

FREESTANDING RESTAURANT AVAILABLE NEAR TANGER OUTLET MALL AND CABELA'S

2828 OUTFITTER'S DRIVE
GONZALES, LA 70737

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Property Summary



OFFERING SUMMARY

Available SF: 8,160 SF

Lease Rate: \$36.52 SF/yr (NNN)

Lot Size: 1.596 Acres

Year Built: 2017

Building Size: 8,160 SF

Zoning: C1

PROPERTY OVERVIEW

Fully-equipped restaurant ready for immediate occupancy! Freestanding restaurant available in Gonzales, Louisiana near Cabela's and Tanger Outlet Mall. The building is being offered for sale or for lease. The restaurant was recently occupied by Tilted Kilt, a Celtic-themed sports bar and franchise restaurant chain in the United States and Canada.

Area traffic generators include the Tanger Outlet Mall (±322,000 SF with 60 stores), Cabela's (165,000 SF), St. Elizabeth Hospital (full service hospital ±90 beds), and the Lamar Dixon Expo Center.

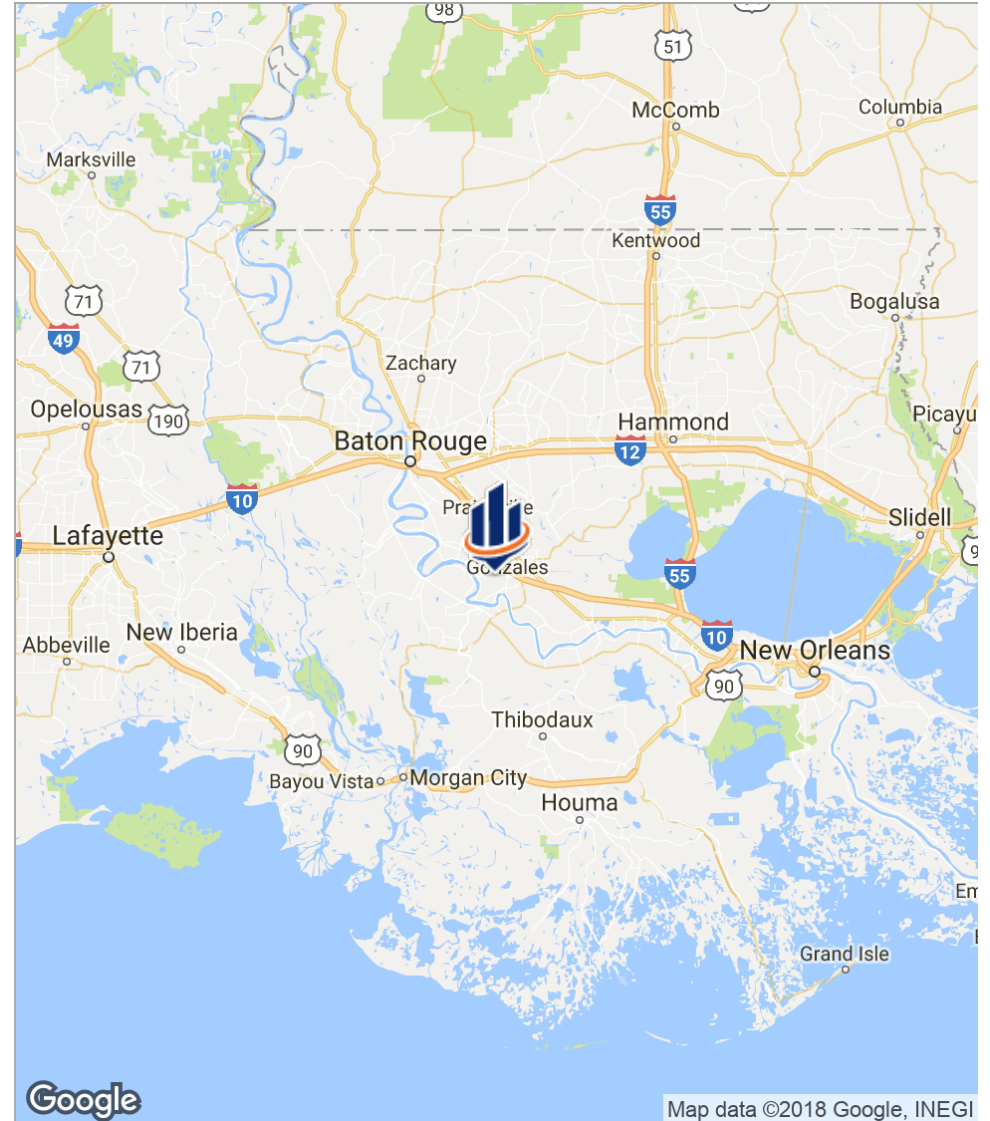
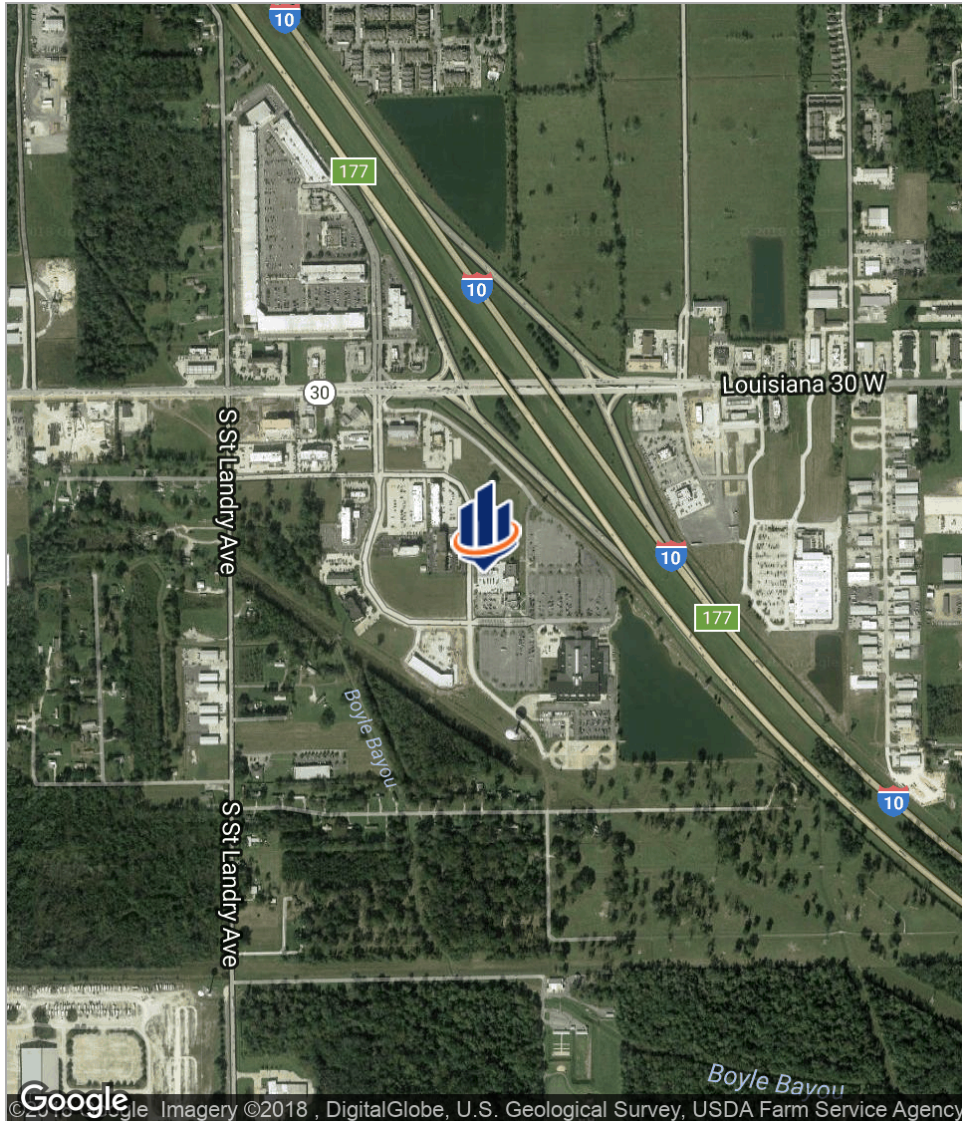
Ascension Parish's economy is forecast to grow by 13,400 jobs between 2013 and 2024 at an average annual rate of 2.5 percent. The sectors presently forecast to add the largest number of jobs are: Construction (adding 2,090 jobs), Retail (1,715 jobs), Administrative Support and Waste Remediation (1,650 jobs), Health Care and Social Assistance (1,340 jobs), and Manufacturing (1,280 jobs). Of the sectors forecast to grow the fastest in Ascension Parish, Construction and Manufacturing have above average wages.

This turnkey asset is less than one year old and would be an ideal location for a restaurant looking to take advantage of interstate commerce between Baton Rouge and New Orleans.

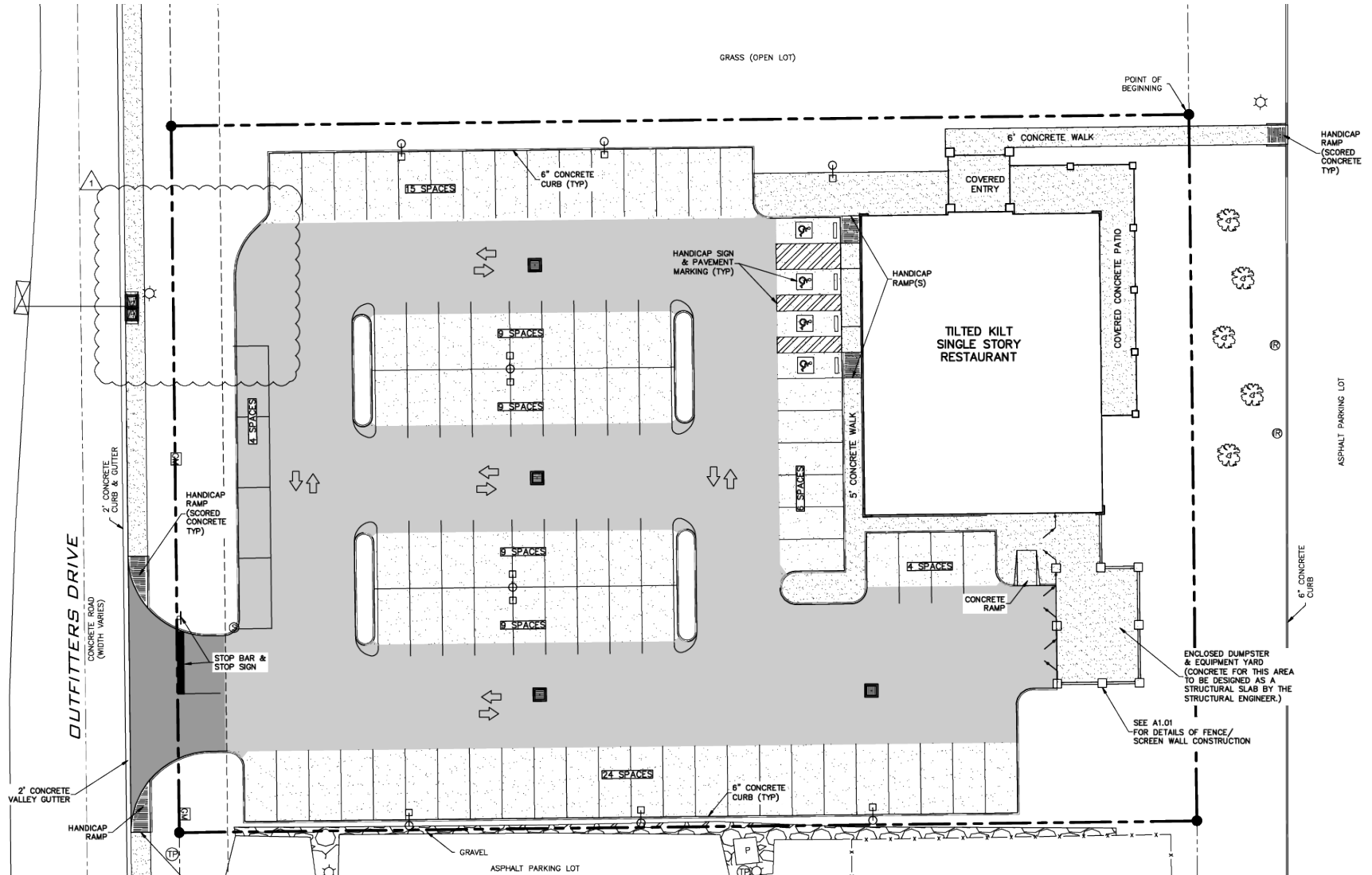
Additional Photos



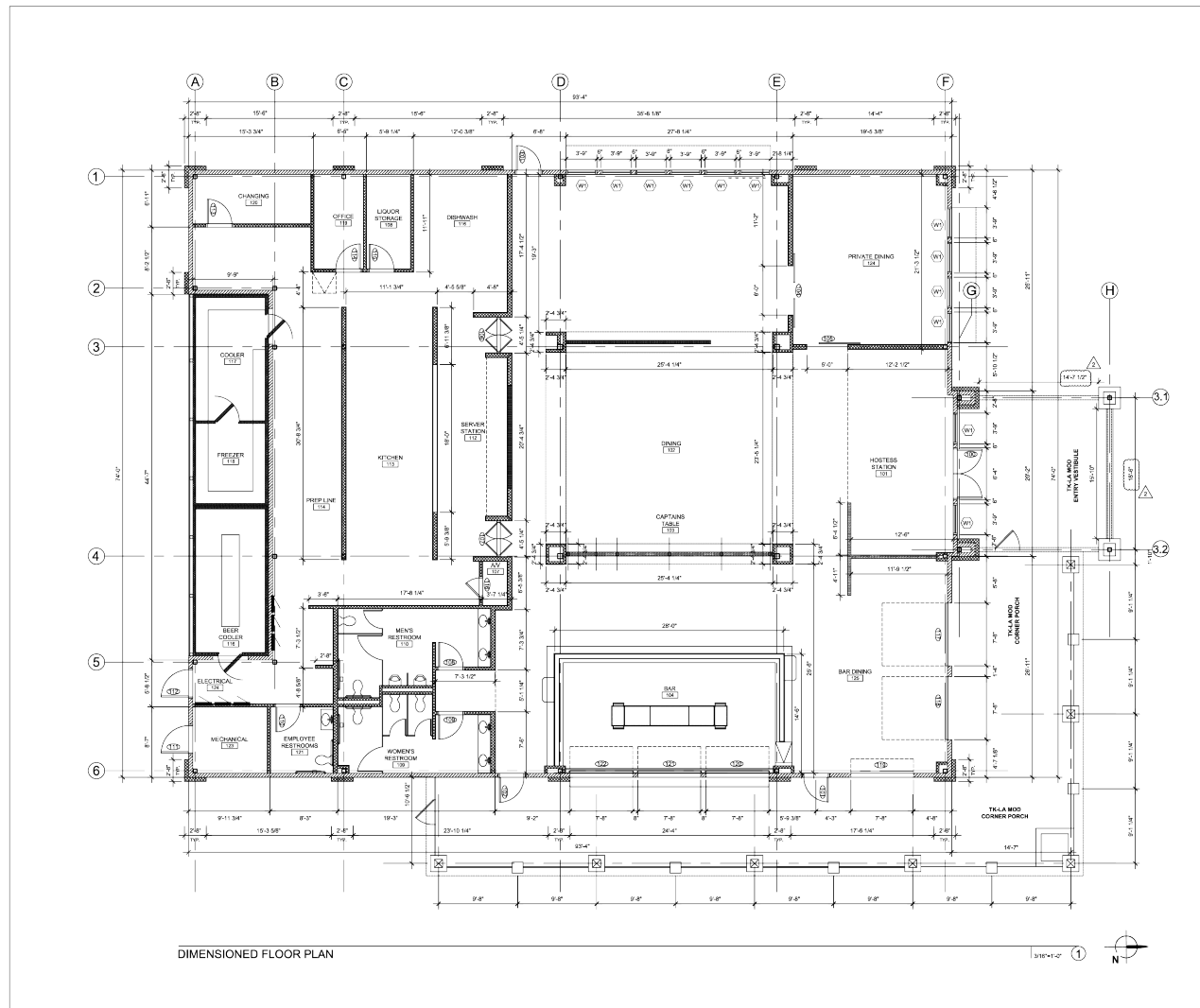
Location Maps



Site Plan - Additional Parking Available At Cabela's



Floor Plan - Dimensioned



Floor Plan - Furniture

