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The Reserve at Sportman's Park

Cabela's Parkway, Gonzales, LA

Overview

Aerial

Site Plan

Price List

Demographics

For Lease

Property Summary

The Reserve at Sportsman's Park is a proposed ±13,500 SF strip center located in the center of a Cabela's-anchored development in Gonzales, Louisiana, a suburb of Baton Rouge.

The development is located the west side of I-10 across Highway 30 from Tanger Outlet Mall (±322,000 SF with 60 stores). Traffic counts along Interstate 10 at this site are currently estimated to be over 79,000 cars per day.

Area Traffic Generators

- Tanger Outlet Mall (±322,000 SF with 60 stores)
- Cabela's (165,000 SF)
- St. Elizabeth Hospital (Full service ±90 beds)
- Lamar Dixon Expo Center
- 9 hotels (744 guest rooms) within walking distance

Available

Total GLA

• 13,500 SF

Lease Rate

\$17.00 SF/Yr (NNN)

• 1,350 - 13,500 SF

\$4.00 PSF Annual (Estimated)

Traffic Count (ADT 2018)

- On Interstate 10: 79,141
- On East Highway 30: 13,098

Ascension Parish Description

- Population of roughly 110,000 with 40% population growth over last 10 years
- Fastest growing Parish in Louisiana and Top 100 fastest growing Counties in the U.S.





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Member of ORETAIL BROKERS NETWORK

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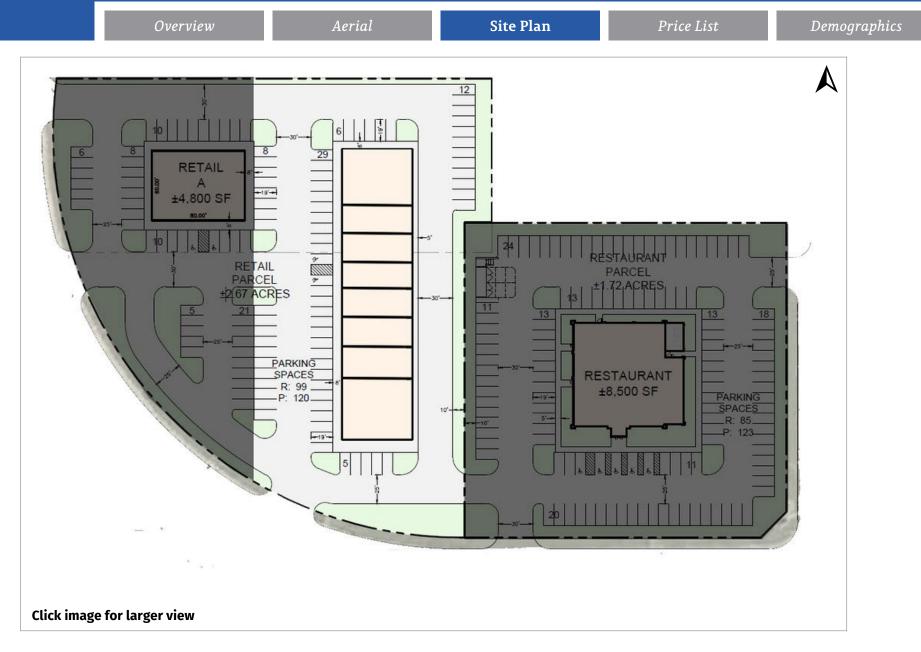
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	Overview	Aerial	Site Plan	Price List	Demographics

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term	Comments
Suites 1 & 2	Strip Center	\$17.00 SF/YR	NNN	2,700-13,500 SF	Negotiable	End Cap (Restaurant)
Suites 3	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 4	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 5	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 6	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 7	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 8	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 9 & 10	Strip Center	\$17.00 SF/YR	NNN	2,700-13,500 SF	Negotiable	End Cap (Restaurant)

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Demographic Map			Traffic Counts (ADT 2016)		
30 42 3246 42 327 405 St Sabriel 3115 Carville 405 Annadale 50 Annadale	73 10 ml radius 61 42 - Hobart 920 932 5 mi radius 931 Duplessis 931 Dutch Tov 3 mi radius 935 Geismar 93 325 10 93 93 93 93 0 Gonzaes 6 6 93 93 93 93 94 93 95 61 97 93 98 93 99 93 93 93 94 93 95 61 93 93 94 93 93 93 94 94 95 94 96 94 97 94 98 94 99 94 99 94 90 94 94 95 95 94 96 94 <td>Acv</td> <td>1066 W Orice Roth Rd Robert Wilson Rd Barrinez Rd George Martinez Rd W Outfitters Dr Caleda & Kray Borre Roth Rd Counter S Dr Borre Roth Rd S St Landry Are Borre Rd Pierce Rd Vindez Rd</td> <td>S Commerce Ave Veterans Blyd</td> <td>S Darla Are Richland Are S Darla Are S Darla Are</td>	Acv	1066 W Orice Roth Rd Robert Wilson Rd Barrinez Rd George Martinez Rd W Outfitters Dr Caleda & Kray Borre Roth Rd Counter S Dr Borre Roth Rd S St Landry Are Borre Rd Pierce Rd Vindez Rd	S Commerce Ave Veterans Blyd	S Darla Are Richland Are S Darla Are S Darla Are

2019 Demographics	3 mi.	5 mi.	10 mi.
Population	15,540	47,652	133,339
Avg. HH Income	\$70,150	\$79,268	\$84,355

(3127)

Union

Romeville (3214)

18

943

Belle Rose

Landry Ave

Rifle Range Rd

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