

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

- 1,350 - 13,500 SF

Total GLA

- 13,500 SF

Lease Rate

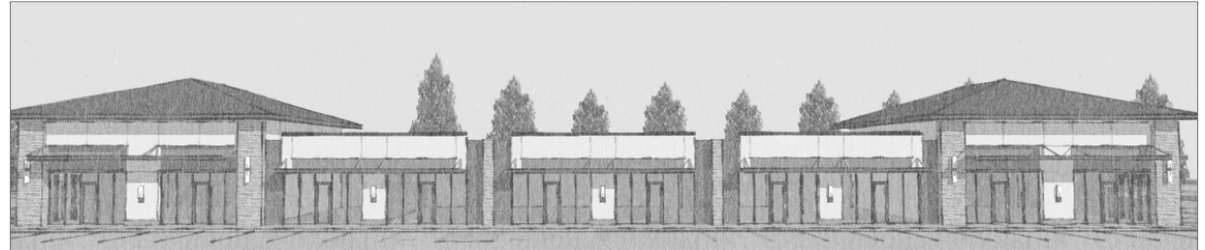
- \$17.00 SF/Yr (NNN)
- \$4.00 PSF Annual (Estimated)

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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The Reserve at Sportman's Park

Cabela's Parkway, Gonzales, LA

Overview

Aerial

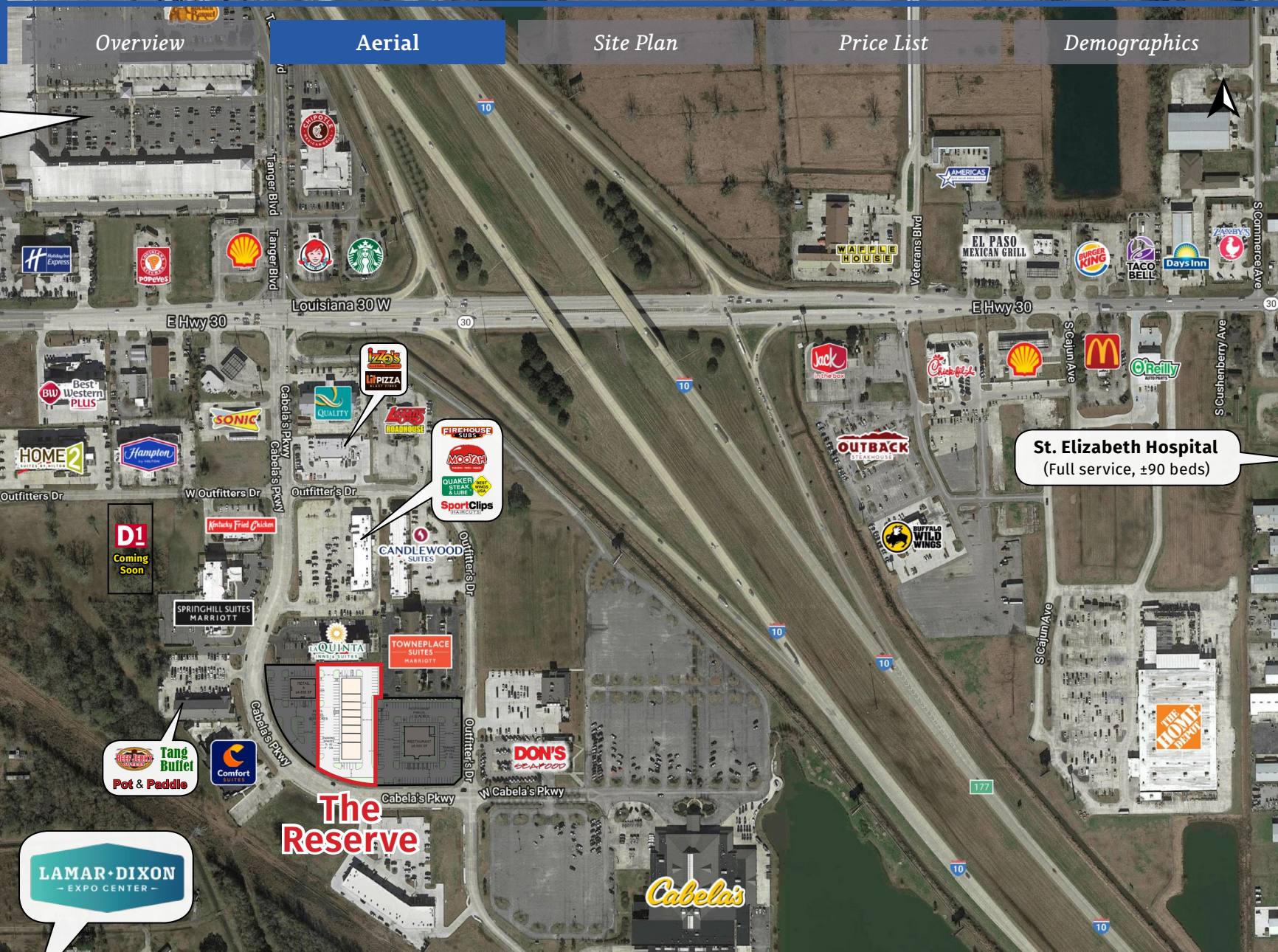
Site Plan

Price List

Demographics

Tanger Outlets Gonzales

- OLD NAVY dressbarn
- NEW YORK & COMPANY rue21
- LANE BRYANT BANANA REPUBLIC
- EXPRESS PLACE
- LOFT OUTLET
- AMERICAN EAGLE
- maurices Bath&BodyWorks
- ANN TAYLOR FACTORY STORE TALBOTS
- claire's COACH carter's
- SKECHERS AÉROPOSTALE



St. Elizabeth Hospital
(Full service, ±90 beds)

LAMAR + DIXON
- EXPO CENTER -

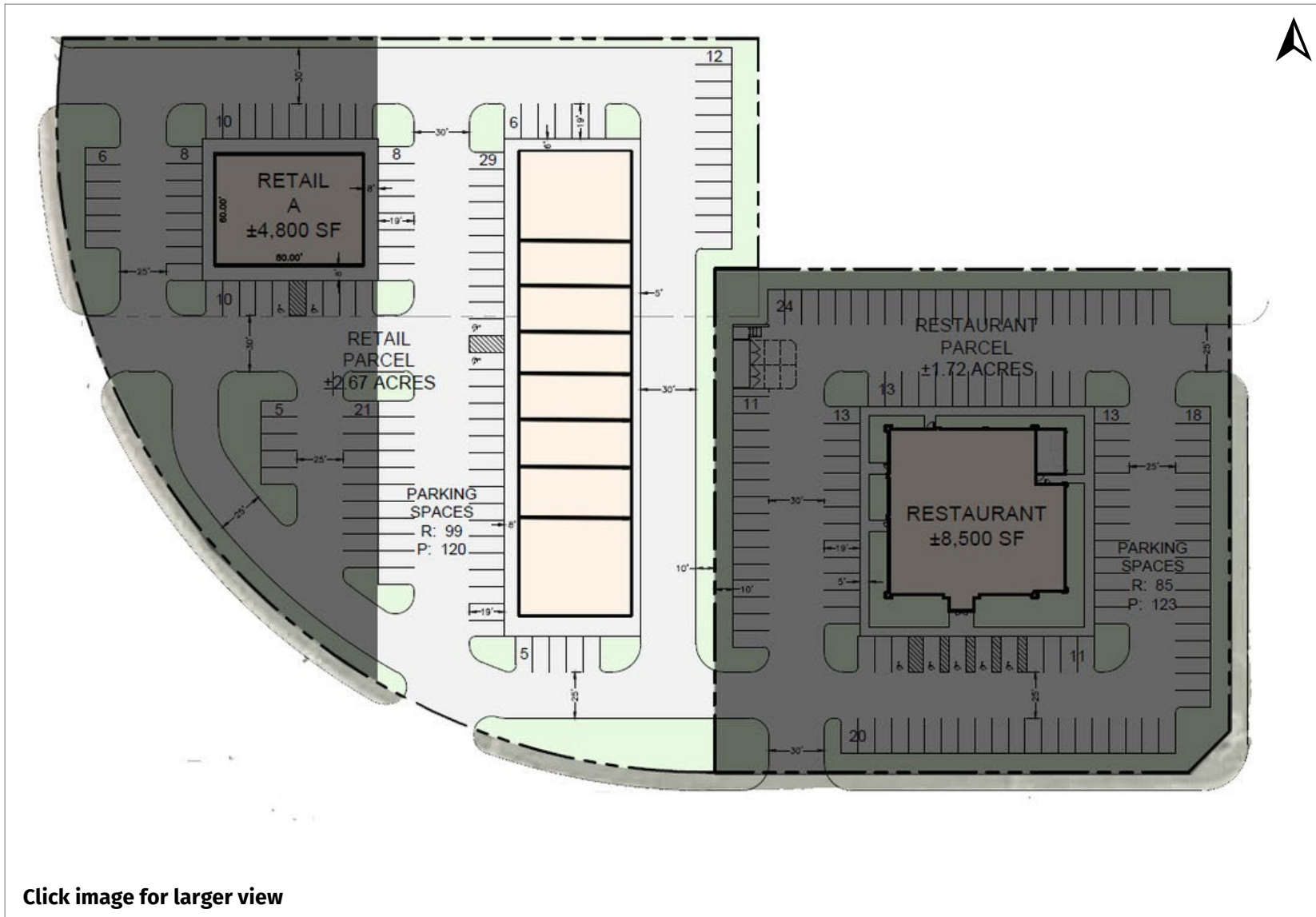
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Click image for larger view

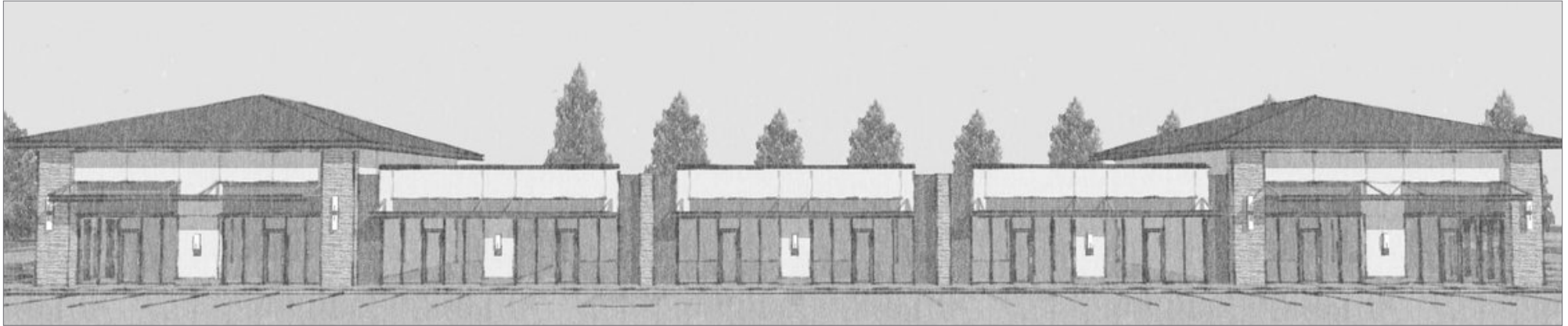
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Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term	Comments
Suites 1 & 2	Strip Center	\$17.00 SF/YR	NNN	2,700-13,500 SF	Negotiable	End Cap (Restaurant)
Suites 3	Strip Center	\$17.00 SF/YR	NNN	1,350-13,500 SF	Negotiable	Inline Retail
Suites 4	Strip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

Overview

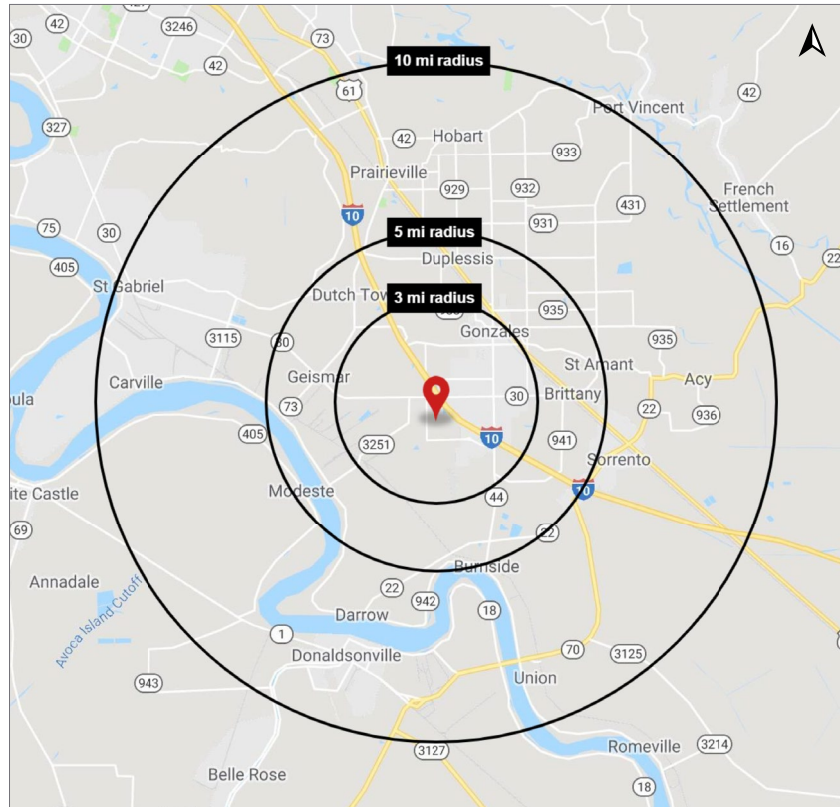
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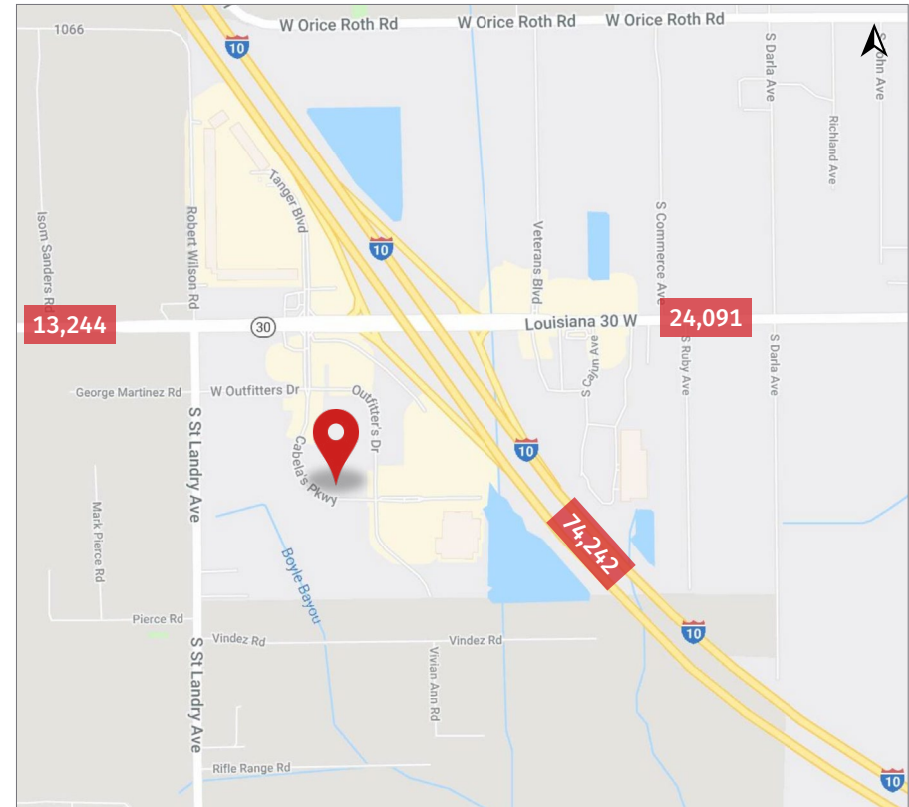
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Demographic Map



Traffic Counts (ADT 2016)



2019 Demographics

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