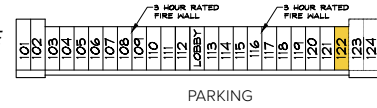




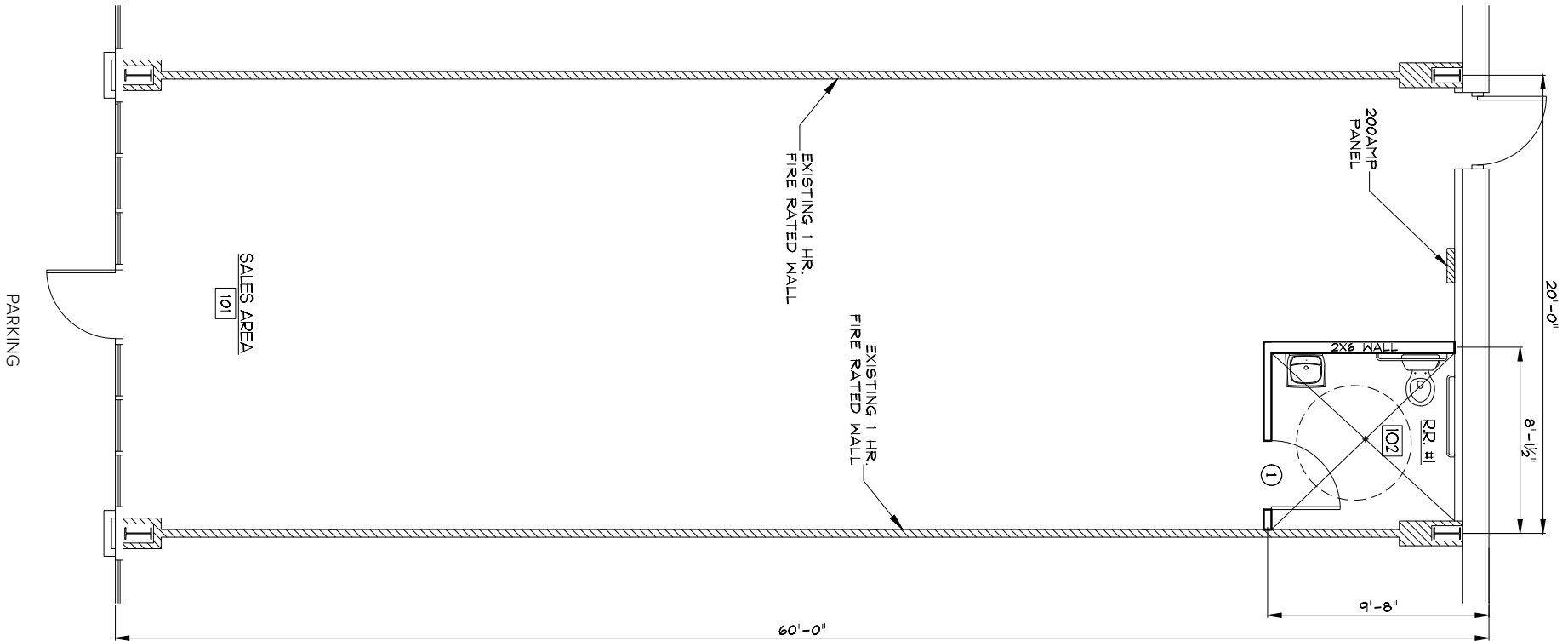
**Total SF Available:**  
1,200 SF

*Retail space with small storage area in rear*

**KEY PLAN**  
NOT TO SCALE



*Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*





**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](http://sjpi.com/mainstreetpelicanpoint)*



# Main Street Pelican Point SITE PLAN



PELICAN POINT  
GOLF COMMUNITY



6431  
Highway 44

6473 Highway 44 39,600 SF  
(2<sup>nd</sup> 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 22

HIGHWAY 44

LA 70

## Contact Us

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**225.257.4820 | SJPI.COM/LOUISIANA**



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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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