

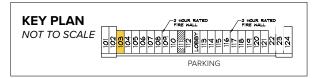
Main Street Pelican Point 6473 Highway 44 | Gonzales, Louisiana 70737 Suite 103



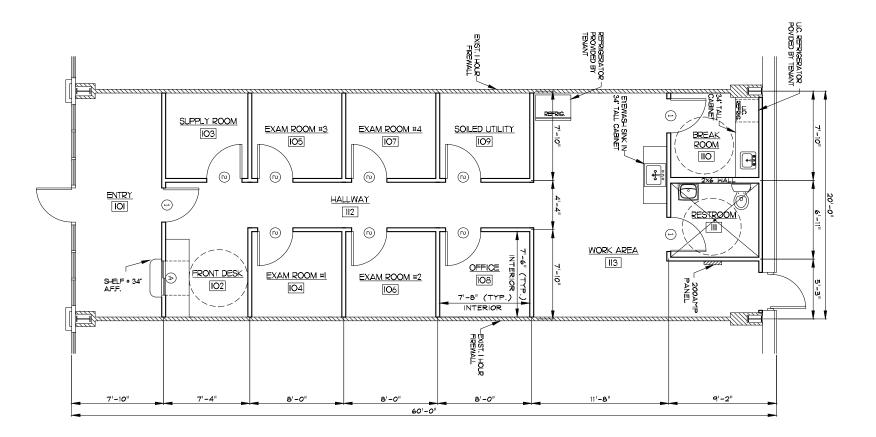
PARKING



Office space with retail visibility



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, covenantprotected 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: 16,053 vehicles/day

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

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,788	9,025	27,354
Avg. Household Income	\$141,566	\$118,021	\$90,055

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**



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

LA 22

EXCHANGE

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.

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