



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# CENTERPOINT PLAZA SHOPPING CENTER

2705 W HWY 30, SUITE C, GONZALES, LA 70737

FOR LEASE

**SUITE C | 1,353 SF**



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$18.00 (NNN)</b>
<b>Building Size:</b>	<b>7,869 SF</b>
<b>Suite C:</b>	<b>1,353 SF</b>

## PROPERTY HIGHLIGHTS

- Suite "C" Available in Centerpoint Plaza Shopping Center
- Located across from Tanger Mall
- High Traffic / High Visibility
- Surrounded by Ten Motels
- FAST Growing Area
- Zoned C-1
- CAM: \$3.50/SF
- **\*\*Do Not Disturb Tenant\*\***
- **\*\*Contact Agent for Details\*\***



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**DON HANNA**

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**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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# SITE PLAN

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**SUITE A | 2,970 SF**



### Centerpoint Shopping Center | Suite C Available

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# RETAIL MAP CENTERPOINT SHOPPING CENTER

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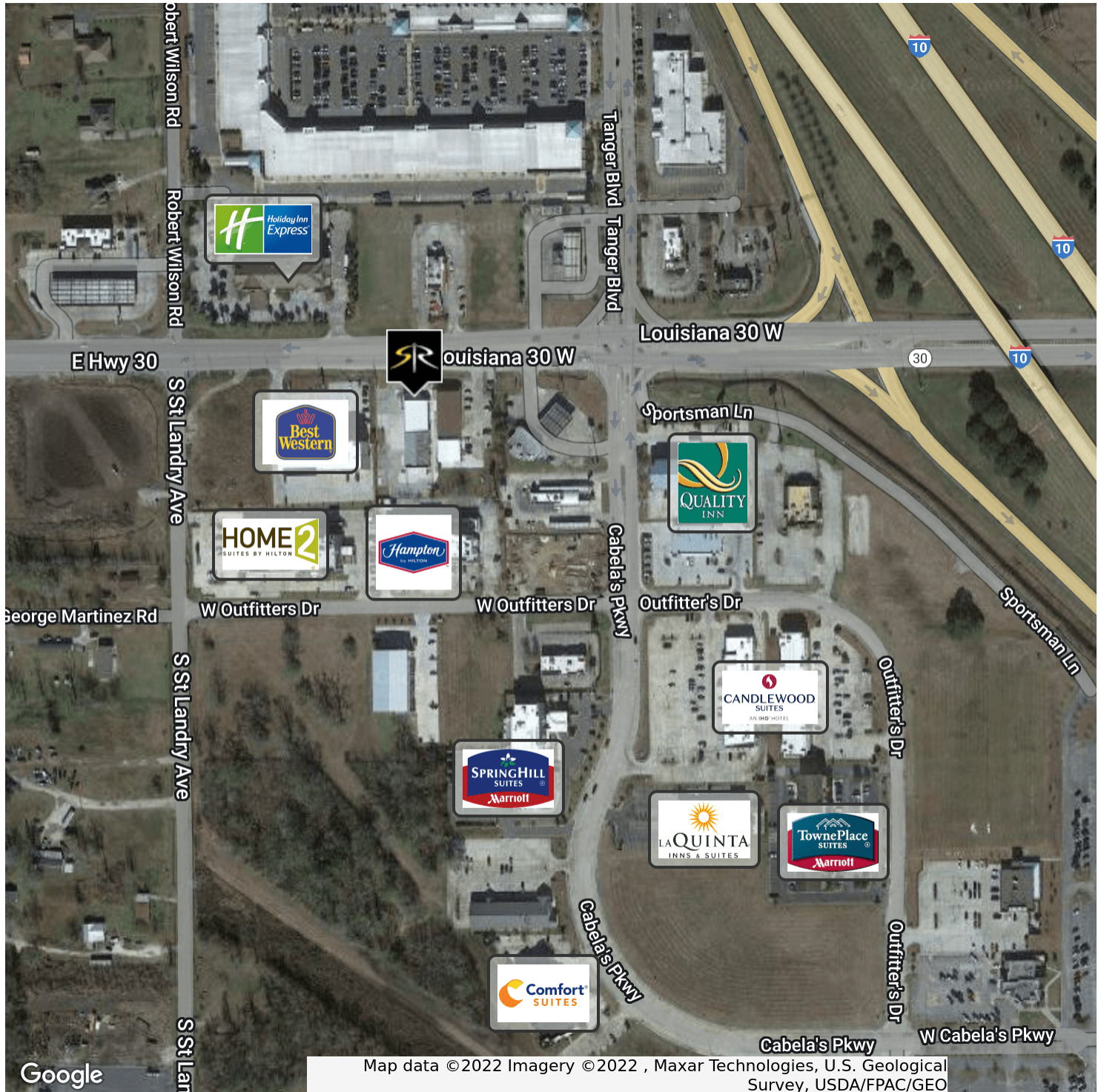
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AREA HOTELS

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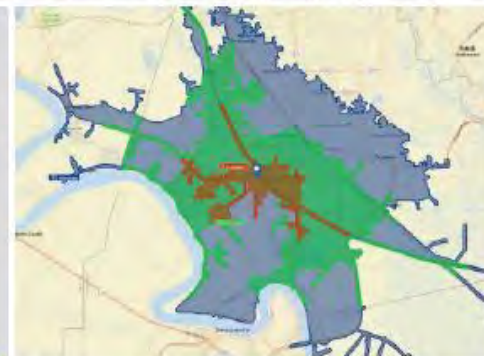
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AERIAL OVERVIEW

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### Demographics

	1 Mile	3 Miles	5 Miles
Population	1,636	15,814	49,047
Average Household Income	\$74,018	\$70,709	\$80,171
Daytime Population (Workers)	4,505	23,783	52,411
(Residents)	3,765	15,834	27,988
	740	7,929	24,423

2019 estimates. Source: U.S. Census Bureau, Census 2010 Summary File 1, ©2019 Esri

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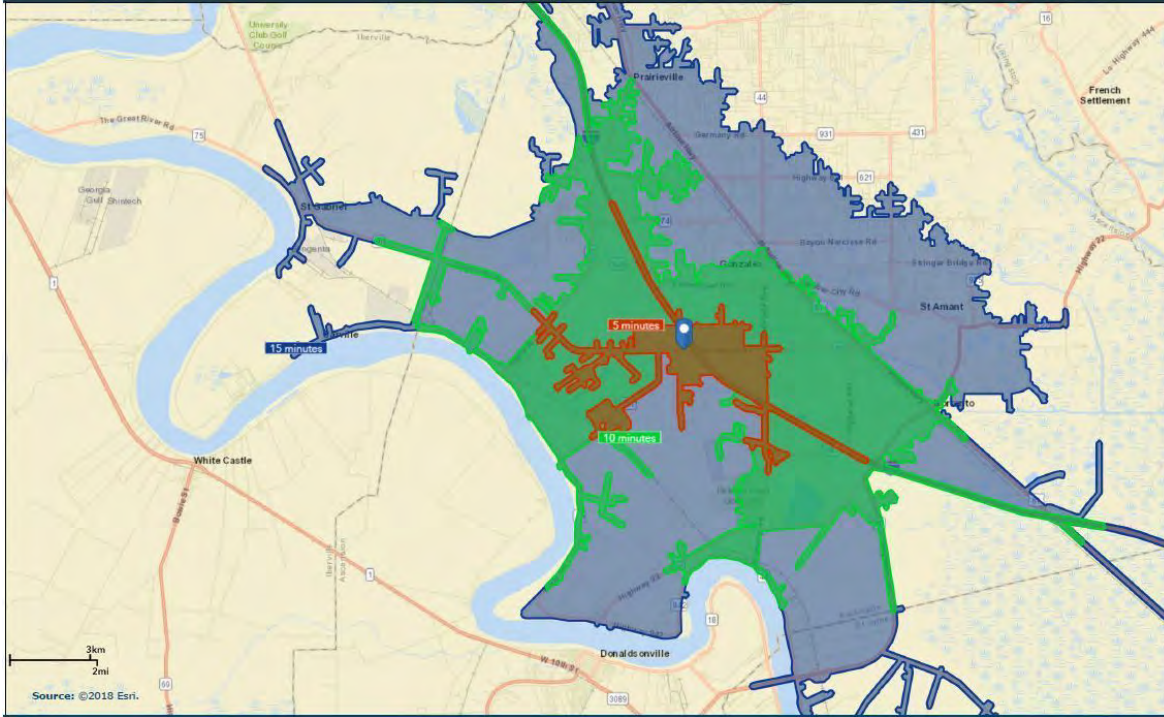
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	1,459	13,369	34,799
<b>Average Age</b>	31.5	32.9	33.5
<b>Average Age (Male)</b>	30.0	31.2	31.9
<b>Average Age (Female)</b>	36.0	36.3	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	520	4,830	12,296
<b># Of Persons Per HH</b>	2.8	2.8	2.8
<b>Average HH Income</b>	\$66,083	\$65,383	\$74,194
<b>Average House Value</b>	\$151,465	\$150,613	\$157,747

\* Demographic data derived from 2020 ACS - US Census

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