



Suite 111

Retail space, set up as hair salon

Diagram of the second floor showing a parking area with 24 numbered stalls. The stalls are arranged in a row, with stalls 101 through 109 on the left, stalls 110 through 112 in the center (stall 110 is yellow), and stalls 113 through 116 on the right. A 'LOBBY' is located between stalls 112 and 113. Stalls 117 through 124 are on the far right. A '2 HOUR RATED FIRE WALL' is indicated between stalls 109 and 110, and between stalls 116 and 117. The word 'PARKING' is written below the stalls.

EXISTING 3'X7' METAL DOOR

EXISTING 1 HOUR RATED FIRE WALL TO ROOF DECK

LEVEL

5'-8"

4'-0"

19'-8"

6'-2"

1'

10'-8"

10'-0"

10'-0"

8'-0"

19'-2"

10'-0"

59'-10"

DRYER CHAIRS

PEDICURE

NAILS

SHAMPOO BOWLS

NAILS

SALES AREA 101

RESTROOM 102

TANNING BED #1 104

TANNING BED #2 103

UTILITY 105

LINEN 106

WASHER DRYER

EXISTING 3'X7' ALUM. FRAME DOOR W/GLASS

1 HOUR RATED FIRE WALL TO ROOF DECK UL NO. 451

DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

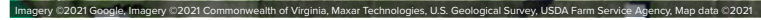
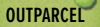
Office & Retail Specifications

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



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:

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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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