



Eastbank Shopping Center

228 W Highway 30, Gonzales, Louisiana 70737

Property Highlights

- 2,000 SF - 31,000 SF of retail space available in Gonzales' Eastbank Shopping Center
- National co-tenants include: Tractor Supply Company, Ollie's Outlet and Rent-A-Center
- Located at the intersection of two major thoroughfares: Hwy 30 and Hwy 44, with a combined 33,000 VPD
- Adjacent to Heritage Crossing, a 103-acre commercial mixed use development that will include a retail walking environment, high end office space, hotel, upscale townhomes, medical offices and retirement communities

Lease Rate

\$6.75 - \$13.75 SF/yr (NNN)



For more information

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Location Overview

Part of the Baton Rouge Metropolitan Statistical Area, Ascension Parish has been one of the fastest growing parishes in the state and one of the fastest growing in the US over the last several years. This growth is fueled by a diversified mix of private employers who have invested billions of dollars in this area. The combination of excellent public schools, a variety of affordable housing, and a superior business climate ensures that both residents and business can experience the advantages of the community while having access to the amenities and resources of two nearby metro areas.

AVAILABLE SF: ±2,000 - ±31,000 SF

LEASE RATE: \$6.75 - 13.75 SF/yr (NNN)

LOT SIZE: ±11.98 Acres

BUILDING SIZE: ±116,300 SF

ZONING: Light Commercial

PARISH: Ascension

TRAFFIC COUNT: 19,293 vpd (Hwy 30)
13,920 vpd (Hwy 44)

DEMOGRAPHICS

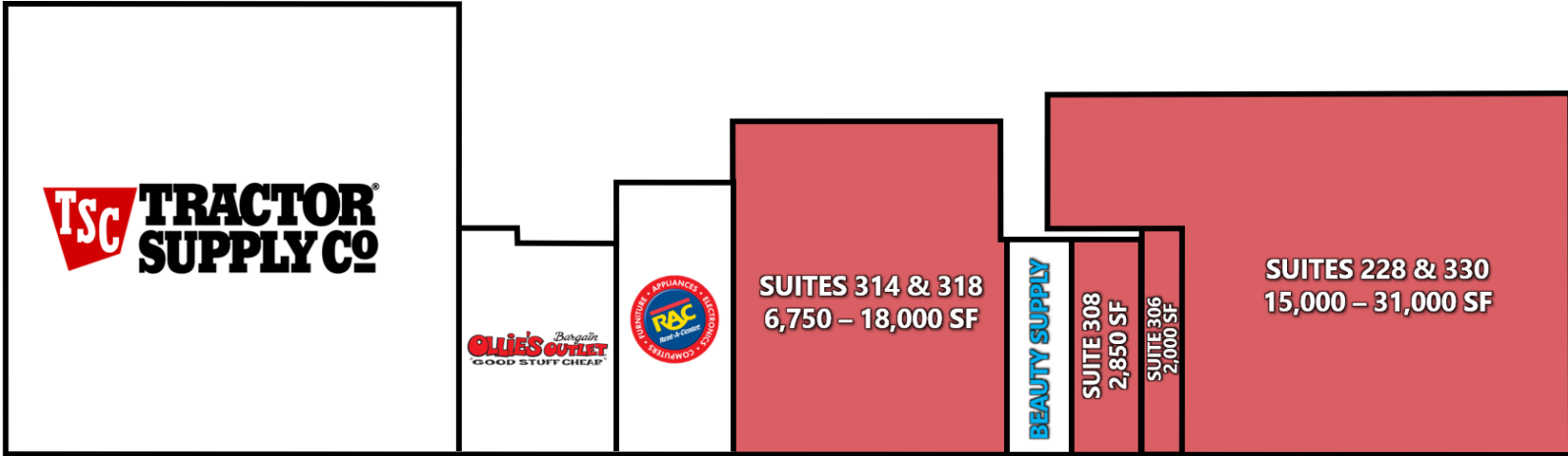
| STATS | POPULATION | AVG. HH INCOME |
|---------|------------|----------------|
| 1 MILE | 2,763 | \$62,824 |
| 3 MILES | 14,947 | \$62,733 |
| 5 MILES | 36,124 | \$69,266 |

* Figures shown represent estimates

Eastbank Shopping Center

Retail Space

±2,000 - ±31,000 SF



AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|------------|---------------|
| Suite 228 | 31,000 SF | NNN | \$6.75 SF/yr |
| Suite 300 | 15,000 SF | NNN | \$6.75 SF/yr |
| Suite 306 | 2,000 SF | NNN | \$13.75 SF/yr |
| Suite 308 | 2,850 SF | NNN | \$12.75 SF/yr |
| Suite 314 | 6,750 SF | NNN | \$9.75 SF/yr |
| Suite 318 | 18,000 SF | NNN | \$6.75 SF/yr |

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Area Retail

planet fitness

Office DEPOT

Walmart

ULTA BEAUTY

REGIONS

Capital One

Marshall's

MY ROUSES

Tanger Outlets BANANA REPUBLIC FACTORY STORE Reebok

OLD NAVY adidas MICHAEL KORS NIKE RALPH LAUREN

CIRCLE K

TSC TRACTOR SUPPLY CO **OLLIE'S OUTLET** Bargain GOOD STUFF CHEAP

ASHLEY HOMESTORE

SMOOTHIE KING **SUBWAY** **Al Basha**

Chabill's TIRE & AUTO SERVICE **PJ's COFFEE**

Buffalo Wild Wings **Chick-fil-e**

Cabela's WORLD'S FOREMOST OUTFITTER

THE HOME DEPOT

MIKE ANDERSON'S England

HERITAGE CROSSING

Walgreens

OUR LADY OF THE LAKE

Google

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KEY FACTS



70,380

Population

36.1

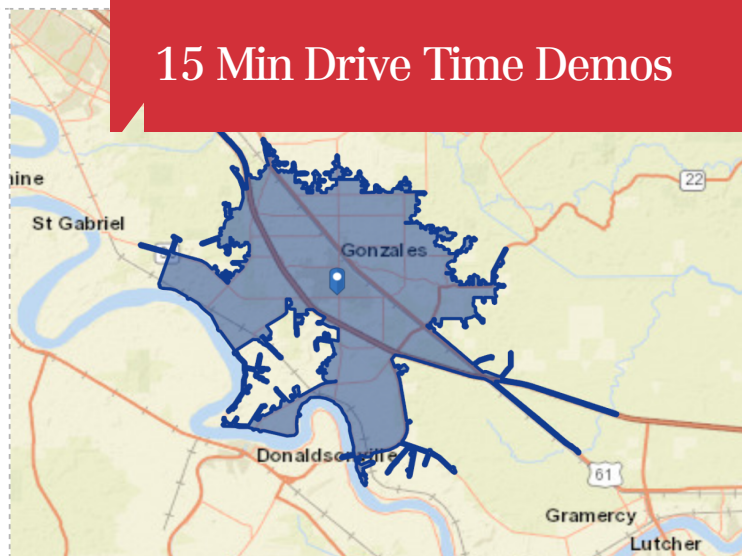
Median Age



25,173

Total Households

15 Min Drive Time Demos



BUSINESS



2,734

Total Businesses



31,604

Total Employees

INCOME



\$119,052

Median Net Worth



\$88,683

Average Household Income

EDUCATION

10%

No High School Diploma



36%

High School Graduate



28%

Some College



27%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



62%

White Collar



24%

Blue Collar



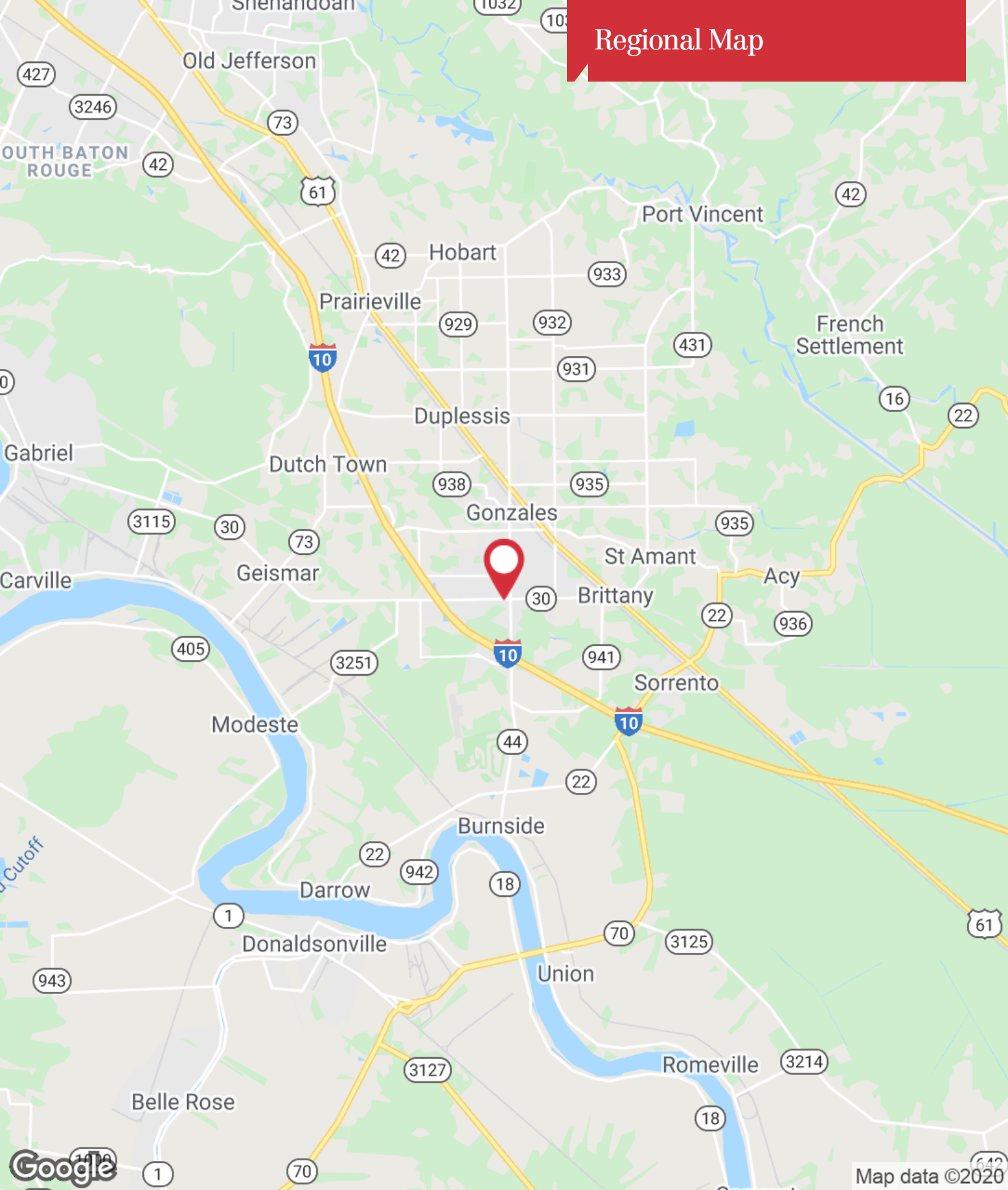
14%

Services

4.6%

Unemployment Rate

Regional Map



Map data ©2020

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