

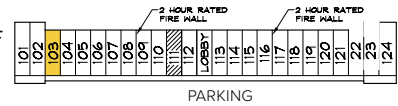
Main Street Pelican Point
6473 Highway 44 | Gonzales, Louisiana 70737
Suite 103



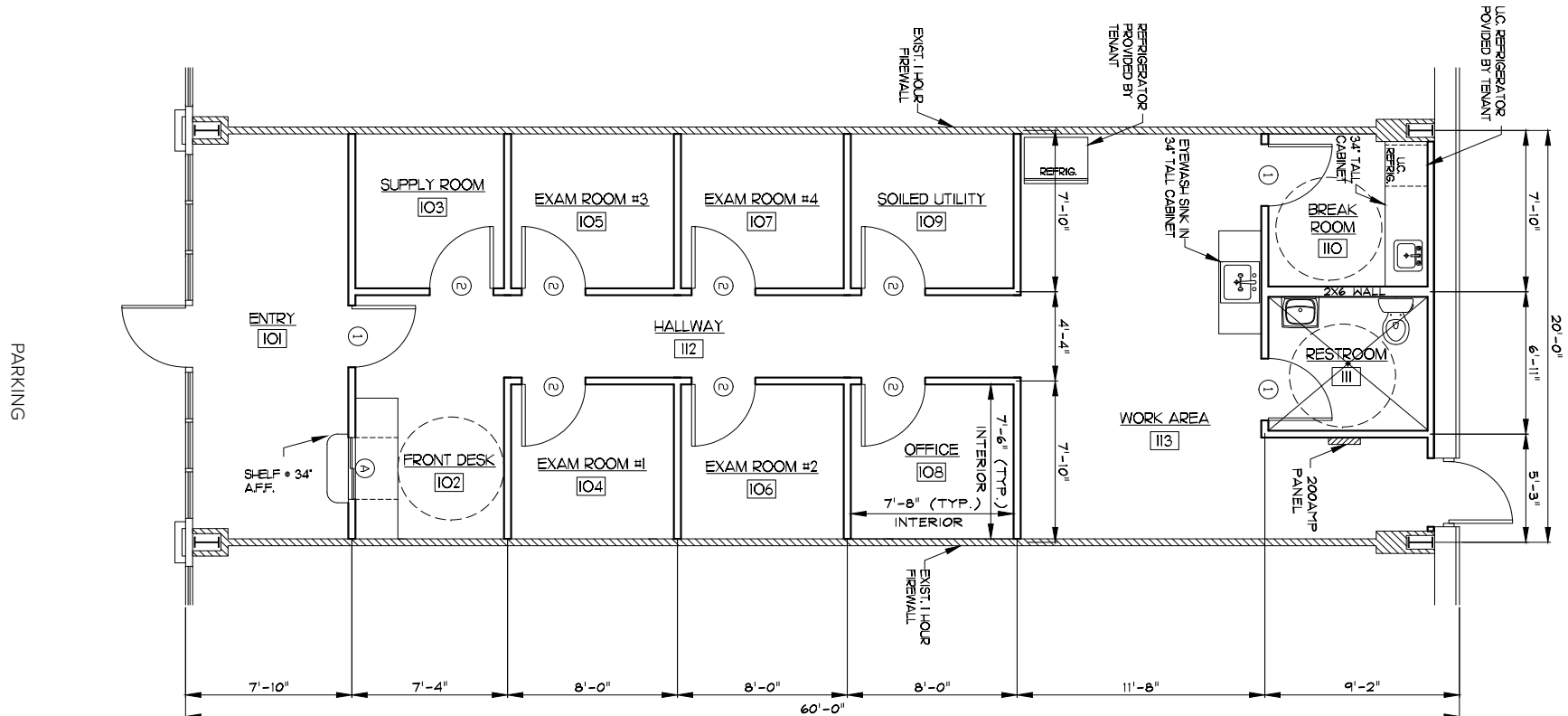
Total SF Available:
1,200 SF

Office space with retail visibility

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: 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

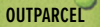
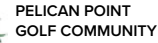
Office & Retail Specifications

| | |
|----------------|-----------------------|
| 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

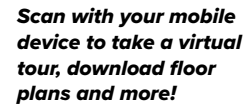
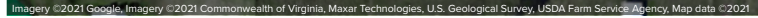
Outparcel 1.1 Acres

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



PELICAN POINT EXCHANGE FUTURE DEVELOPMENT

HIGHWAY 44



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