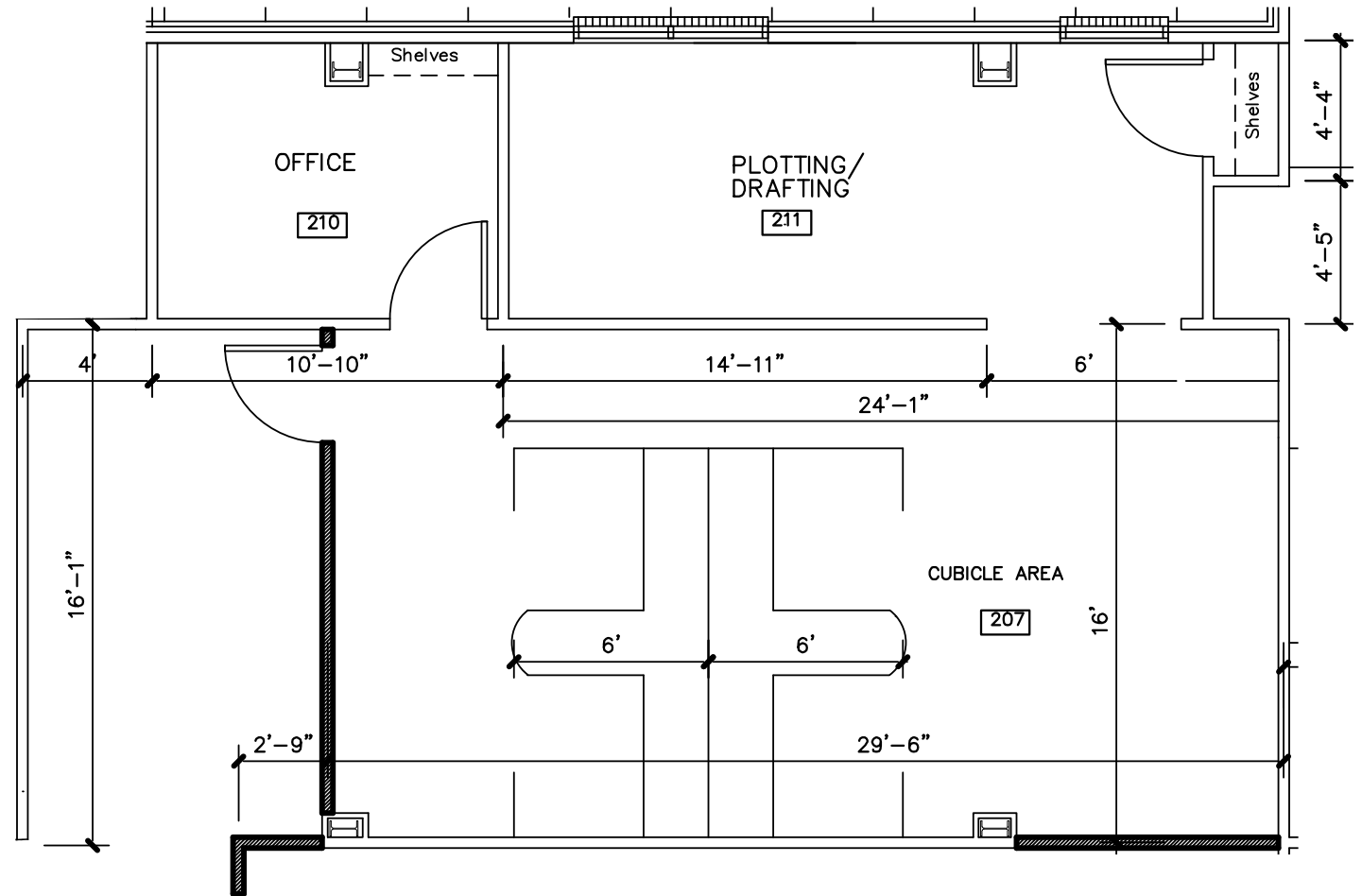




Total SF Available:
670 SF

Second floor office with 2 private offices and an open cubicle area

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

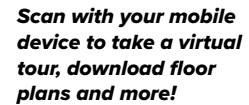
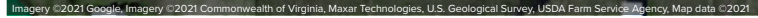
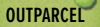
Office & Retail Specifications

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



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