



RETAIL SPACE WITH SHOWROOM AND WAREHOUSE STORAGE ON BURNSIDE

12500 LA HWY 44 GONZALES, LA 70737



OFFERED: FOR SALE
SALE PRICE: \$549,000

- 0.5 mi from intersection of Airline Hwy / Highway 44 (Burnside Ave)
- ±8,505 SF total building area
- ±4,775 enclosed retail/showroom space
- ±1,175 SF warehouse space in rear with 2 roll-up doors
- ±1,000 SF covered porch area on left side of building
- ±1,555 SF fenced overhang area

CONTACT:

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800.895.9329 | elifinrealty.com | December 2020
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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



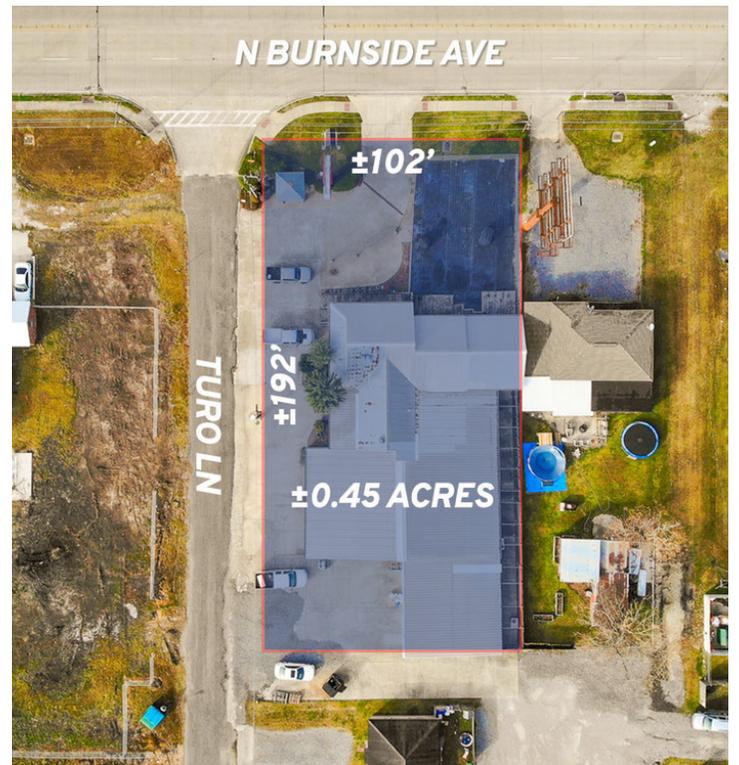
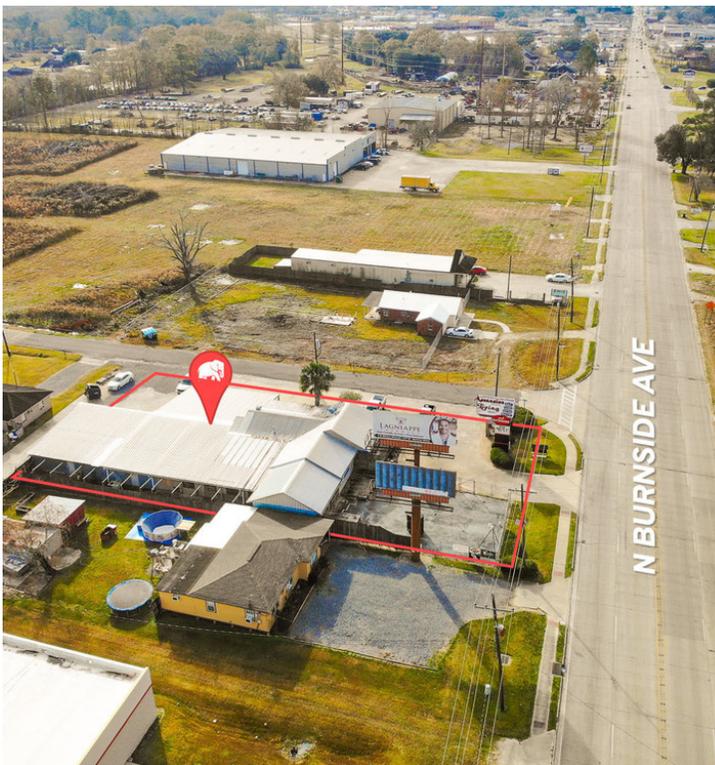
PROPERTY DESCRIPTION

- This building contains a gross area of $\pm 8,505$ SF and is comprised of enclosed retail area, warehouse area, covered porch area, covered open retail area and concrete paved parking with room for approximately 15 cars.
- There is monument signage installed at the front of the building on LA Hwy 44 (N Burnside Ave).
- This property contains $\pm 4,775$ SF retail/showroom space, with segmented rooms for a unique setup.
- There is a $\pm 1,555$ SF fenced overhang area on the south side of the building, as well as $\pm 1,175$ SF of warehouse space in rear with 2 roll-up doors.

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AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

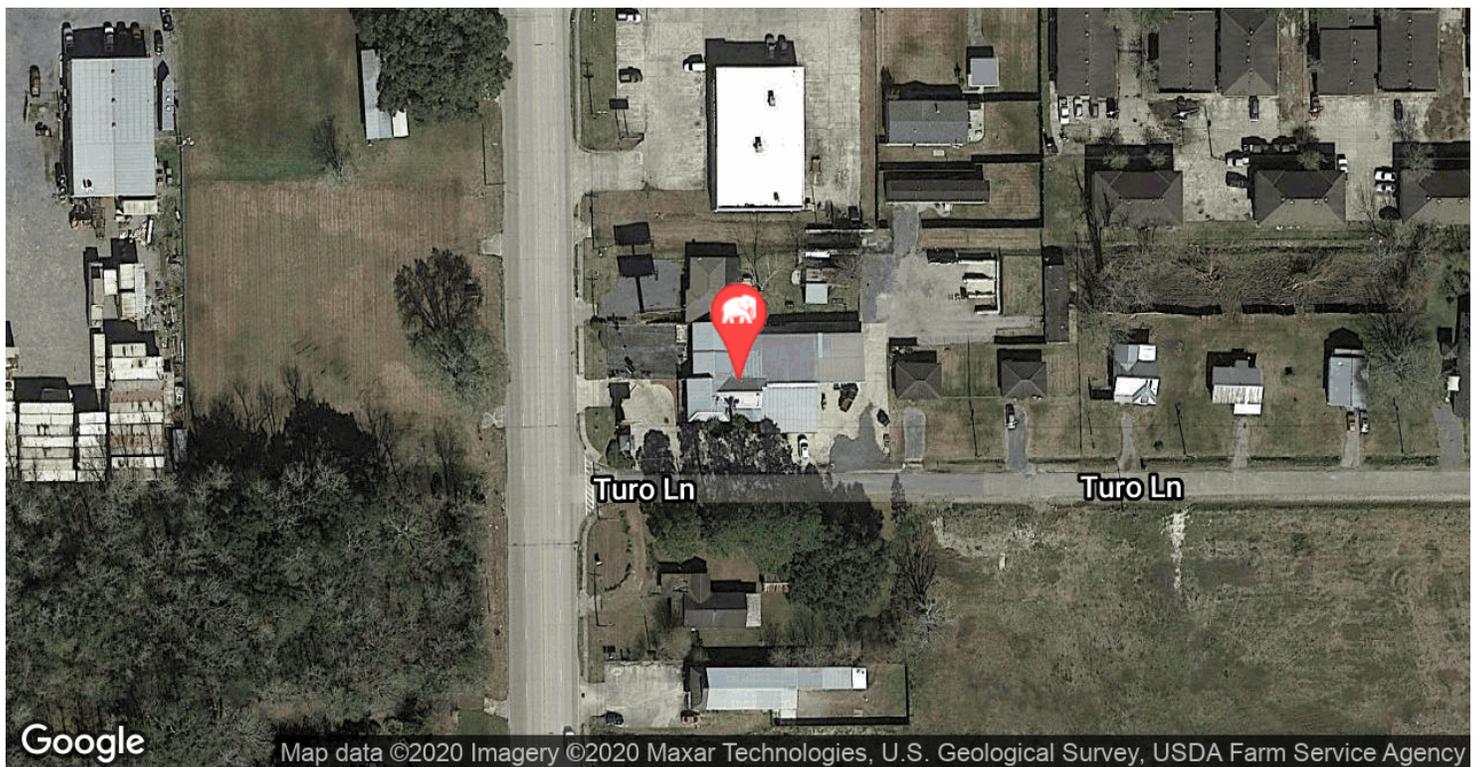


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LOCATION MAPS

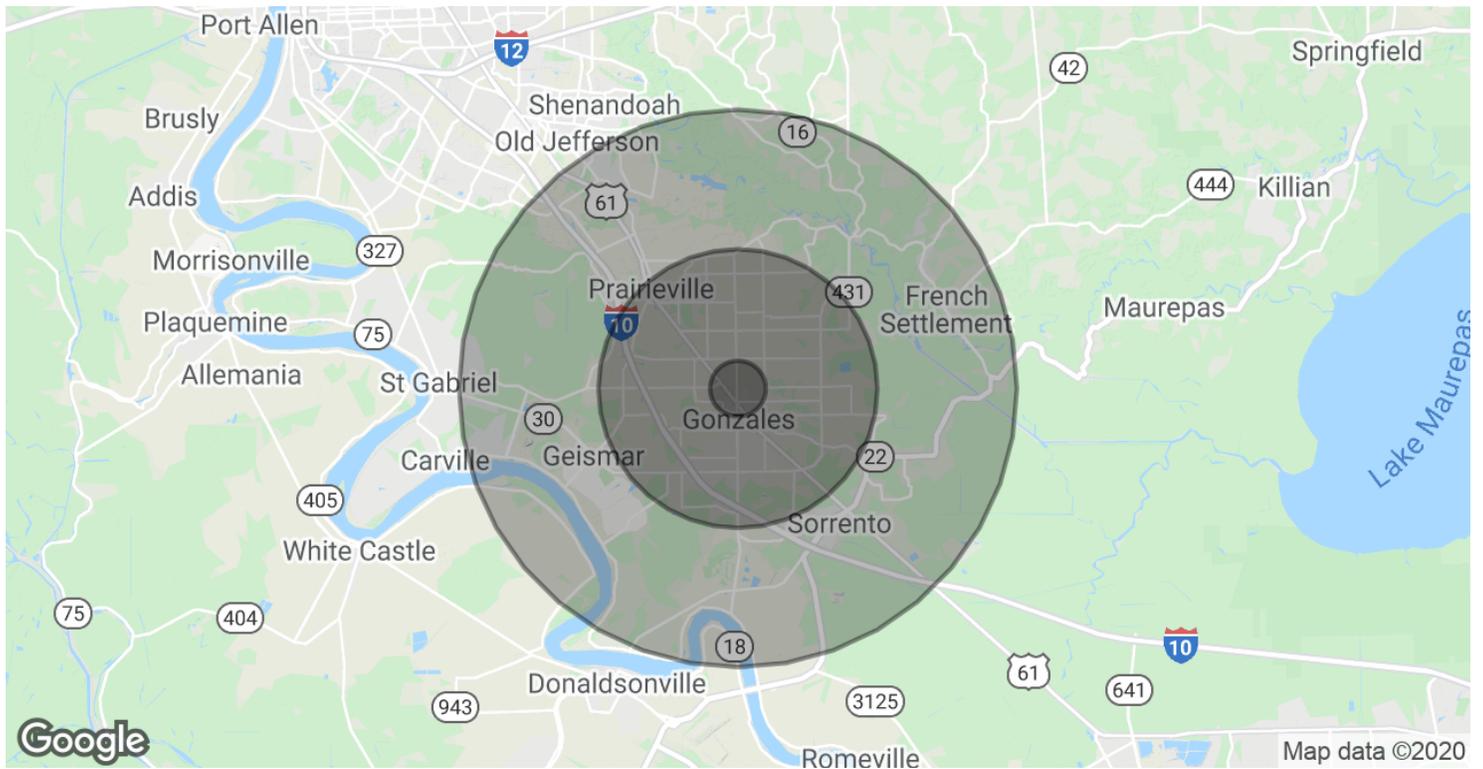


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,644	56,925	120,252
Average age	36.2	33.8	34.5
Average age (Male)	33.5	32.1	32.9
Average age (Female)	37.1	35.6	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	984	20,163	42,375
# of persons per HH	2.7	2.8	2.8
Average HH income	\$65,916	\$74,095	\$80,151
Average house value	\$184,896	\$164,167	\$187,628

* Demographic data derived from 2010 US Census

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BROKER BIOS



WILL CHADWICK

VP - RETAIL SALES & LEASING

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PROFESSIONAL BACKGROUND

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.



MARK SEGALLA

VP - MULTIFAMILY SALES

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PROFESSIONAL BACKGROUND

Mark Segalla is a Baton Rouge native and lifelong athlete. His local relationships, competitive drive, and winning attitude have helped him to excel in the commercial real estate industry. Prior to joining the Elifin Realty team, Mark worked in the construction industry taking multi-million-dollar projects from the design stage to completion. He has a knack for detail and is very passionate about surpassing every single client's expectations.

Mark is an active member of the Baton Rouge community. He is the lead organizer of "plogging" events for Elifin Realty which have gathered hundreds of people together to pick up over 2,000 pounds of litter off of the streets of Baton Rouge. He is also serves on the A.C. Lewis YMCA Board of Directors and is a weekly volunteer of the Live 2 Serve nonprofit which helps underprivileged youth have fun in a safe environment.

Mark is the head of the Multifamily Division at Elifin and focuses exclusively on advising buyers and sellers of multifamily property. Mark stays up to date on every actively marketed property as well as the details on every sale in the greater Baton Rouge area. Mark is actively reaching out to every multifamily owner in the Baton Rouge area to keep them informed on the current multifamily market trends.

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