



Office/Retail Business Park

Main Street Pelican Point

6473 Highway 44
Gonzales, LA 70737

About the Property

- ▶ Two-story, 39,000 square foot upscale, covenant-protected retail/office center adjacent to Pelican Point Golf Community, the largest residential development in Ascension Parish
- ▶ 9,400 square feet of office space on the second floor
- ▶ Great visibility, high traffic counts, and abundant free parking
- ▶ Anchored by Ralph's Market

Traffic Count

Highway 44: 12,162 vehicles/day

I-10 at Highway 44: 53,998 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,127	7,991	26,015
Avg. Household Income	\$132,643	\$121,516	\$98,814

First Floor Retail Space

6473 Highway 44 29,600 SF

Second Floor Office Space

6473 Highway 44 9,400 SF

Office & Retail Specifications

Suite Sizes	1,200 up to 29,600 SF
Ceiling Height	10 ft. clear height
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Electric & Gas
Roof	Metal, TPO & shingles
Exterior Walls	Brick, block & stucco
Zoning	MU

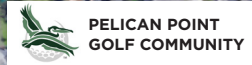
Pad Site

Outparcel 1.1 Acres

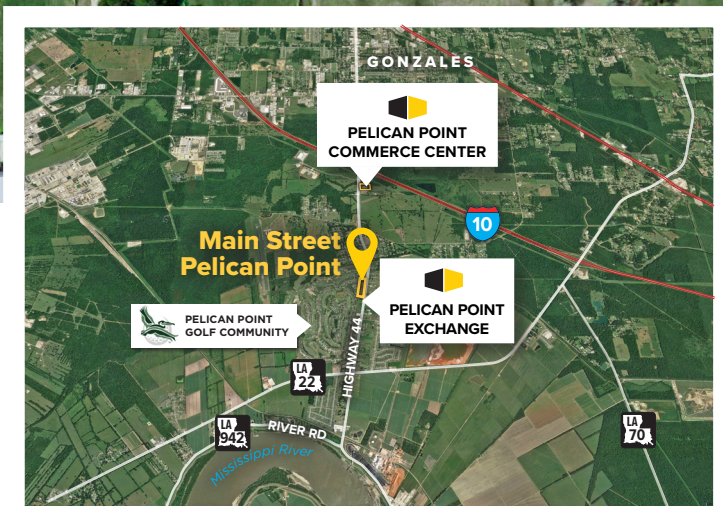
For more information on Main Street Pelican Point, visit: sjpi.com/mainstreetpelicanpoint



Main Street Pelican Point SITE PLAN



HIGHWAY 44



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Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties

St. John Properties Louisiana owns and is developing more than 662,000 square feet of commercial space across six business communities in the Baton Rouge and Gonzales metro areas.

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate nationwide.

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