

FOR LEASE

PROPERTY OVERVIEW

Outfitters Drive Retail Center is a 6,600 sq. ft. multi-tenant shopping center for lease located in Gonzales, Louisiana (suburb of Baton Rouge, Louisiana). High traffic generators in the area include Cabela's, eight (8) nationally branded hotels within walking distance, Tanger Outlet Mall (±322,000 SF with 60+ stores) located across Hwy. 30 as well as Lamar Dixon Expo Center and St. Elizabeth Hospital. The area also boasts an abundant amount of daily traffic from petrochemical industry along Hwy. 30 and Mississippi River.

Outfitters Drive Retail Center is anchored by Izzo's Illegal Burrito and Lit Pizza. 1,519 SF available in last remaining suite. Local area retailers and restaurants are achieving some of the highest sales volume in the United States.

PROPERTY HIGHLIGHTS

- 1,519 SF Available
- Anchored by Izzo's Illegal Burrito and Lit Pizza
- Close proximity to Tanger Outlet Mall and Cabela's

AVAILABLE

- 1,519 SF

LEASE RATE

- \$22.50 SF/Yr (NNN)

BUILDING SIZE

- 6,600 SF

LOT SIZE

- 0.74 Acres



SUMMARY

RETAIL COMPETITION

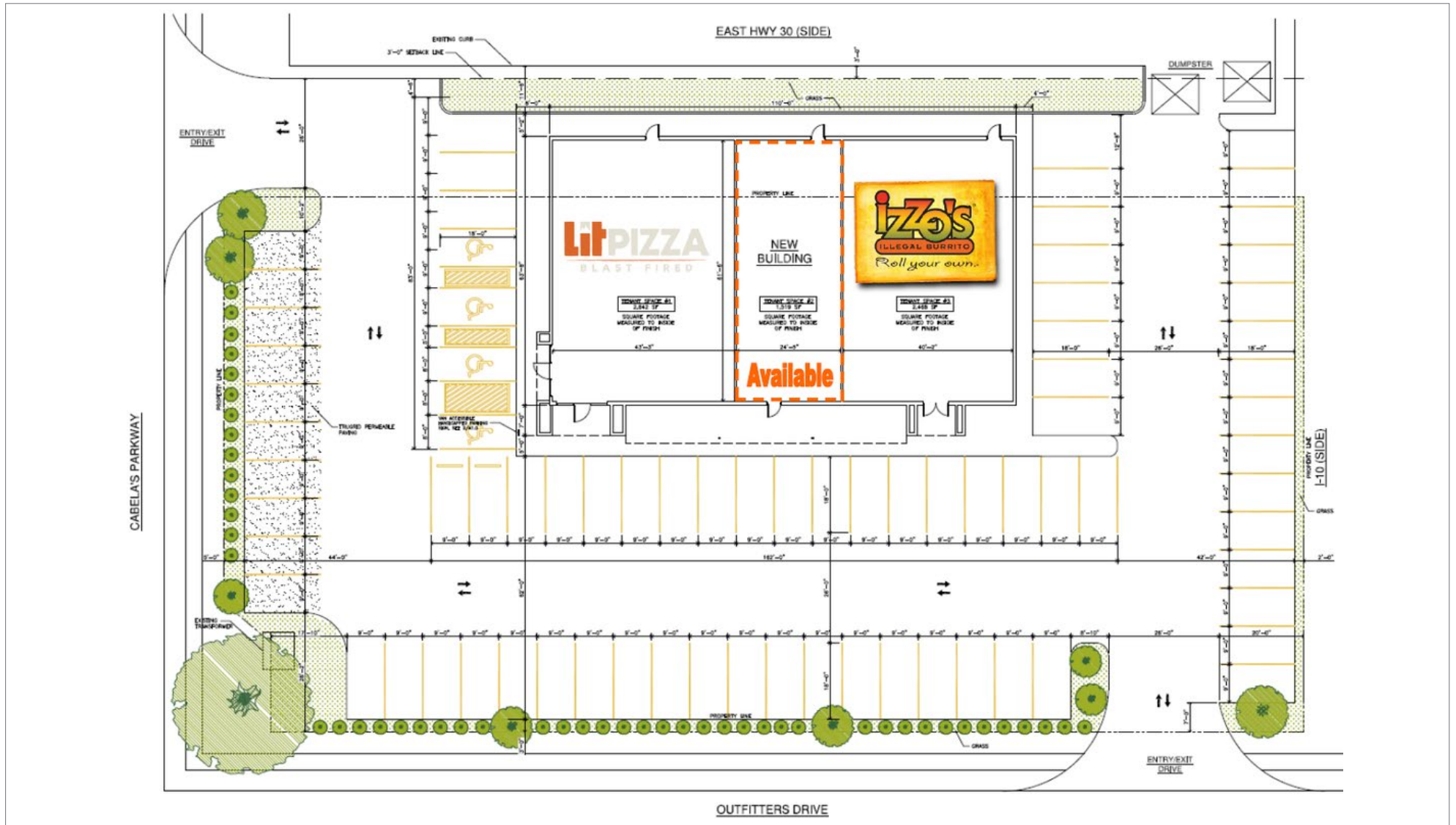
SITE PLAN

PHOTOS

DEMOGRAPHICS



Click image for larger view



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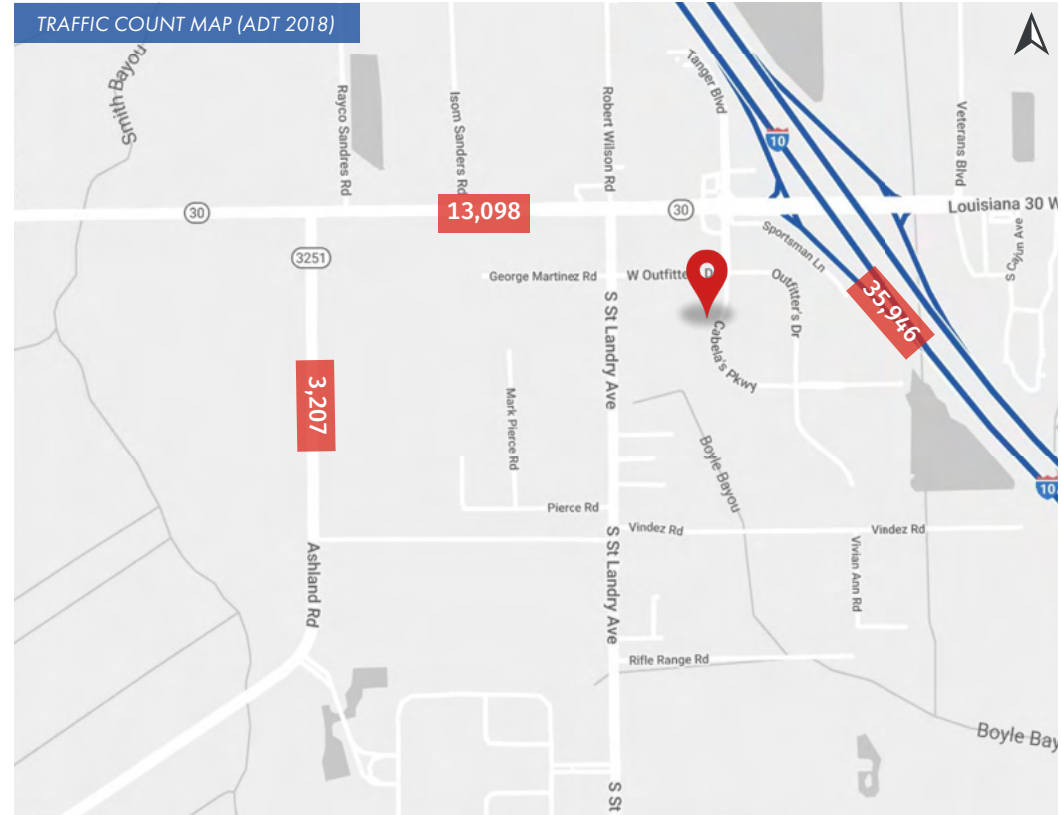
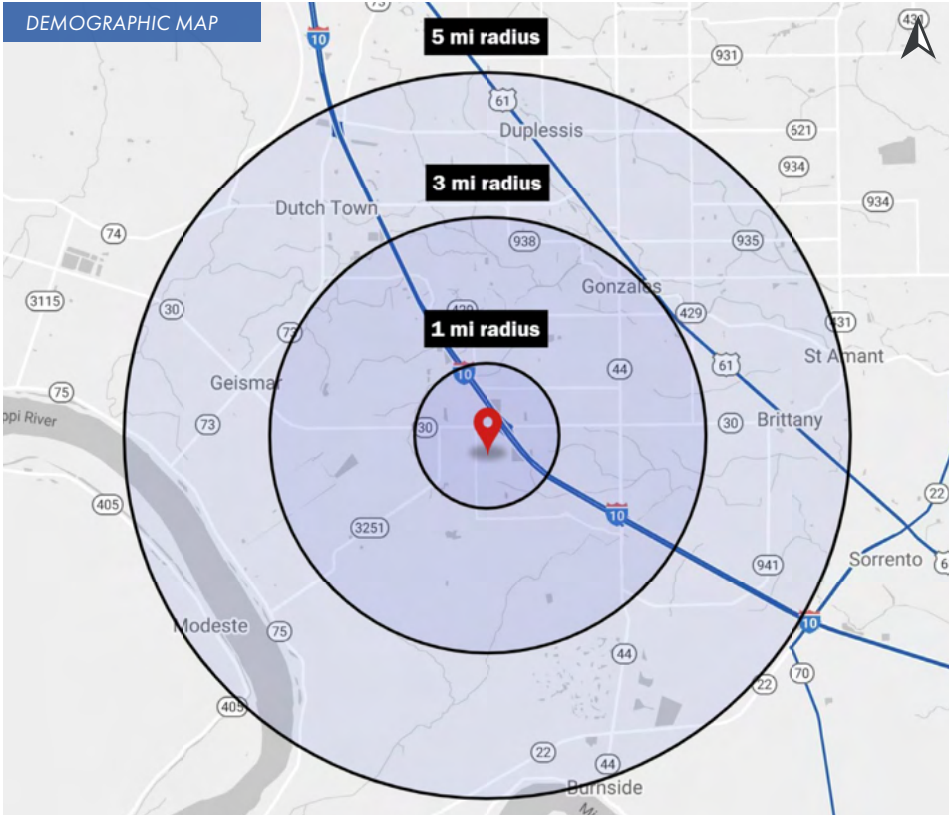
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2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	1,954	15,044	47,503	AVG. HH INCOME	\$80,871	\$79,147	\$89,503	HOUSEHOLDS	731	5,752	17,670