



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



PELICAN POINT
GOLF COMMUNITY



6431
Highway 44

6473 Highway 44 39,600 SF
(2nd Floor Office Space 9,400 SF)

OUTPARCEL



HIGHWAY 44

Google

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PELICAN POINT EXCHANGE
FUTURE DEVELOPMENT



GONZALES

PELICAN POINT
COMMERCE CENTER

Main Street
Pelican Point

PELICAN POINT
GOLF COMMUNITY

PELICAN POINT
EXCHANGE

RIVER RD

Mississippi River

LA 942

LA 223

HIGHWAY 44

LA 70

Contact Us

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

Todd Pevey

Regional Partner, Louisiana

tpevey@sjpi.com | 225.571.1002

Louisiana Regional Headquarters:

6473 Highway 44 | Suite 201

Gonzales, LA 70737

225.257.4820 | SJPI.COM/LOUISIANA



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

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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