



**Flex/Service/Retail Business Park**

# Pelican Point Exchange

6291 & 6351 Highway 44  
Gonzales, LA 70737

### About the Property

- ▶ Over 60,400 square feet of covenant-protected flex/service/retail space adjacent to Pelican Point Golf Community, the largest residential development in Ascension Parish
- ▶ Great visibility along Highway 44 with high traffic counts and abundant free parking

### Traffic Count

Highway 44: 16,053 vehicles/day

I-10 at Highway 44: 60,802 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	3,922	8,729	25,785
Avg. Household Income	\$142,130	\$117,799	\$91,458

### Flex/Service/Retail

6351 Highway 44	29,250 SF
6291 Highway 44	31,200 SF

### Flex/Service/Retail Specifications

Suite Sizes	1,540 up to 31,200 SF
Ceiling Height	16 ft. clear height
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Electric & Gas
Roof	Galvalume
Exterior Walls	Brick
Zoning	MU

For more information on Pelican Point Exchange, visit: [sjpi.com/pelicanpointexchange](http://sjpi.com/pelicanpointexchange)



# Pelican Point Exchange SITE PLAN

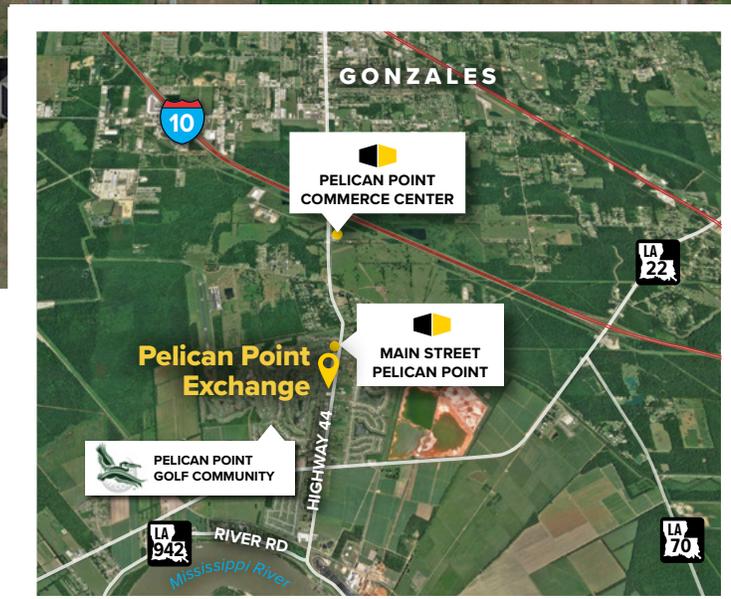
PELICAN POINT  
GOLF COMMUNITY

MAIN STREET  
PELICAN POINT

Ralph's Market



HIGHWAY 44



Google Imagery ©2021 Google, Imagery ©2021 Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021



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:

**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**

### About St. John Properties

St. John Properties Louisiana owns and is developing more than 633,000 square feet of commercial space across six business communities in the Baton Rouge and Gonzales metro areas.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 12/23