



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



OFFERING SUMMARY

Sale Price:	\$1,050,000 \$1,395,000
Lease Rate:	\$7,950 per month (NNN)
Building Size:	4,135 SF
Lot Size:	0.926 Acre
NNN - Estimated	\$6.25 SF

PROPERTY HIGHLIGHTS

- Cabela's Pkwy Free-Standing Restaurant Bldg. (former KFC) for Sale or Lease
- 4,135 SqFt with Drive-Thru on 0.926 Acre Lot
- 35 Parking Spaces + 2 Handicapped
- Located within Sportsman's Park Development (Cabela's)
- Lease Rate: \$7,950/mo. (\$23.07 SF/yr) + \$6.25 SF/yr (NNN) estimated
- Sale Price: \$1,050,000.00



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

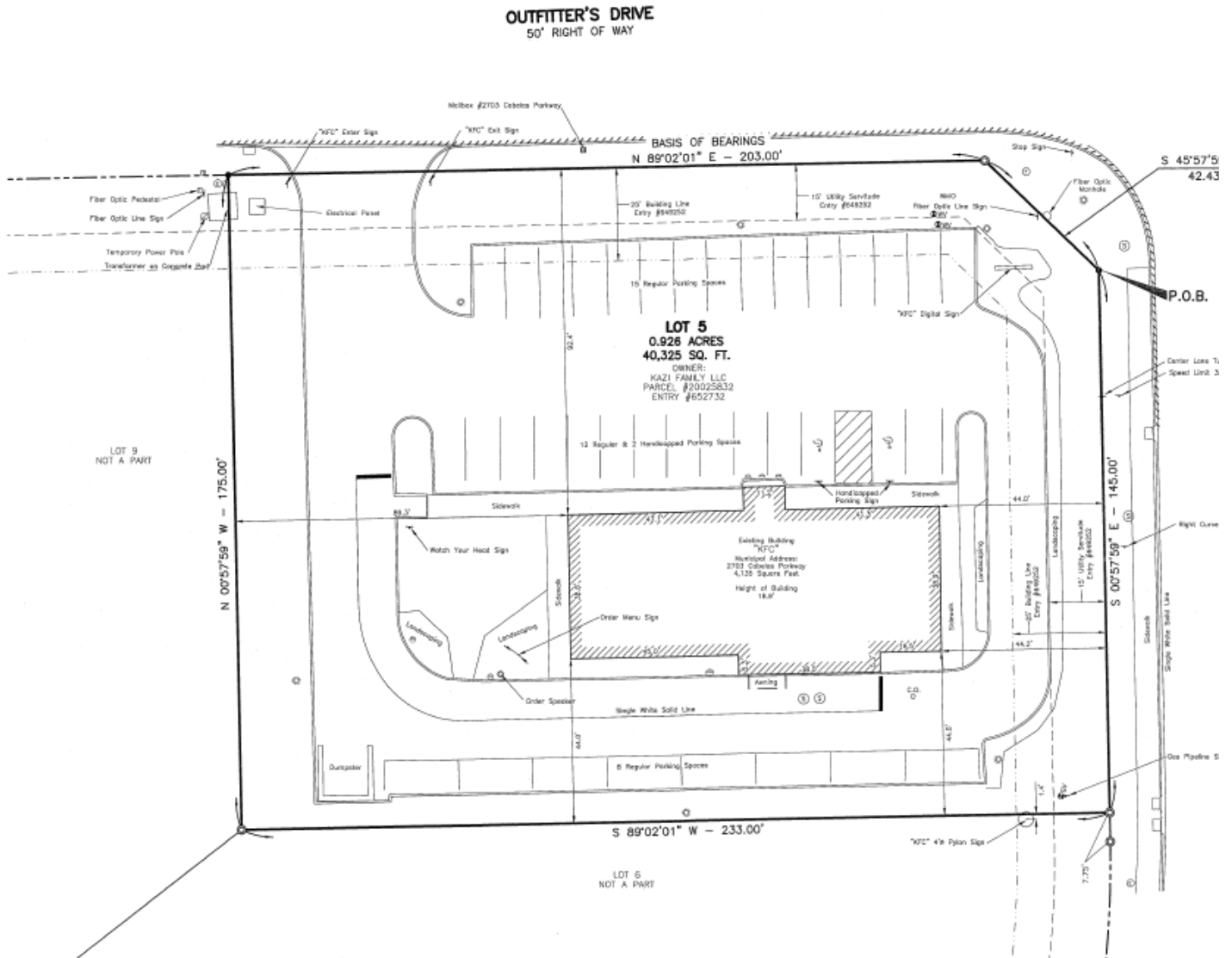
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE / LEASE
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

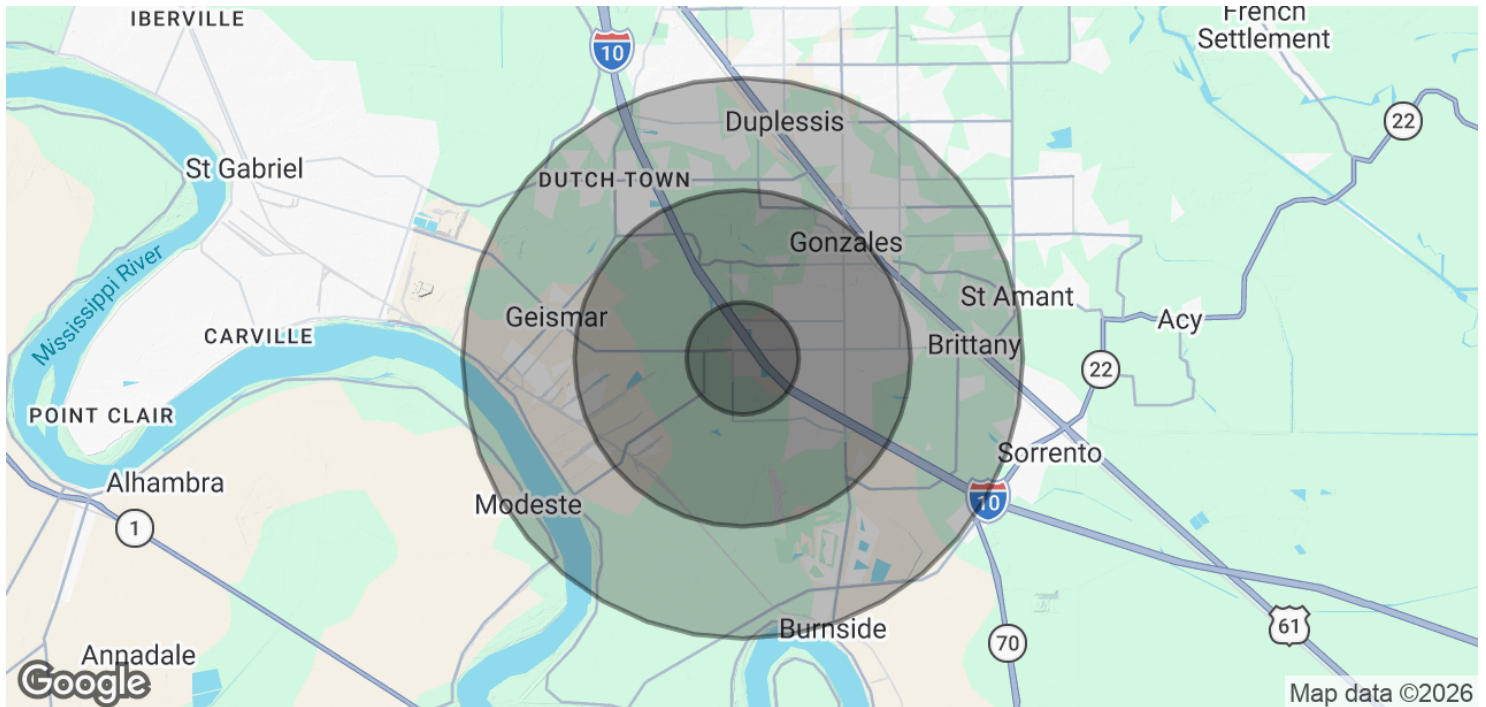
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS
CABELA'S PKWY FREE-STANDING RESTAURANT BLDG. (FORMER KFC)
2703 CABELA'S PARKWAY, GONZALES, LA 70737

4,135 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,793	17,660	50,310
Average Age	36	38	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	781	6,769	18,668
# Of Persons Per HH	2.3	2.6	2.7
Average HH Income	\$77,998	\$79,700	\$103,700
Average House Value	\$218,882	\$218,667	\$268,253

2020 American Community Survey (ACS)

MATTHEW SHIRLEY
Associate Broker
225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com