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**Main St. Pelican Point**  
6473 Hwy 44  
Gonzales, LA 70737



Listing #337573  
Status: Active

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## **Main St. Pelican Point**

### **6473 Hwy 44, Gonzales, LA**

Retail-Commercial For Lease | Subtype(s): Mixed Use



Main St. Pelican Point is an upscale, covenant-protected, retail center connected to the largest residential development (The Pelican Point Golf Community) in Ascension Parish. This 42,000 SF 2-story retail/office development is located on Hwy 44 in a residential growth area. It was developed by MIE Properties-LA, a division of St. John Properties, Inc. MIE is a full-service real estate company that owns and has developed more than 12 million square feet of flex, warehouse, office & retail space nationwide since 1971. Main St. was constructed by Acadian Builders of Gonzales. FOR MORE INFORMATION CALL TODD PEVEY AT(225) 571-1002

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**Todd Pevey**  
MIE Properties-LA  
6473 Hwy 44, Suite 201  
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## Location

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### Property Location

Street Address 1:	6473 Hwy 44
State or Province:	LA
Country:	USA
Municipality/City:	Gonzales
Postal Code:	70737
Nearest MSA:	Baton Rouge
County:	Ascension
Submarket:	AREA A
Submarket Type:	Suburban

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## General Information

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### General Information

Listing Name:	Main St. Pelican Point
Sign Visible:	Yes

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### Property Subtype/Proposed Use

Retail-Commercial Type:	Mixed Use
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### Essential Information

Property Status:	Under Construction
Gross Building Area (GBA):	42,000 SF
Building Size (RSF):	42,000 SF
Zoning:	C2

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## Available Space

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### Space Overview

Suite Number:	101/102/103
Suite Floor(s):	1
Space Available SF:	4,000 SF
Minimum Divisible SF:	1,200 SF
Maximum Contiguous SF:	4,000 SF
Space Subcategory 1:	Mixed Use

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Space Description:	End Cap reserved for Restaurateur. Preferrably dinner-house style.
Lease Rate (\$/SF):	See Agent
Lease Rate Type:	Annual
Date Available:	06/01/2007
Lease Term (Months):	60 Months
Lease Type:	Absolute NNN
Space Type:	New
Sublease Expiration Date:	See Agent

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#### Lease Details

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Rent Escalators:	Step-Up Lease
Rent Escalators Description:	3% per annum
TI Allowance from Owner:	35

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#### Available Space

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##### Space Overview

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Suite Number:	123/124
Suite Floor(s):	1
Space Available SF:	2,800 SF
Minimum Divisible SF:	1,400 SF
Maximum Contiguous SF:	2,800 SF
Space Subcategory 1:	Mixed Use
Space Description:	Reserved for upscale market usage.
Lease Rate (\$/SF):	See Agent
Lease Rate Type:	Annual
Date Available:	06/01/2007
Lease Term (Months):	60 Months
Lease Type:	Absolute NNN
Space Type:	New
Sublease Expiration Date:	See Agent

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##### Space Details

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Kitchen:	Yes
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##### Lease Details

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Rent Escalators:	Step-Up Lease
Rent Escalators Description:	3% per annum
Rent Concession:	potential concessions!

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TI Allowance from Owner: 35

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## Available Space

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### Space Overview

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Suite Number:	105
Suite Floor(s):	1
Space Available SF:	1,200 SF
Minimum Divisible SF:	1,200 SF
Maximum Contiguous SF:	12,000 SF
Space Subcategory 1:	Mixed Use
Space Description:	Individual Suites available for a wide variety of uses. Suite sizes range from 1,200 sf up to 12,000 sf.
Lease Rate (\$/SF):	See Agent
Lease Rate Type:	Annual
Date Available:	06/01/2007
Lease Term (Months):	60 Months
Lease Type:	Absolute NNN
Space Type:	New
Sublease Expiration Date:	See Agent

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### Lease Details

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Rent Escalators:	Step-Up Lease
Rent Escalators Description:	3% per annum
TI Allowance from Owner:	35

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## Area & Location

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### Location

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Market Type:	Small
Property Located Between:	I-10 & Hwy 22
Side of Street:	North
Road Type:	Paved
Property Visibility:	Excellent

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**Transportation**

Transportation: Highway  
Highway(s) Access: I-10

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**Building Related**

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**Occupancy**

Tenancy: Multiple Tenants

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**Building Measurements & Size**

Total Number of Buildings: 1  
Number of Stories: 2

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**Building Description**

Property Condition: Excellent  
Year Built: 2006

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**Parking**

Parking Type: Surface

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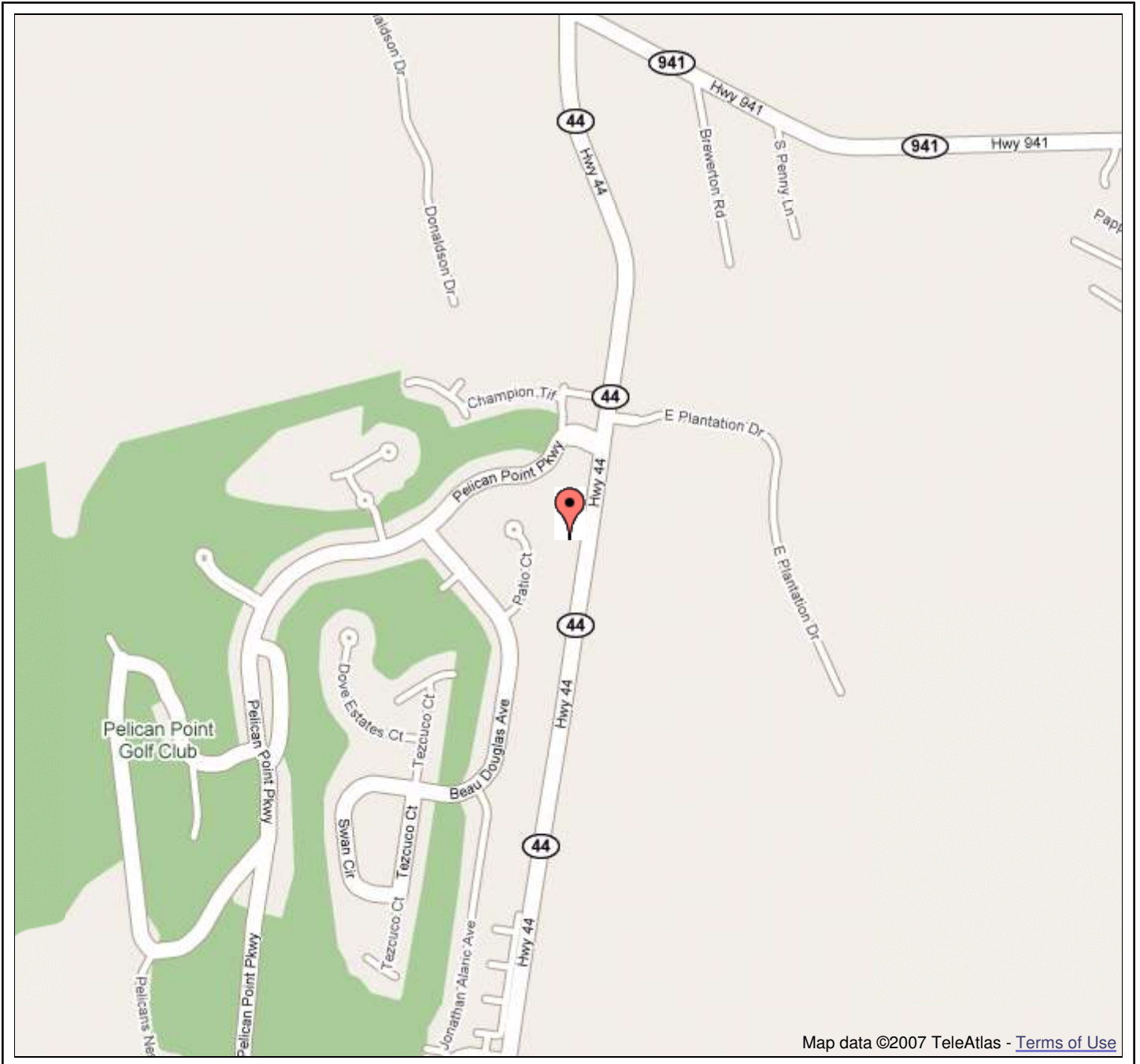
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