



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CARMEN R. AUSTIN, MBA, CCIM

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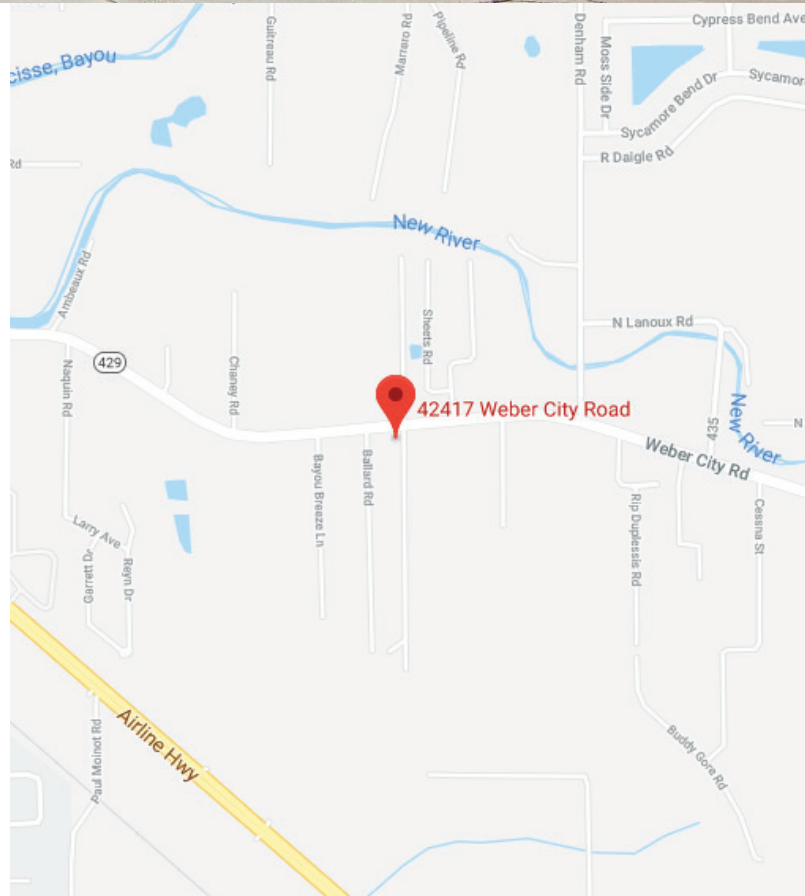
FOR SALE

**42417 WEBER CITY ROAD
GONZALES, LA 70737**

\$400,000 2,600 SQ.FT. BLDG

HIGHLIGHTS

- Operating Convenience Store / Gas Station
- In Business 15+ Years
- Sale Includes Property and Business:
- Gas Pumps (Non-Ethanol), Inventory, All FF&E
- 12,441 SF Land
- Corner Lot - Weber City Rd. at Martin Rd.
- Ideal Neighborhood Location & Loyal Clientele
- Existing Grease Trap
- 3-Compartment Sinks
- Space Available to Add On Functioning Kitchen



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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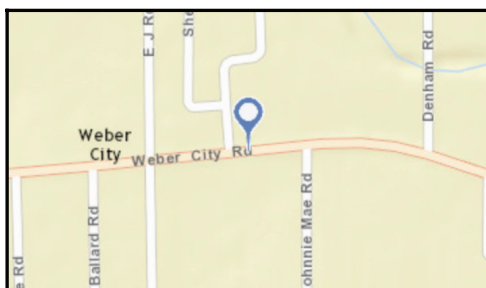
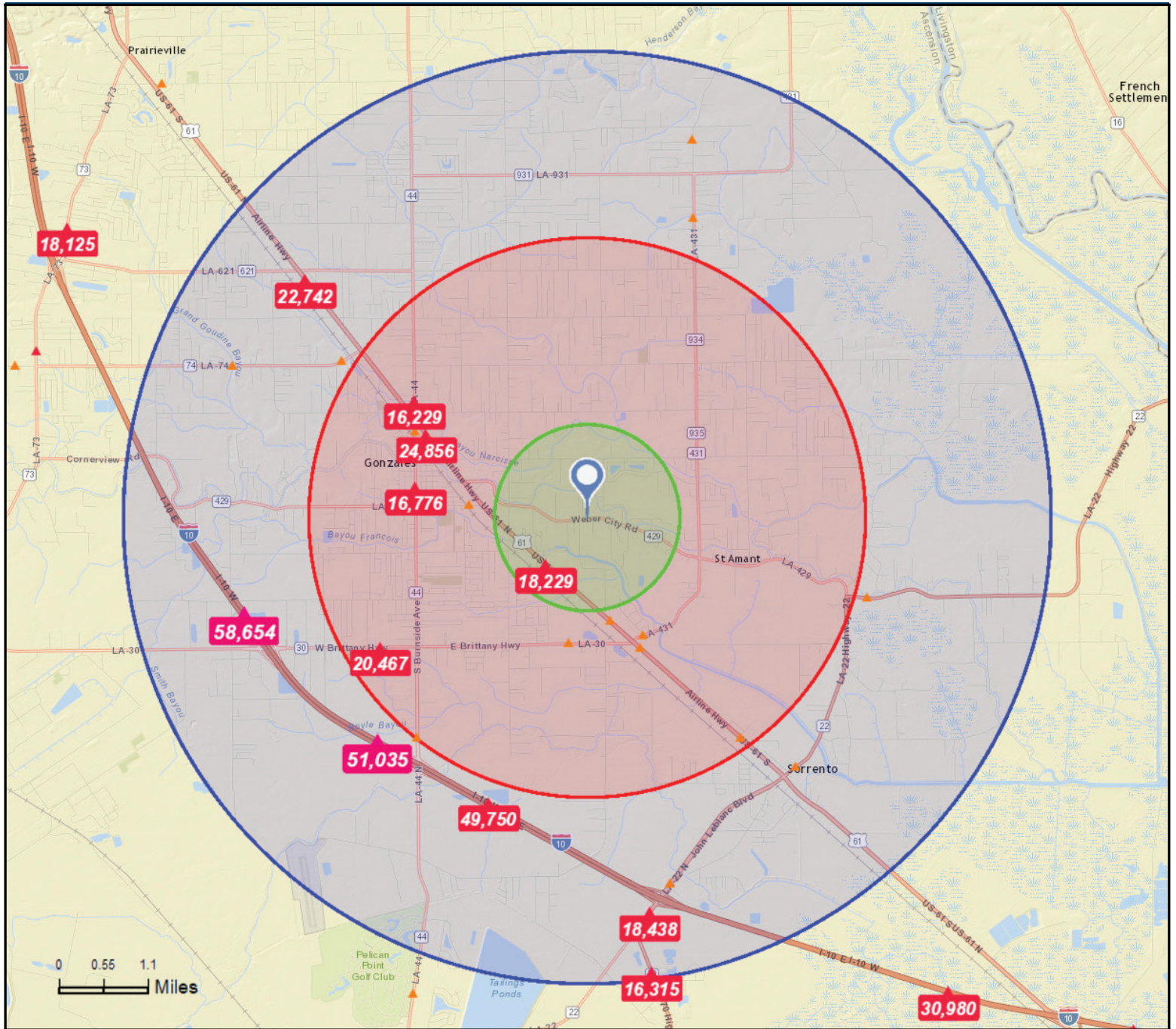
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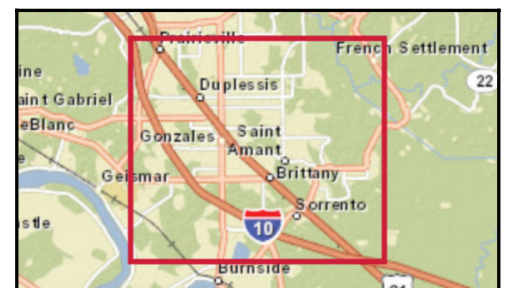
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Convenience Store
 Weber City Rd, Gonzales, Louisiana, 70737
 Rings: 1, 3, 5 mile radii

Prepared by Carmen R. Austin, CCIM
 Latitude: 30.23087
 Longitude: -90.88967



- 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



Source: ©2015 Market Planning Solutions, Inc.

March 07, 2016



Demographic and Income Profile

Convenience Store
 Weber City Rd, Gonzales, Louisiana, 70737
 Ring: 1 mile radius

Prepared by Carmen R. Austin, CCIM
 Latitude: 30.23087
 Longitude: -90.88967

Summary	Census 2010	2015	2020
Population	2,620	2,957	3,288
Households	927	1,062	1,183
Families	708	802	886
Average Household Size	2.81	2.77	2.76
Owner Occupied Housing Units	811	904	1,004
Renter Occupied Housing Units	116	158	179
Median Age	36.9	38.2	39.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.14%	0.84%	0.75%
Households	2.18%	0.93%	0.77%
Families	2.01%	0.71%	0.69%
Owner HHs	2.12%	0.91%	0.70%
Median Household Income	1.07%	2.60%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	56	5.3%	53	4.5%
\$15,000 - \$24,999	52	4.9%	39	3.3%
\$25,000 - \$34,999	81	7.6%	75	6.3%
\$35,000 - \$49,999	131	12.3%	145	12.3%
\$50,000 - \$74,999	150	14.1%	157	13.3%
\$75,000 - \$99,999	242	22.8%	272	23.0%
\$100,000 - \$149,999	289	27.2%	314	26.5%
\$150,000 - \$199,999	31	2.9%	89	7.5%
\$200,000+	30	2.8%	39	3.3%

Median Household Income	\$79,600	\$83,965
Average Household Income	\$84,935	\$94,871
Per Capita Income	\$31,351	\$35,058

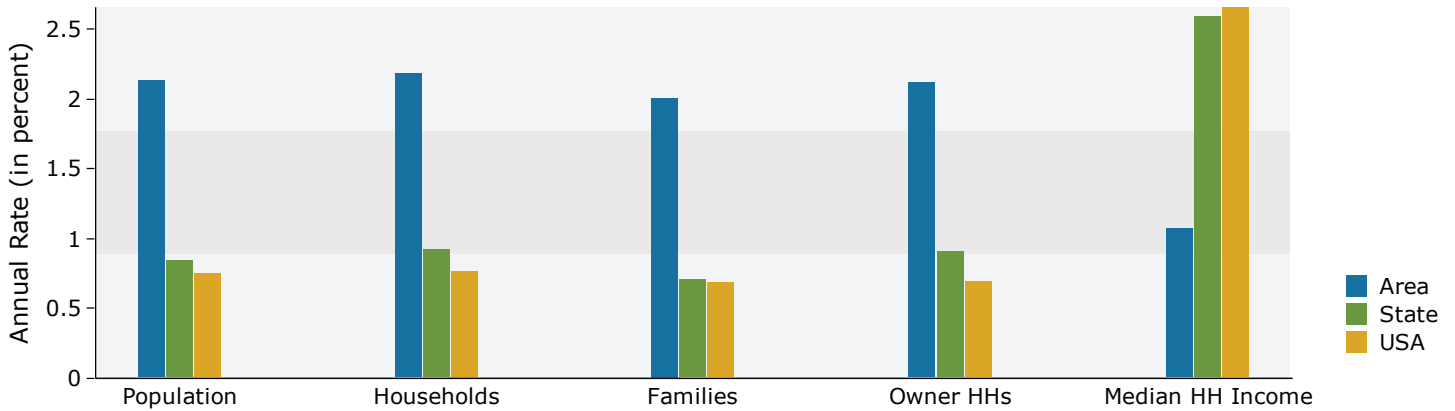
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	205	7.8%	214	7.2%	216	6.6%
5 - 9	176	6.7%	240	8.1%	248	7.5%
10 - 14	194	7.4%	193	6.5%	281	8.5%
15 - 19	194	7.4%	179	6.1%	188	5.7%
20 - 24	152	5.8%	150	5.1%	121	3.7%
25 - 34	315	12.0%	372	12.6%	359	10.9%
35 - 44	406	15.5%	416	14.1%	476	14.5%
45 - 54	410	15.6%	461	15.6%	479	14.6%
55 - 64	318	12.1%	395	13.4%	447	13.6%
65 - 74	149	5.7%	221	7.5%	318	9.7%
75 - 84	83	3.2%	85	2.9%	119	3.6%
85+	19	0.7%	30	1.0%	36	1.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,276	86.9%	2,526	85.4%	2,756	83.8%
Black Alone	259	9.9%	316	10.7%	378	11.5%
American Indian Alone	11	0.4%	15	0.5%	19	0.6%
Asian Alone	12	0.5%	19	0.6%	27	0.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	29	1.1%	38	1.3%	48	1.5%
Two or More Races	31	1.2%	44	1.5%	59	1.8%
Hispanic Origin (Any Race)	73	2.8%	92	3.1%	115	3.5%

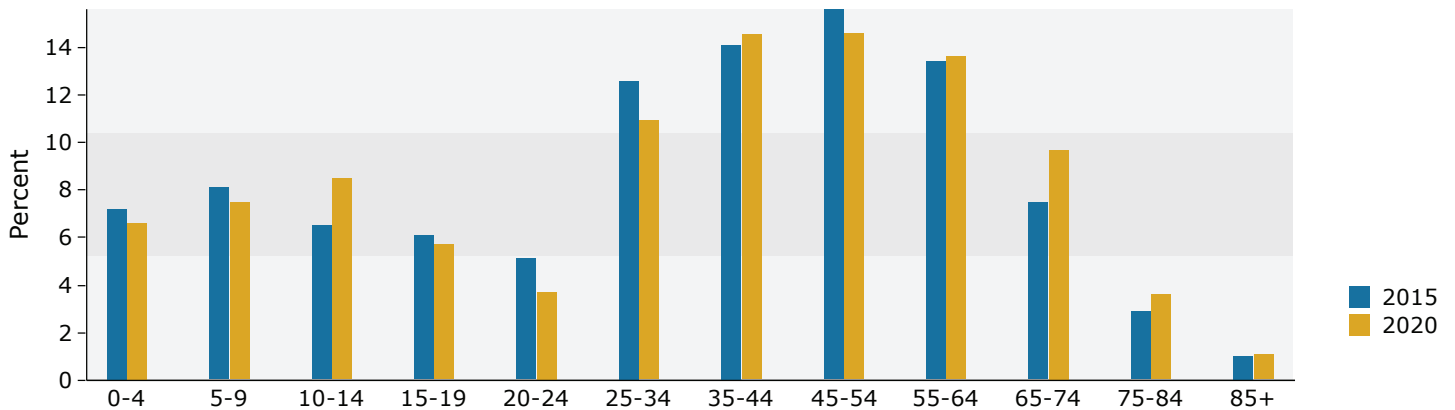
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

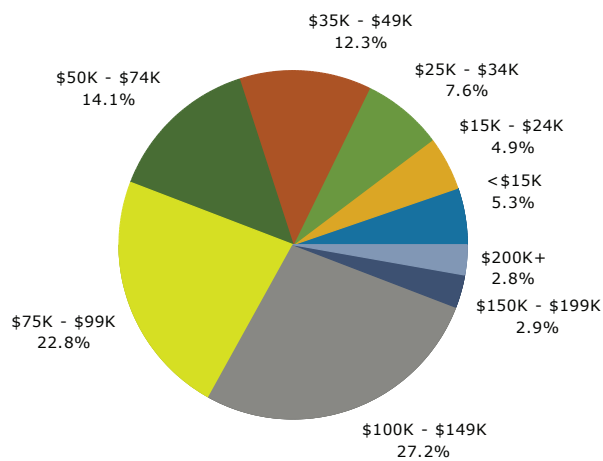
Trends 2015-2020



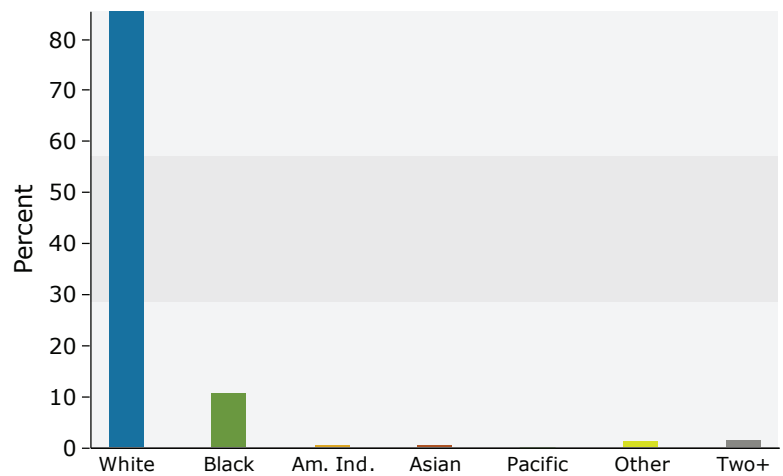
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.1%



Demographic and Income Profile

Convenience Store
 Weber City Rd, Gonzales, Louisiana, 70737
 Ring: 3 mile radius

Prepared by Carmen R. Austin, CCIM
 Latitude: 30.23087
 Longitude: -90.88967

Summary	Census 2010	2015	2020
Population	23,149	24,962	27,166
Households	8,475	9,233	10,078
Families	6,212	6,693	7,242
Average Household Size	2.71	2.69	2.68
Owner Occupied Housing Units	6,400	6,645	7,232
Renter Occupied Housing Units	2,075	2,588	2,846
Median Age	35.5	36.5	37.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.71%	0.84%	0.75%
Households	1.77%	0.93%	0.77%
Families	1.59%	0.71%	0.69%
Owner HHs	1.71%	0.91%	0.70%
Median Household Income	2.04%	2.60%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,021	11.1%	987	9.8%
\$15,000 - \$24,999	708	7.7%	554	5.5%
\$25,000 - \$34,999	930	10.1%	904	9.0%
\$35,000 - \$49,999	1,299	14.1%	1,421	14.1%
\$50,000 - \$74,999	1,528	16.5%	1,735	17.2%
\$75,000 - \$99,999	1,712	18.5%	2,106	20.9%
\$100,000 - \$149,999	1,575	17.1%	1,702	16.9%
\$150,000 - \$199,999	298	3.2%	457	4.5%
\$200,000+	162	1.8%	212	2.1%
Median Household Income	\$58,563		\$64,786	
Average Household Income	\$68,930		\$76,157	
Per Capita Income	\$25,677		\$28,445	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,684	7.3%	1,724	6.9%	1,790	6.6%
5 - 9	1,579	6.8%	1,726	6.9%	1,810	6.7%
10 - 14	1,722	7.4%	1,648	6.6%	1,948	7.2%
15 - 19	1,719	7.4%	1,617	6.5%	1,659	6.1%
20 - 24	1,537	6.6%	1,709	6.8%	1,534	5.6%
25 - 34	3,196	13.8%	3,578	14.3%	3,782	13.9%
35 - 44	3,161	13.7%	3,169	12.7%	3,648	13.4%
45 - 54	3,471	15.0%	3,561	14.3%	3,467	12.8%
55 - 64	2,577	11.1%	3,149	12.6%	3,578	13.2%
65 - 74	1,471	6.4%	1,918	7.7%	2,448	9.0%
75 - 84	783	3.4%	858	3.4%	1,158	4.3%
85+	248	1.1%	305	1.2%	345	1.3%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,289	74.7%	18,249	73.1%	19,397	71.4%
Black Alone	4,636	20.0%	5,201	20.8%	5,859	21.6%
American Indian Alone	76	0.3%	95	0.4%	118	0.4%
Asian Alone	133	0.6%	183	0.7%	246	0.9%
Pacific Islander Alone	9	0.0%	10	0.0%	12	0.0%
Some Other Race Alone	664	2.9%	789	3.2%	970	3.6%
Two or More Races	341	1.5%	436	1.7%	564	2.1%
Hispanic Origin (Any Race)	1,484	6.4%	1,760	7.1%	2,113	7.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

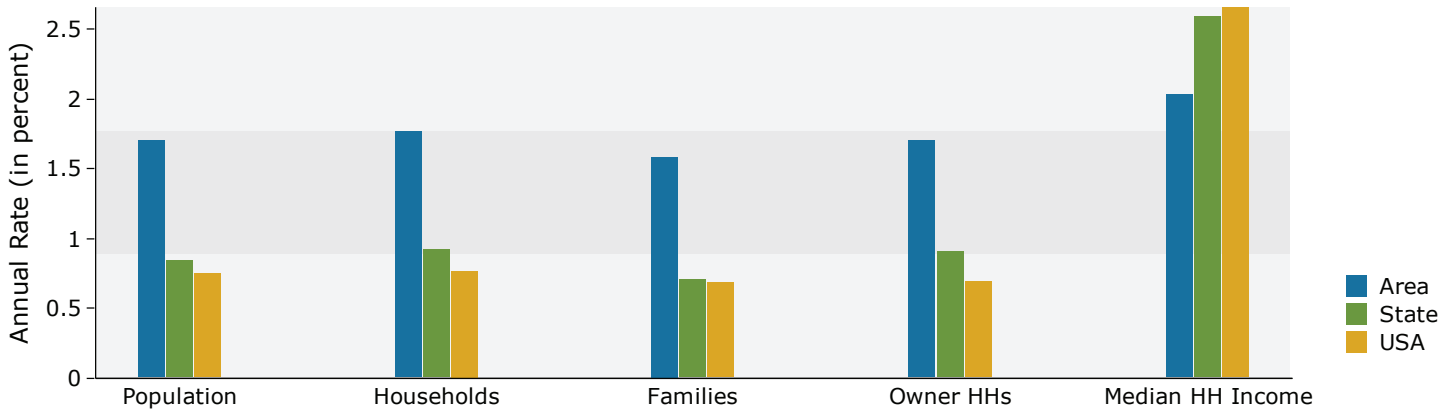


Demographic and Income Profile

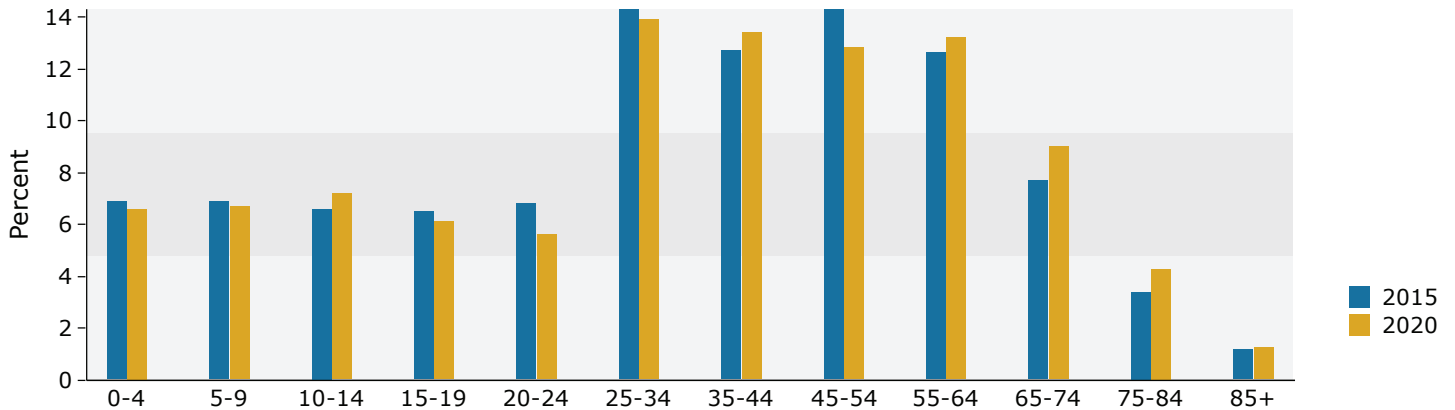
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 Weber City Rd, Gonzales, Louisiana, 70737
 Ring: 3 mile radius

Prepared by Carmen R. Austin, CCIM
 Latitude: 30.23087
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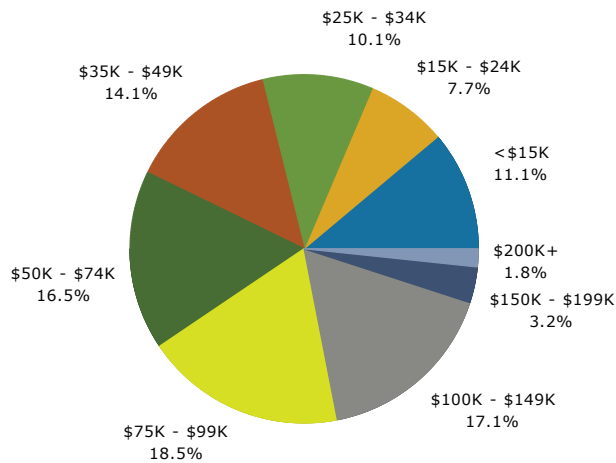
Trends 2015-2020



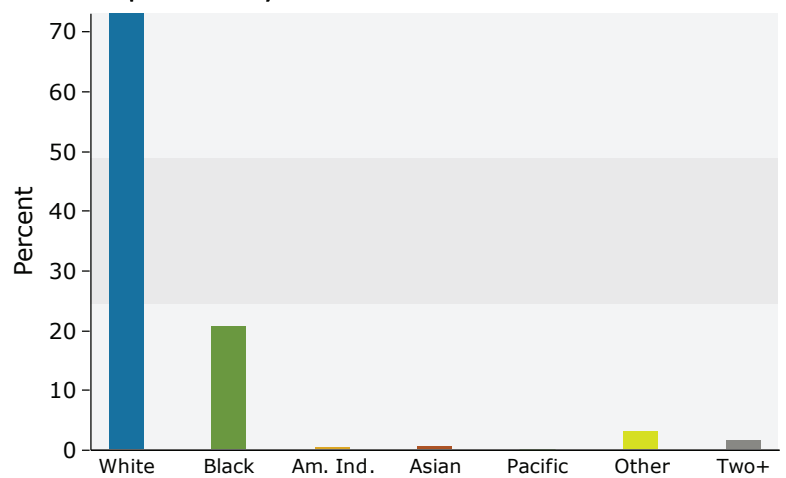
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 7.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Convenience Store
 Weber City Rd, Gonzales, Louisiana, 70737
 Ring: 5 mile radius

Prepared by Carmen R. Austin, CCIM
 Latitude: 30.23087
 Longitude: -90.88967

Summary	Census 2010	2015	2020
Population	46,485	51,272	56,341
Households	17,045	18,984	20,916
Families	12,690	13,994	15,289
Average Household Size	2.71	2.69	2.68
Owner Occupied Housing Units	13,215	14,102	15,503
Renter Occupied Housing Units	3,830	4,882	5,414
Median Age	34.7	35.8	36.9

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.90%	0.84%	0.75%
Households	1.96%	0.93%	0.77%
Families	1.79%	0.71%	0.69%
Owner HHs	1.91%	0.91%	0.70%
Median Household Income	2.25%	2.60%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	1,970	10.4%	1,906	9.1%
\$15,000 - \$24,999	1,498	7.9%	1,163	5.6%
\$25,000 - \$34,999	1,684	8.9%	1,619	7.7%
\$35,000 - \$49,999	2,396	12.6%	2,632	12.6%
\$50,000 - \$74,999	3,139	16.5%	3,595	17.2%
\$75,000 - \$99,999	3,717	19.6%	4,523	21.6%
\$100,000 - \$149,999	3,453	18.2%	3,880	18.6%
\$150,000 - \$199,999	760	4.0%	1,119	5.3%
\$200,000+	368	1.9%	480	2.3%

Median Household Income	\$63,277	\$70,708
Average Household Income	\$72,041	\$79,681
Per Capita Income	\$26,543	\$29,419

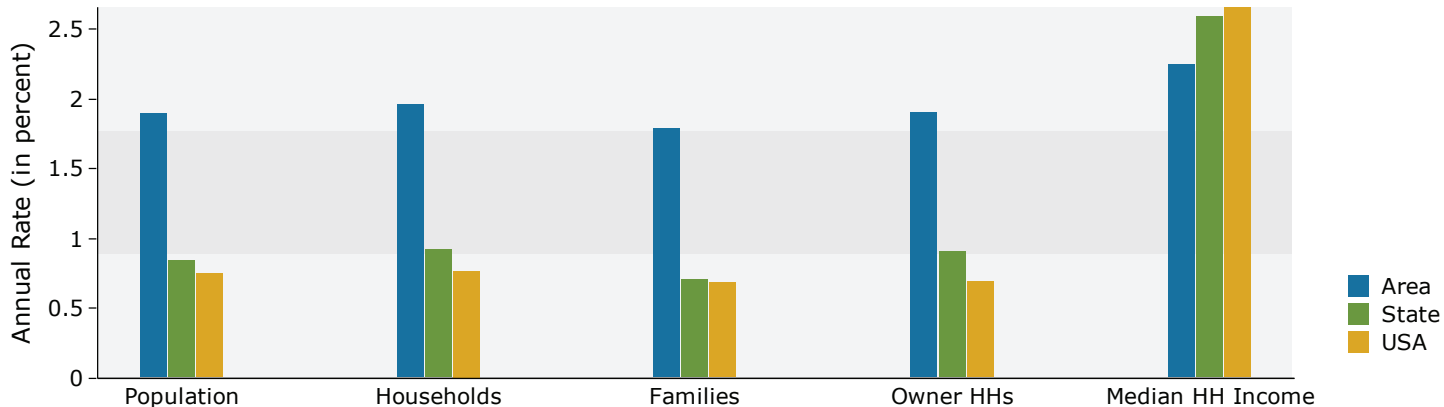
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,483	7.5%	3,648	7.1%	3,857	6.8%
5 - 9	3,408	7.3%	3,697	7.2%	3,955	7.0%
10 - 14	3,551	7.6%	3,596	7.0%	4,182	7.4%
15 - 19	3,385	7.3%	3,331	6.5%	3,592	6.4%
20 - 24	2,956	6.4%	3,314	6.5%	3,035	5.4%
25 - 34	6,685	14.4%	7,516	14.7%	7,936	14.1%
35 - 44	6,612	14.2%	6,902	13.5%	8,109	14.4%
45 - 54	6,888	14.8%	7,243	14.1%	7,134	12.7%
55 - 64	4,965	10.7%	6,230	12.2%	7,082	12.6%
65 - 74	2,767	6.0%	3,744	7.3%	4,738	8.4%
75 - 84	1,361	2.9%	1,539	3.0%	2,123	3.8%
85+	427	0.9%	512	1.0%	597	1.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,953	77.3%	38,759	75.6%	41,581	73.8%
Black Alone	8,219	17.7%	9,579	18.7%	10,989	19.5%
American Indian Alone	162	0.3%	205	0.4%	253	0.4%
Asian Alone	293	0.6%	416	0.8%	573	1.0%
Pacific Islander Alone	31	0.1%	38	0.1%	46	0.1%
Some Other Race Alone	1,187	2.6%	1,440	2.8%	1,804	3.2%
Two or More Races	640	1.4%	835	1.6%	1,095	1.9%
Hispanic Origin (Any Race)	2,730	5.9%	3,308	6.5%	4,020	7.1%

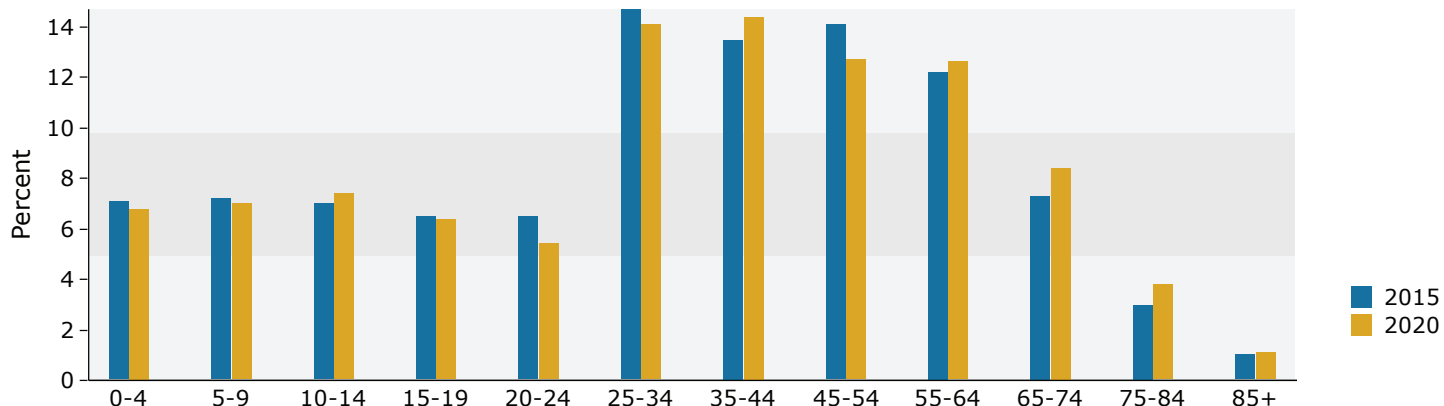
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

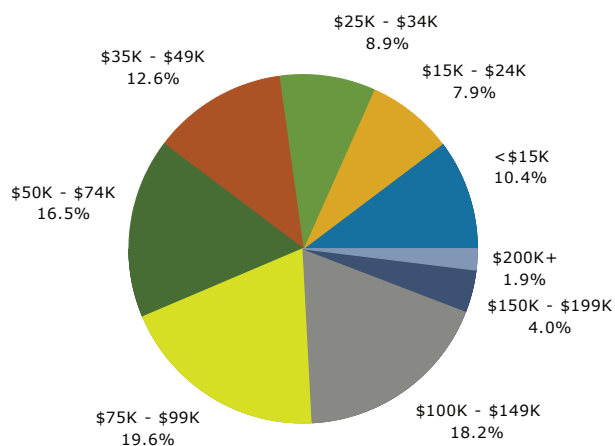
Trends 2015-2020



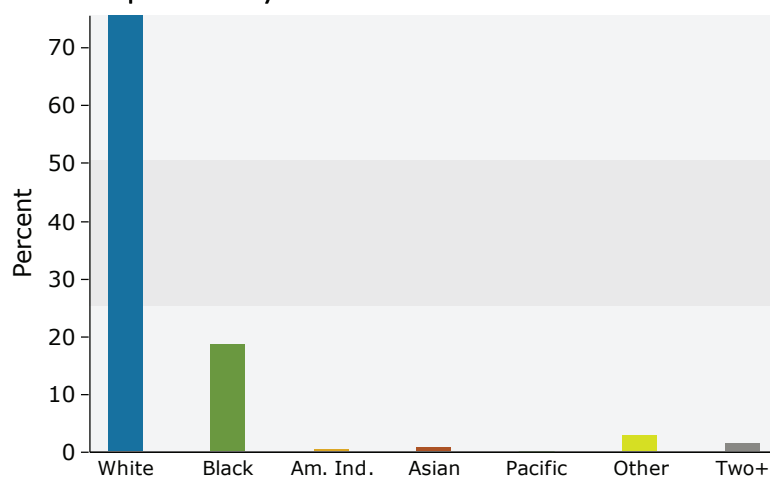
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.