



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CARMEN R. AUSTIN, MBA, CCIM

TEL: 225 930-6256
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FOR LEASE

**311 S. BURNSIDE AVENUE
GONZALES, LA 70737**

\$3,750 MONTHLY 2,574 SQ.FT.

HIGHLIGHTS

- Retail Property Available for Lease
- High Visibility
- 1.23 Acre Lot
- Building Interior: 2,196 SF
- 30' Drive-Under Canopy Facing Burnside Ave.
- Total Building: 2,574 SF
- Ample Room for Drive-Thru & Parking
- Ideal for Fast Food / High Profile User
- High Traffic Location
- Zoned C-2



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

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.



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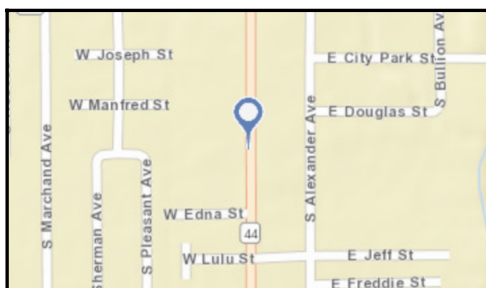
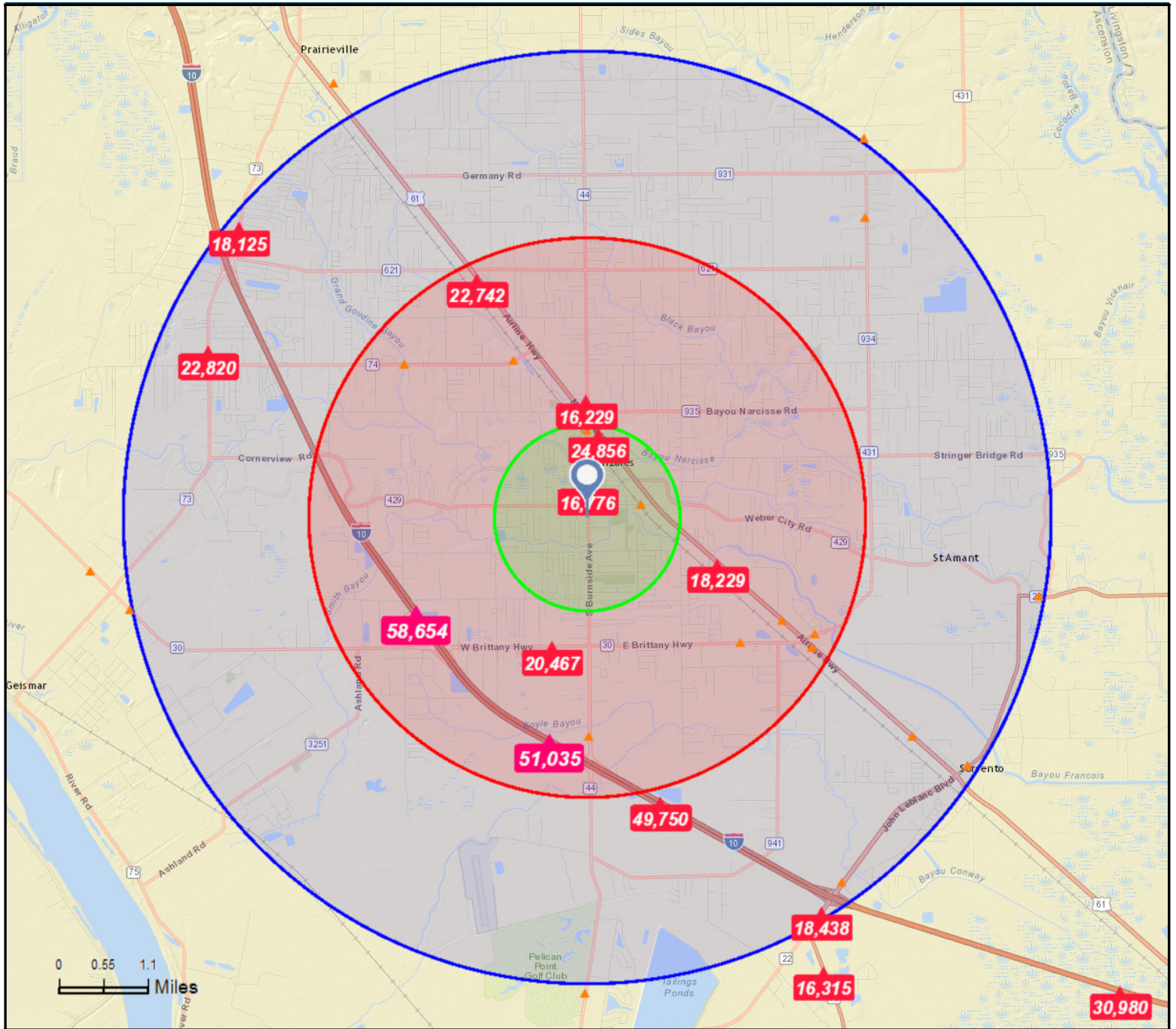


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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





Demographic and Income Profile

311 S Burnside Ave, Gonzales, Louisiana, 70737
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.23079
 Longitude: -90.92067

Summary	Census 2010	2016	2021
Population	5,017	5,438	5,881
Households	1,822	1,988	2,156
Families	1,229	1,318	1,418
Average Household Size	2.69	2.68	2.68
Owner Occupied Housing Units	1,200	1,197	1,300
Renter Occupied Housing Units	622	791	856
Median Age	35.8	36.6	36.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.58%	0.77%	0.84%
Households	1.64%	0.85%	0.79%
Families	1.47%	0.68%	0.72%
Owner HHs	1.66%	0.85%	0.73%
Median Household Income	1.93%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	287	14.4%	301	14.0%
\$15,000 - \$24,999	209	10.5%	243	11.3%
\$25,000 - \$34,999	181	9.1%	146	6.8%
\$35,000 - \$49,999	293	14.7%	254	11.8%
\$50,000 - \$74,999	388	19.5%	408	18.9%
\$75,000 - \$99,999	229	11.5%	302	14.0%
\$100,000 - \$149,999	268	13.5%	342	15.9%
\$150,000 - \$199,999	89	4.5%	108	5.0%
\$200,000+	44	2.2%	52	2.4%
Median Household Income	\$51,018		\$56,136	
Average Household Income	\$64,862		\$70,968	
Per Capita Income	\$25,076		\$27,436	

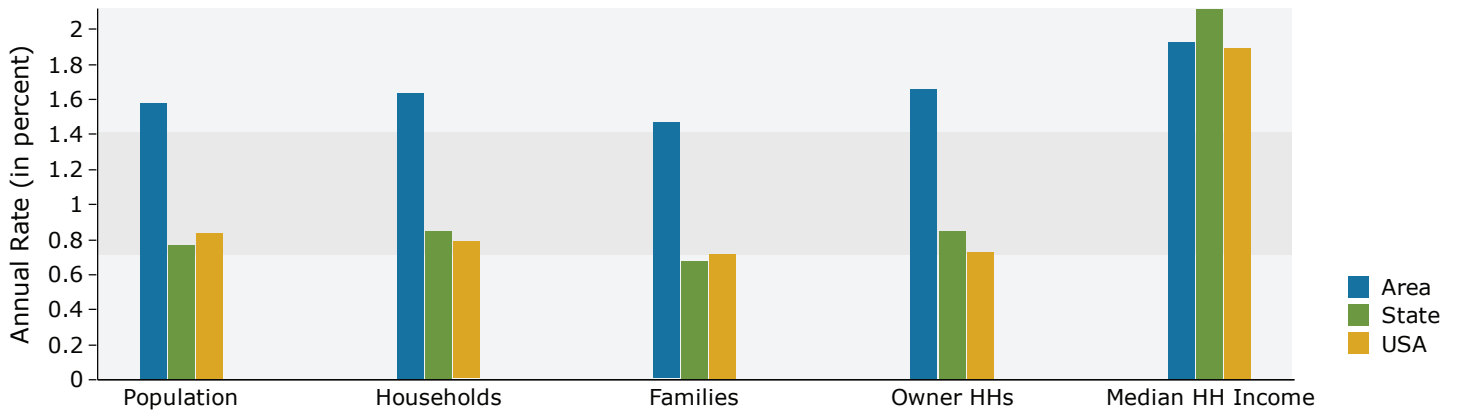
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	360	7.2%	379	7.0%	408	6.9%
5 - 9	328	6.5%	351	6.5%	399	6.8%
10 - 14	342	6.8%	347	6.4%	381	6.5%
15 - 19	378	7.5%	340	6.3%	347	5.9%
20 - 24	331	6.6%	411	7.6%	339	5.8%
25 - 34	718	14.3%	786	14.5%	953	16.2%
35 - 44	642	12.8%	654	12.0%	752	12.8%
45 - 54	693	13.8%	703	12.9%	679	11.5%
55 - 64	560	11.2%	657	12.1%	688	11.7%
65 - 74	359	7.2%	450	8.3%	535	9.1%
75 - 84	213	4.2%	257	4.7%	292	5.0%
85+	92	1.8%	102	1.9%	109	1.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,492	49.7%	2,546	46.8%	2,585	44.0%
Black Alone	2,133	42.5%	2,385	43.9%	2,667	45.3%
American Indian Alone	10	0.2%	14	0.3%	17	0.3%
Asian Alone	49	1.0%	72	1.3%	96	1.6%
Pacific Islander Alone	4	0.1%	4	0.1%	4	0.1%
Some Other Race Alone	246	4.9%	308	5.7%	385	6.5%
Two or More Races	84	1.7%	109	2.0%	127	2.2%
Hispanic Origin (Any Race)	507	10.1%	638	11.7%	773	13.1%

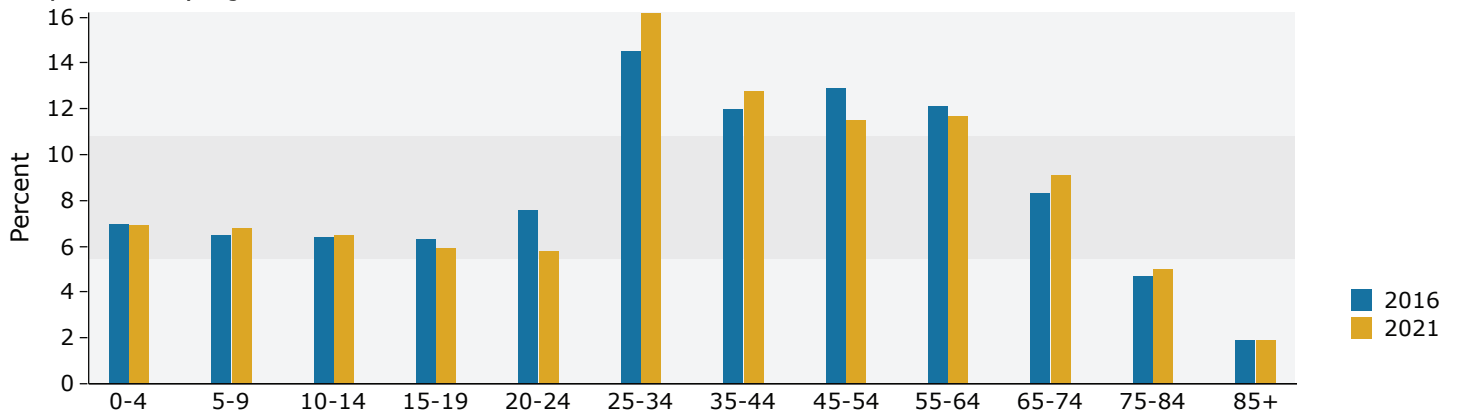
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

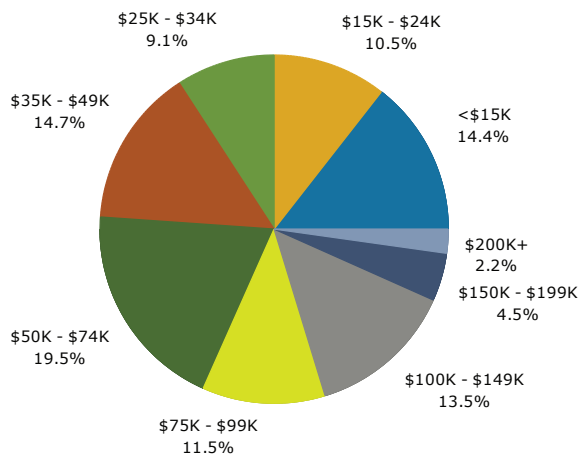
Trends 2016-2021



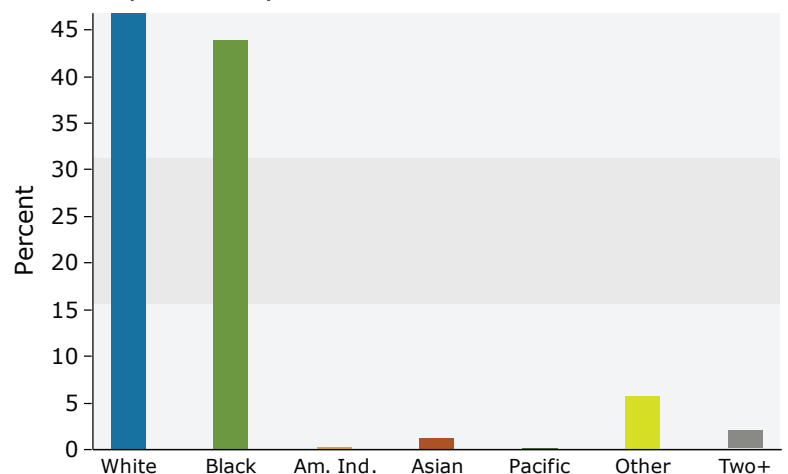
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 11.7%



Demographic and Income Profile

311 S Burnside Ave, Gonzales, Louisiana, 70737
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.23079
 Longitude: -90.92067

Summary	Census 2010	2016	2021
Population	22,538	24,808	27,158
Households	8,322	9,203	10,101
Families	6,003	6,534	7,116
Average Household Size	2.68	2.67	2.67
Owner Occupied Housing Units	6,109	6,306	6,900
Renter Occupied Housing Units	2,213	2,897	3,201
Median Age	35.2	36.3	37.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.83%	0.77%	0.84%
Households	1.88%	0.85%	0.79%
Families	1.72%	0.68%	0.72%
Owner HHs	1.82%	0.85%	0.73%
Median Household Income	2.46%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,041	11.3%	1,113	11.0%
\$15,000 - \$24,999	785	8.5%	919	9.1%
\$25,000 - \$34,999	803	8.7%	679	6.7%
\$35,000 - \$49,999	1,335	14.5%	1,131	11.2%
\$50,000 - \$74,999	1,736	18.9%	1,826	18.1%
\$75,000 - \$99,999	1,248	13.6%	1,621	16.0%
\$100,000 - \$149,999	1,568	17.0%	1,957	19.4%
\$150,000 - \$199,999	389	4.2%	494	4.9%
\$200,000+	299	3.2%	362	3.6%
Median Household Income	\$56,988		\$64,349	
Average Household Income	\$72,667		\$79,378	
Per Capita Income	\$27,219		\$29,752	

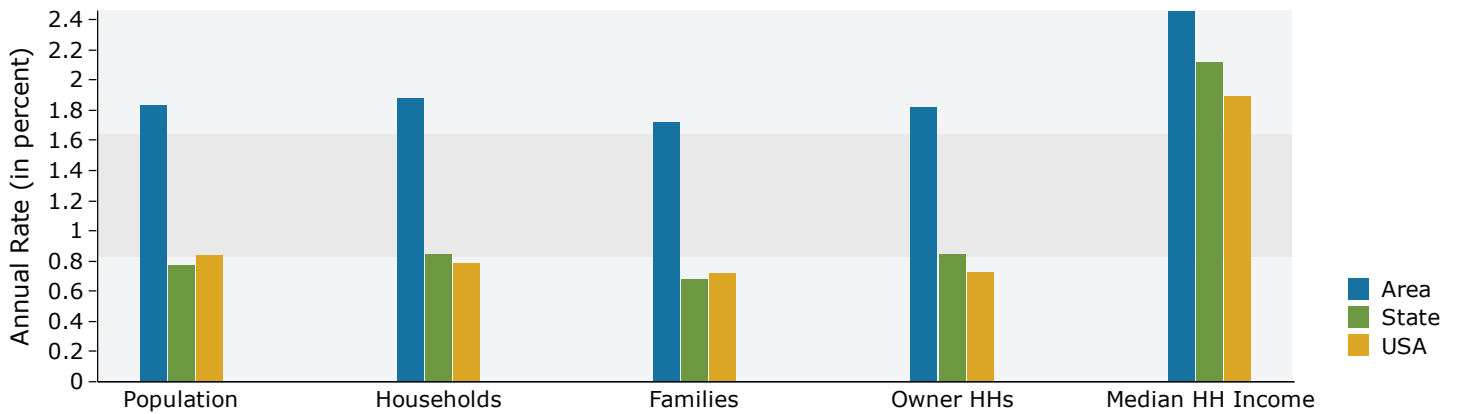
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,663	7.4%	1,738	7.0%	1,844	6.8%
5 - 9	1,562	6.9%	1,718	6.9%	1,897	7.0%
10 - 14	1,634	7.2%	1,669	6.7%	1,921	7.1%
15 - 19	1,661	7.4%	1,552	6.3%	1,669	6.1%
20 - 24	1,478	6.6%	1,646	6.6%	1,429	5.3%
25 - 34	3,219	14.3%	3,635	14.7%	3,923	14.4%
35 - 44	3,065	13.6%	3,246	13.1%	3,832	14.1%
45 - 54	3,311	14.7%	3,385	13.6%	3,330	12.3%
55 - 64	2,495	11.1%	3,105	12.5%	3,394	12.5%
65 - 74	1,416	6.3%	1,926	7.8%	2,459	9.1%
75 - 84	766	3.4%	872	3.5%	1,106	4.1%
85+	268	1.2%	318	1.3%	355	1.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,122	67.1%	15,989	64.5%	16,846	62.0%
Black Alone	6,065	26.9%	7,019	28.3%	8,014	29.5%
American Indian Alone	75	0.3%	108	0.4%	139	0.5%
Asian Alone	156	0.7%	241	1.0%	337	1.2%
Pacific Islander Alone	14	0.1%	14	0.1%	14	0.1%
Some Other Race Alone	760	3.4%	970	3.9%	1,241	4.6%
Two or More Races	346	1.5%	466	1.9%	566	2.1%
Hispanic Origin (Any Race)	1,629	7.2%	2,075	8.4%	2,575	9.5%

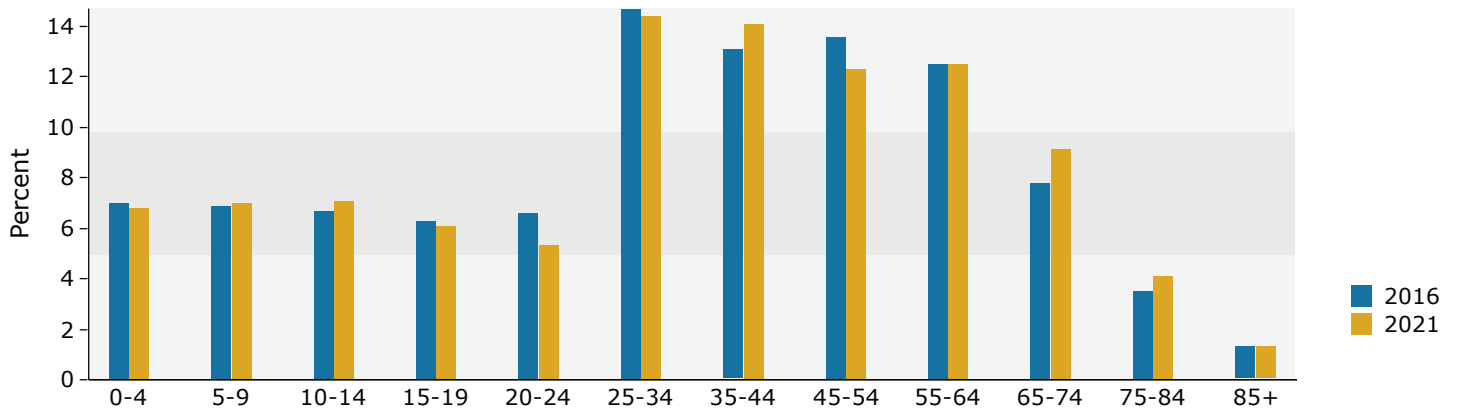
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

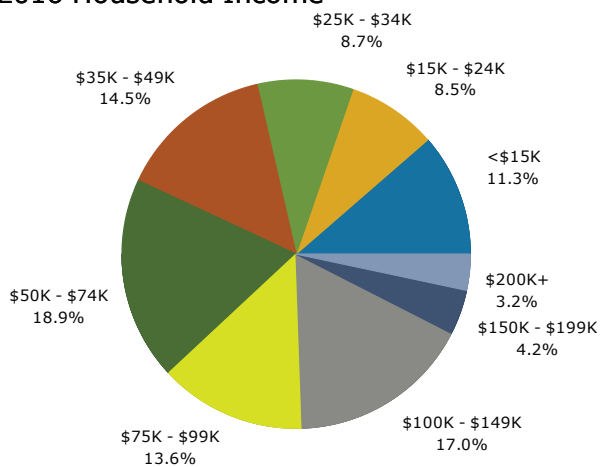
Trends 2016-2021



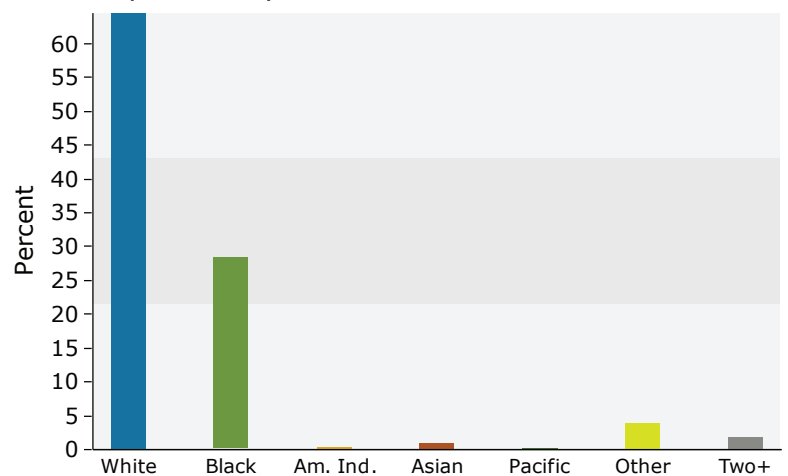
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.4%



Demographic and Income Profile

311 S Burnside Ave, Gonzales, Louisiana, 70737
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.23079
 Longitude: -90.92067

Summary	Census 2010	2016	2021
Population	56,896	64,184	71,176
Households	20,370	23,057	25,601
Families	15,423	17,231	19,005
Average Household Size	2.78	2.77	2.77
Owner Occupied Housing Units	16,001	17,127	19,001
Renter Occupied Housing Units	4,369	5,930	6,599
Median Age	34.0	35.2	35.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.09%	0.77%	0.84%
Households	2.12%	0.85%	0.79%
Families	1.98%	0.68%	0.72%
Owner HHs	2.10%	0.85%	0.73%
Median Household Income	2.98%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,135	9.3%	2,272	8.9%
\$15,000 - \$24,999	1,794	7.8%	2,096	8.2%
\$25,000 - \$34,999	1,859	8.1%	1,646	6.4%
\$35,000 - \$49,999	3,048	13.2%	2,649	10.3%
\$50,000 - \$74,999	4,092	17.7%	4,206	16.4%
\$75,000 - \$99,999	3,257	14.1%	4,093	16.0%
\$100,000 - \$149,999	4,542	19.7%	5,704	22.3%
\$150,000 - \$199,999	1,450	6.3%	1,859	7.3%
\$200,000+	880	3.8%	1,076	4.2%
Median Household Income	\$64,254		\$74,431	
Average Household Income	\$79,945		\$87,212	
Per Capita Income	\$28,839		\$31,473	

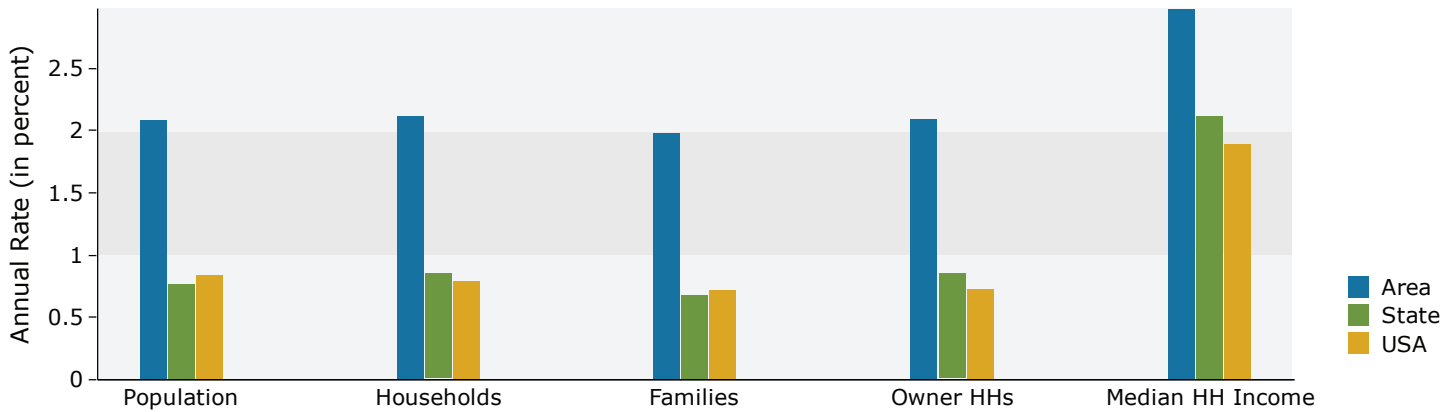
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,409	7.7%	4,711	7.3%	5,103	7.2%
5 - 9	4,420	7.8%	4,757	7.4%	5,252	7.4%
10 - 14	4,543	8.0%	4,730	7.4%	5,363	7.5%
15 - 19	4,182	7.4%	4,247	6.6%	4,662	6.6%
20 - 24	3,442	6.0%	4,047	6.3%	3,759	5.3%
25 - 34	8,315	14.6%	9,410	14.7%	10,558	14.8%
35 - 44	8,534	15.0%	9,105	14.2%	10,585	14.9%
45 - 54	8,213	14.4%	8,947	13.9%	8,921	12.5%
55 - 64	5,771	10.1%	7,443	11.6%	8,303	11.7%
65 - 74	3,100	5.4%	4,420	6.9%	5,623	7.9%
75 - 84	1,502	2.6%	1,798	2.8%	2,379	3.3%
85+	464	0.8%	568	0.9%	667	0.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,525	74.7%	46,390	72.3%	49,773	69.9%
Black Alone	11,399	20.0%	13,652	21.3%	15,968	22.4%
American Indian Alone	195	0.3%	285	0.4%	369	0.5%
Asian Alone	462	0.8%	749	1.2%	1,092	1.5%
Pacific Islander Alone	58	0.1%	59	0.1%	61	0.1%
Some Other Race Alone	1,450	2.5%	1,919	3.0%	2,506	3.5%
Two or More Races	806	1.4%	1,130	1.8%	1,408	2.0%
Hispanic Origin (Any Race)	3,309	5.8%	4,363	6.8%	5,525	7.8%

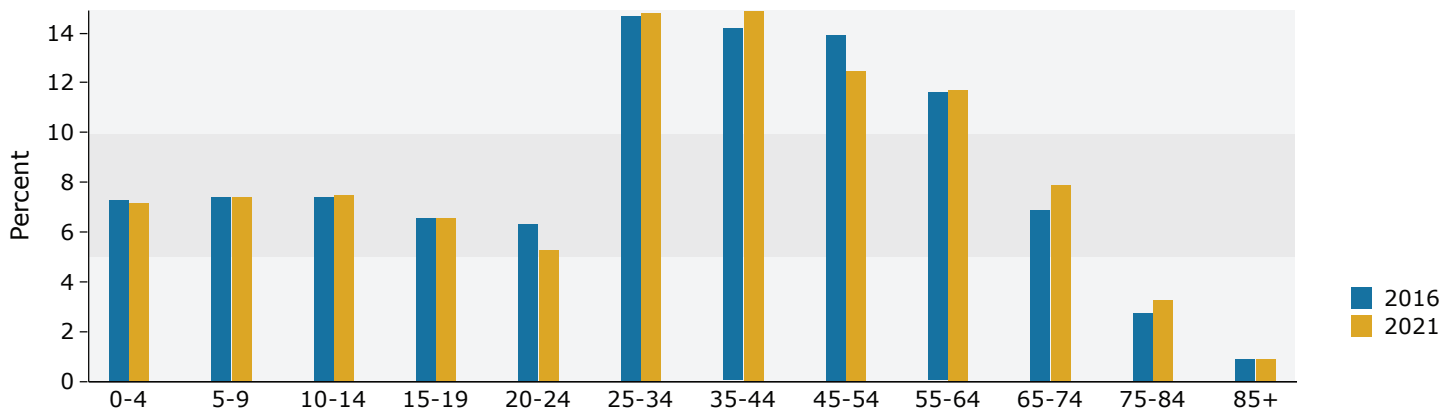
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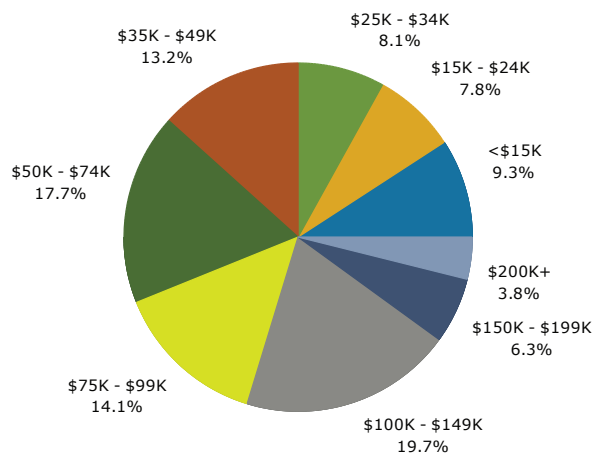
Trends 2016-2021



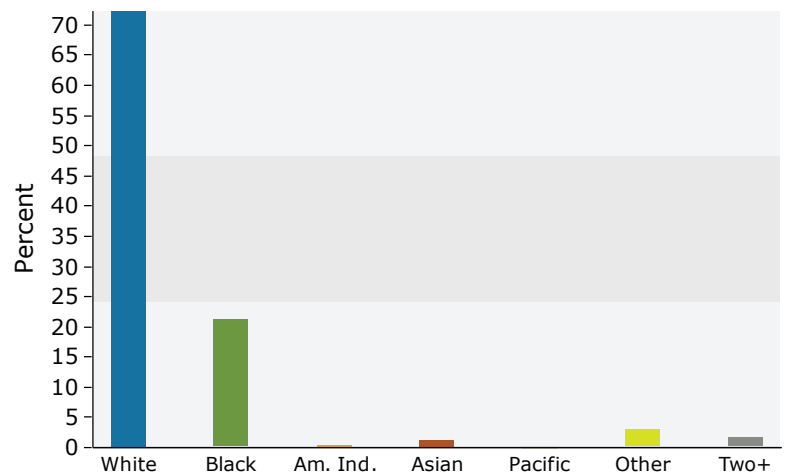
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.8%