



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: | \$1,190,000 \$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: \$1,190,000.00



MATTHEW SHIRLEY
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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.



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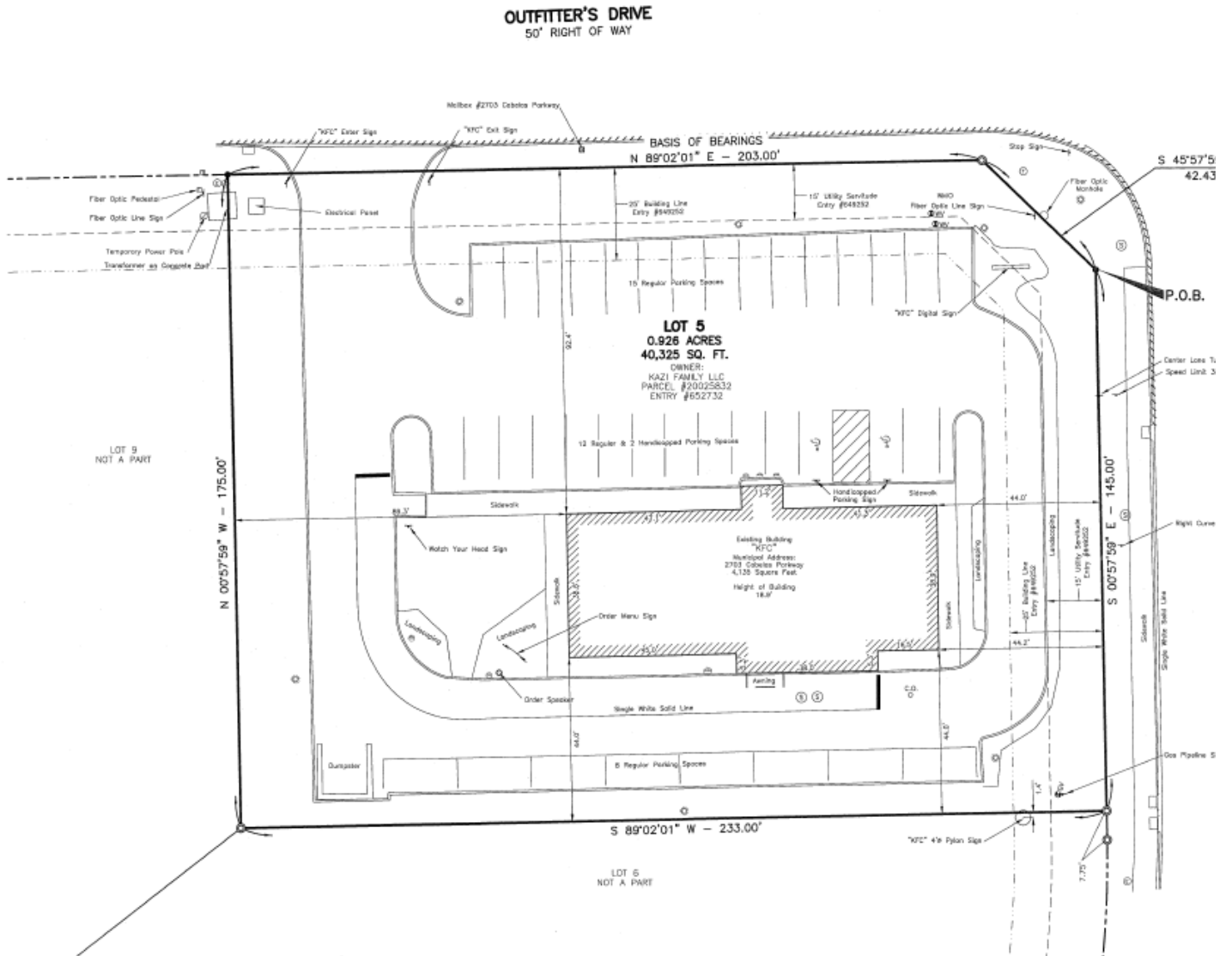
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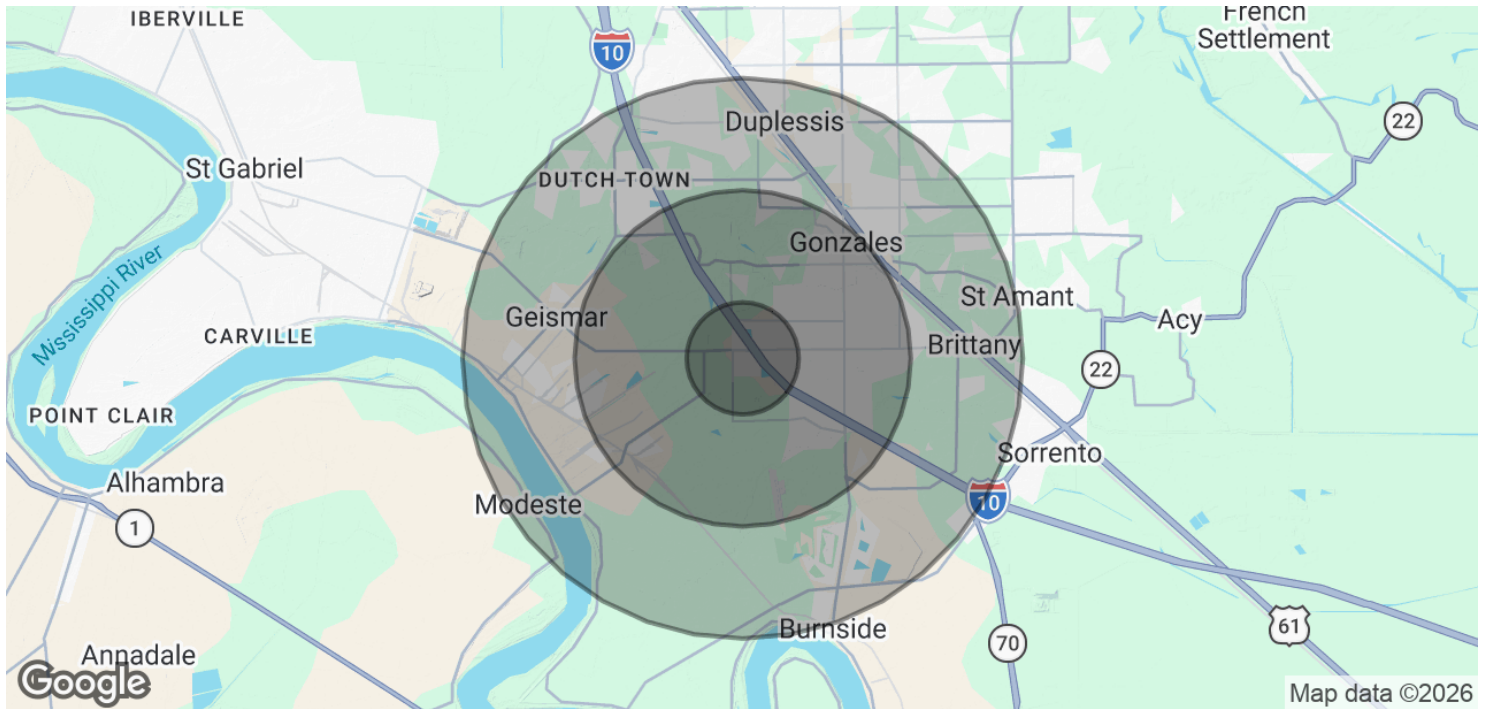
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DEMOGRAPHICS
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 1,793 | 17,660 | 50,310 |
| Average 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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