1.89%
2019 Male Population	49.0%	49.1%	49.4%
2019 Female Population	51.0%	50.9%	50.6%
2019 Median Age	36.7	37.1	36.4

In the identified area, the current year population is 41,094. In 2010, the Census count in the area was 34,786. The rate of change since 2010 was 1.82% annually. The five-year projection for the population in the area is 45,131 representing a change of 1.89% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

## Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	46.5%	56.6%	67.9%
2019 Black Alone	43.6%	34.9%	24.5%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2019 Asian Alone	1.6%	1.2%	1.2%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	5.9%	4.7%	3.9%
2019 Two or More Races	2.0%	2.1%	2.0%
2019 Hispanic Origin (Any Race)	12.4%	9.9%	8.5%

Persons of Hispanic origin represent 8.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.0 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	61	68	82
2000 Households	1,015	4,592	9,493
2010 Households	1,145	5,492	12,679
2019 Total Households	1,302	6,446	15,035
2024 Total Households	1,420	7,120	16,539
2000-2010 Annual Rate	1.21%	1.81%	2.94%
2010-2019 Annual Rate	1.40%	1.75%	1.86%
2019-2024 Annual Rate	1.75%	2.01%	1.93%
2019 Average Household Size	2.67	2.64	2.72

The household count in this area has changed from 12,679 in 2010 to 15,035 in the current year, a change of 1.86% annually. The five-year projection of households is 16,539, a change of 1.93% annually from the current year total. Average household size is currently 2.72, compared to 2.73 in the year 2010. The number of families in the current year is 10,875 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.4%	15.5%	14.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$48,974	\$54,819	\$62,644
2024 Median Household Income	\$54,542	\$60,336	\$70,061
2019-2024 Annual Rate	2.18%	1.94%	2.26%
<b>Average Household Income</b>			
2019 Average Household Income	\$67,256	\$72,494	\$82,526
2024 Average Household Income	\$76,260	\$81,328	\$92,598
2019-2024 Annual Rate	2.54%	2.33%	2.33%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$25,171	\$27,094	\$30,114
2024 Per Capita Income	\$28,642	\$30,472	\$33,832
2019-2024 Annual Rate	2.62%	2.38%	2.36%
<b>Households by Income</b>			
Current median household income is \$62,644 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$70,061 in five years, compared to \$69,180 for all U.S. households			
Current average household income is \$82,526 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$92,598 in five years, compared to \$99,638 for all U.S. households			
Current per capita income is \$30,114 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,832 in five years, compared to \$36,530 for all U.S. households			
<b>Housing</b>			
2019 Housing Affordability Index	183	169	176
2000 Total Housing Units	1,130	4,996	10,288
2000 Owner Occupied Housing Units	647	3,279	7,505
2000 Renter Occupied Housing Units	368	1,313	1,988
2000 Vacant Housing Units	115	404	795
2010 Total Housing Units	1,274	5,960	13,759
2010 Owner Occupied Housing Units	724	3,839	9,578
2010 Renter Occupied Housing Units	421	1,653	3,101
2010 Vacant Housing Units	129	468	1,080
2019 Total Housing Units	1,474	7,117	16,543
2019 Owner Occupied Housing Units	732	4,102	10,488
2019 Renter Occupied Housing Units	570	2,344	4,547
2019 Vacant Housing Units	172	671	1,508
2024 Total Housing Units	1,608	7,876	18,269
2024 Owner Occupied Housing Units	771	4,391	11,266
2024 Renter Occupied Housing Units	649	2,729	5,273
2024 Vacant Housing Units	188	756	1,730

Currently, 63.4% of the 16,543 housing units in the area are owner occupied; 27.5%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 13,759 housing units in the area - 69.6% owner occupied, 22.5% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 8.53%. Median home value in the area is \$187,562, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.74% annually to \$214,697.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.