



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:	\$1,395,000
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
- Sales Price: \$1,395,000.00



MATTHEW SHIRLEY
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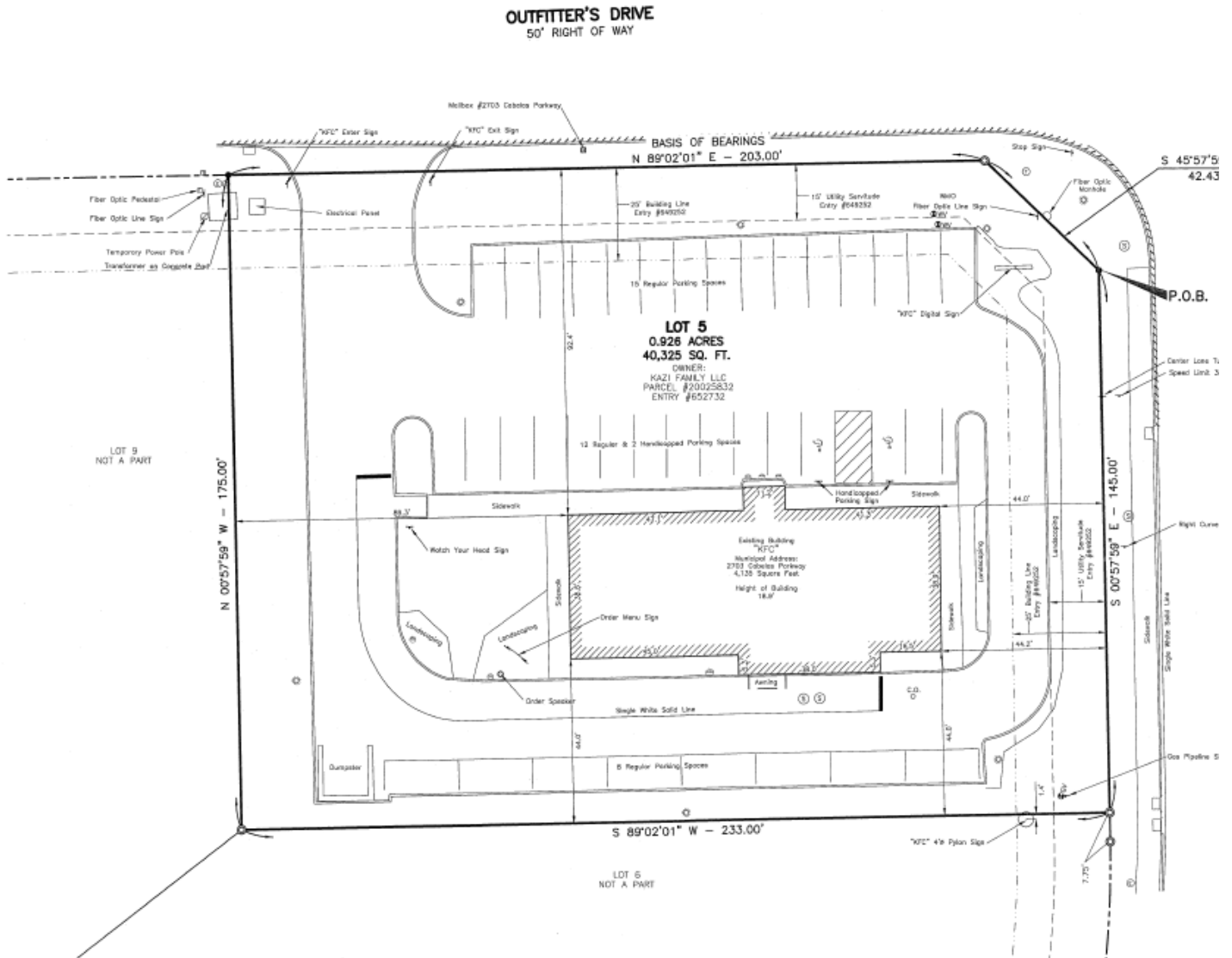
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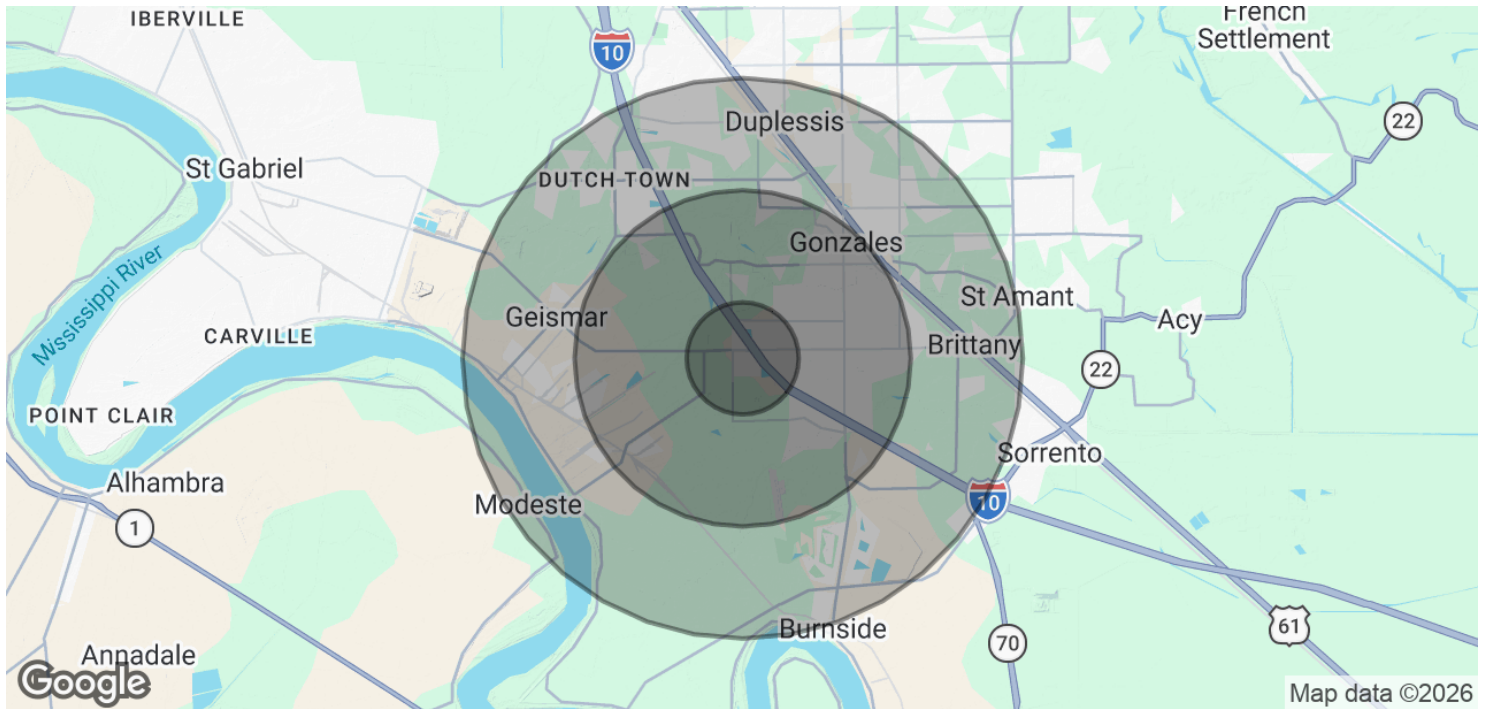
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DEMOGRAPHICS
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,793	17,660	50,310
Average Age	36	38	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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)

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