

MAESTRI·MURRELL^{INC.}

REAL ESTATE

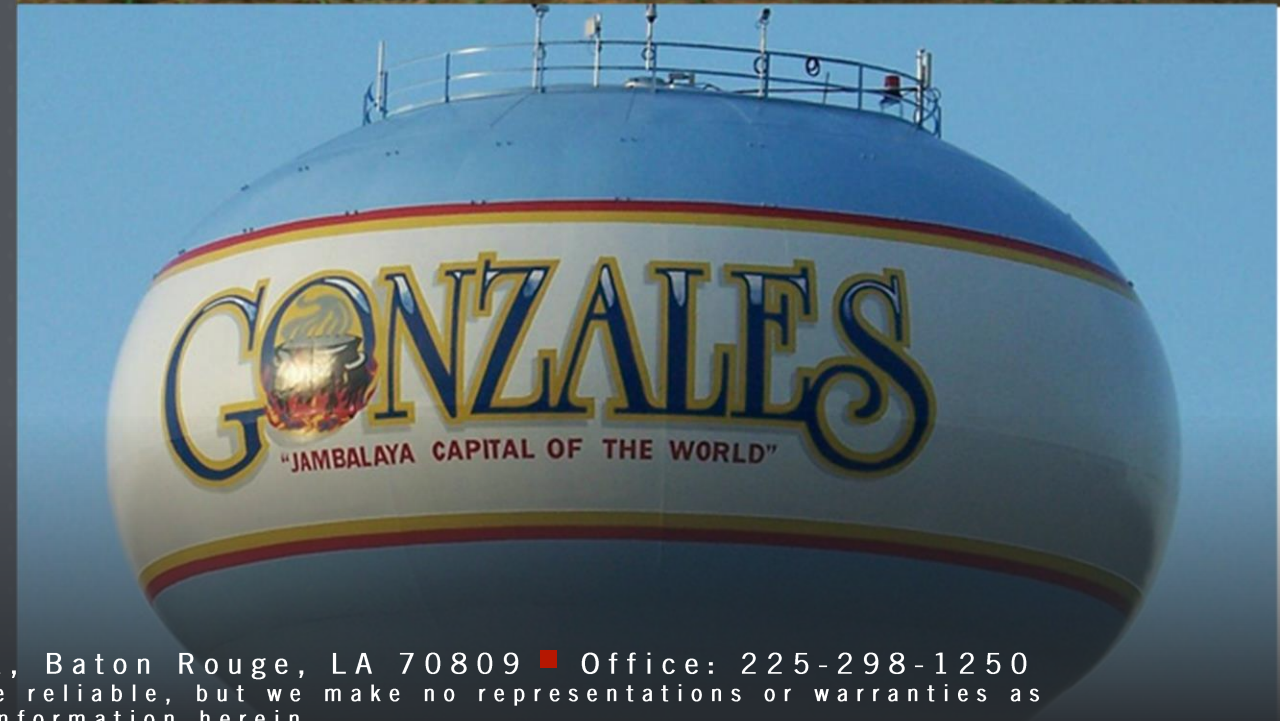
BURNSIDE CROSSING



Maestri-Murrell, Inc ■ 9018 Jefferson Highway, Suite A, Baton Rouge, LA 70809 ■ Office: 225-298-1250
This information has been obtained from sources we believe to be reliable, but we make no representations or warranties as to the accuracy of the information herein.

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PROPERTY OVERVIEW

BURNSIDE CROSSING
1602 S. Burnside Avenue, Gonzales LA

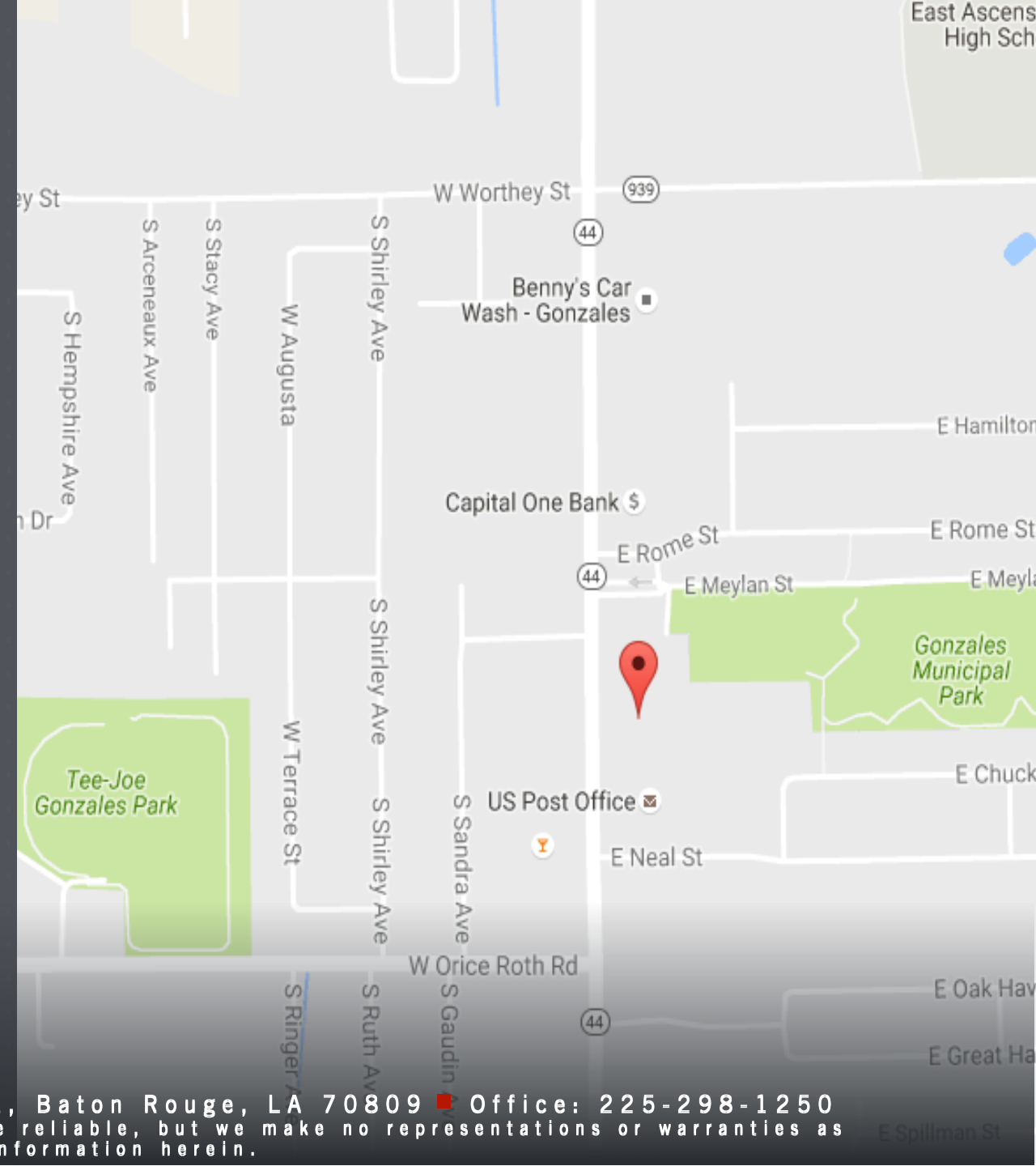
Two spaces available for lease at the Burnside Crossing Shopping Center located on S Burnside (Highway 44) in Gonzales, Louisiana. Both available suites are 1,200 square feet. The center offers high visibility with both façade and pylon signage. Existing tenancy includes LA Nails, Planet Beach, One Main Financial, and USAgencies.



DETAILS

BURNSIDE CROSSING
1602 S. Burnside Ave., Gonzales LA

Center	Burnside Crossing
Location	Near the intersection of Highway 30 and Highway 44 in Gonzales.
Traffic Counts	31,929 vehicles per day (2010)
Parking	Ample
NNN Charges	\$3.90 per Sq. Ft.
Lease Rate	\$17 NNN PSF (Annual)
Space Available	Suite C – 1200 SF Suite E – 1200 SF



AERIAL PHOTO



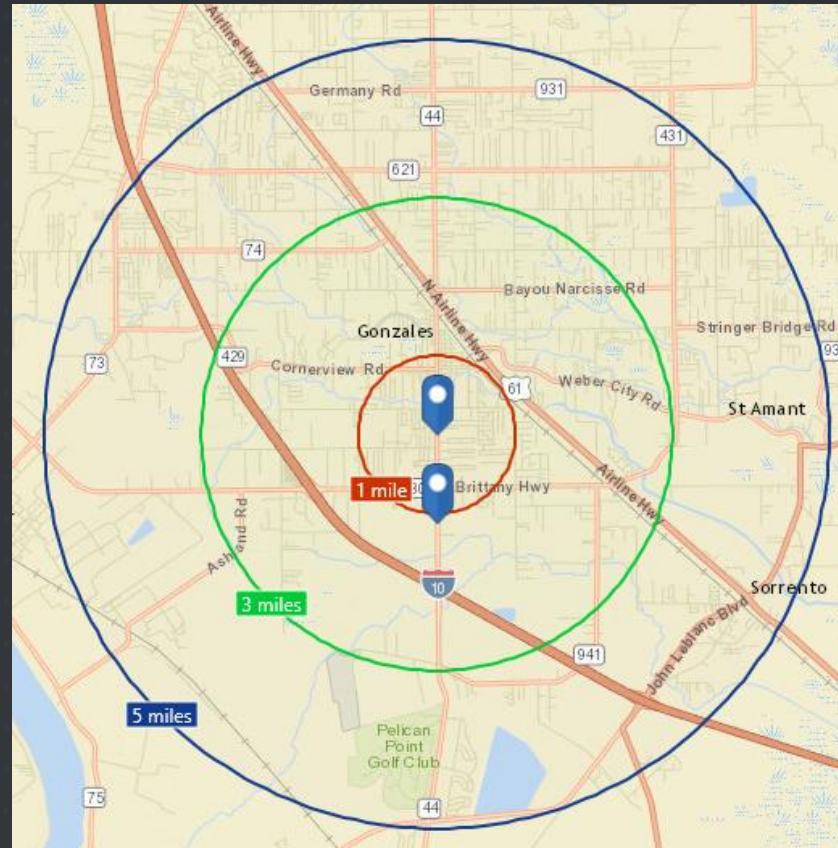
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EXTERIOR PHOTO



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DEMOGRAPHICS



	Population	Number of Households	Median Household Income
1 Mile	5,978	2,170	\$52,558
3 Mile	21,300	7,897	\$55,862
5 Mile	56,769	20,582	\$61,639

RANSOM PIPES



RPIPES@MMCRE.COM
DIRECT 225 298 1250
CELL 225 278-5439

COMMERCIAL BROKERAGE AND LEASING EXECUTIVE

Ransom Pipes joined the Maestri-Murrell brokerage team in 2013 as a Sales and Leasing Executive. Ransom received a degree in Construction Management from Louisiana State University with a minor in Business Administration. He has prior work experience in the civil engineering field. Additionally, he acquired invaluable experience in light commercial and residential development from Babb Construction during 2009 to 2012.

As a Licensed Real Estate Agent in Louisiana, Mr. Pipes looks forward to providing clients with the information, tools, and resources necessary for each unique transaction. As a native of Baton Rouge, he is a passionate sportsman and member of Coastal Conservation Association and Delta Waterfowl. Ransom is a member of the SAE Fraternity at LSU and remains actively involved as an alumnus. Ransom is also the recipient of the 2014 Steward Estopinal CCIM Scholarship.

LICENSED IN LOUISIANA