



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

FOR LEASE | PRIME END-CAP OPPORTUNITY

1295 N SHERWOOD FOREST DR., BATON ROUGE, LA 70815

SUITE A: 1,350 SF

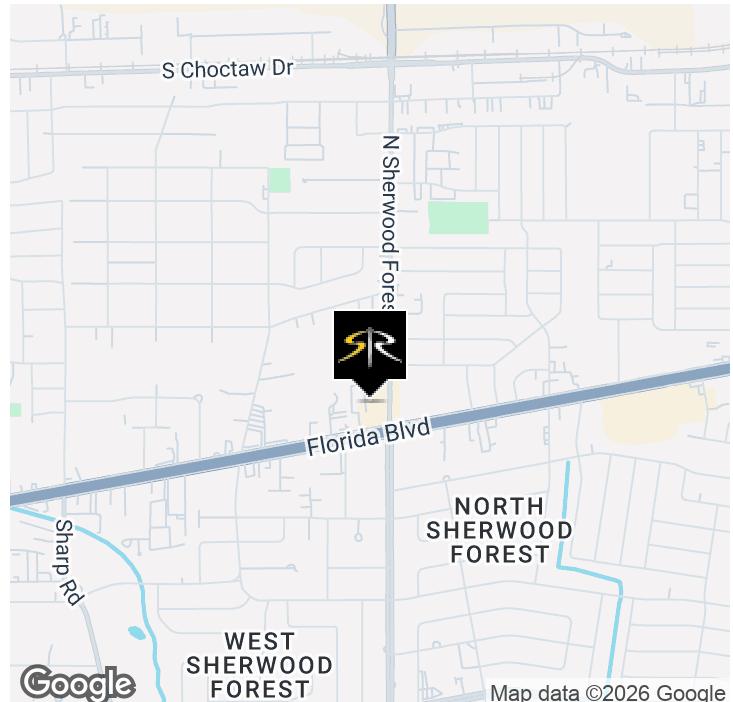


OFFERING SUMMARY

Lease Rate:	\$1,900.00 per month (MG)
Building Size:	21,695 SF
Available SF:	1,350 SF
Zoning:	C2

PROPERTY HIGHLIGHTS

- ±1,350 SF end-cap suite
- Former Paradise Smoothie
- Zoned C-2 (broad commercial uses permitted)
- Excellent visibility along Sherwood Forest Blvd.
- Located near Florida Blvd., a major Baton Rouge thoroughfare
- Established neighborhood shopping center
- Ample surface parking
- Ideal for retail, service, food, or professional office users



CARMEN AUSTIN, MBA, CCIM, SIOR
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PROPERTY DESCRIPTION

Position your business at one of South Baton Rouge's most established retail corridors with this 1,350 SF end-cap space at Sherwood Square Shopping Center, strategically located just off the signalized intersection of Sherwood Forest Boulevard and Florida Boulevard.

Suite A is a former Paradise Smoothie location and benefits from end-cap exposure, strong signage visibility, and convenient access, making it an excellent opportunity for retail, service, food, or office users seeking daily traffic and neighborhood demand. The space is zoned C-2, allowing for a wide range of commercial uses.

Sherwood Square Shopping Center totals approximately 21,695 square feet and sits on ±2.14 acres, providing generous on-site parking and smooth ingress and egress. The center serves a dense residential trade area and enjoys consistent traffic flow throughout the day, supporting both destination and impulse-driven businesses.

This end-cap opportunity offers a rare combination of visibility, accessibility, and affordability in a proven retail location.

HIGHLIGHTS:

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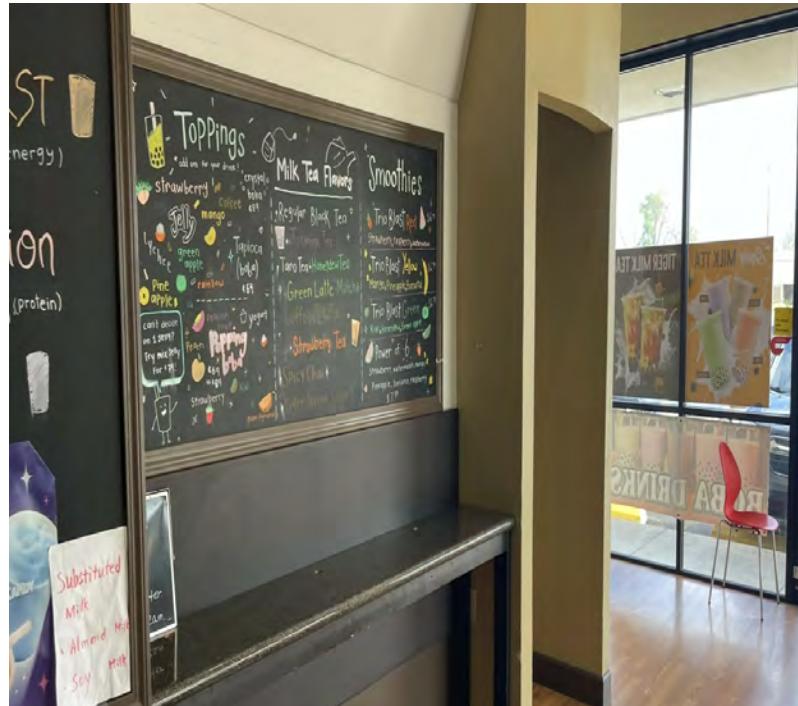
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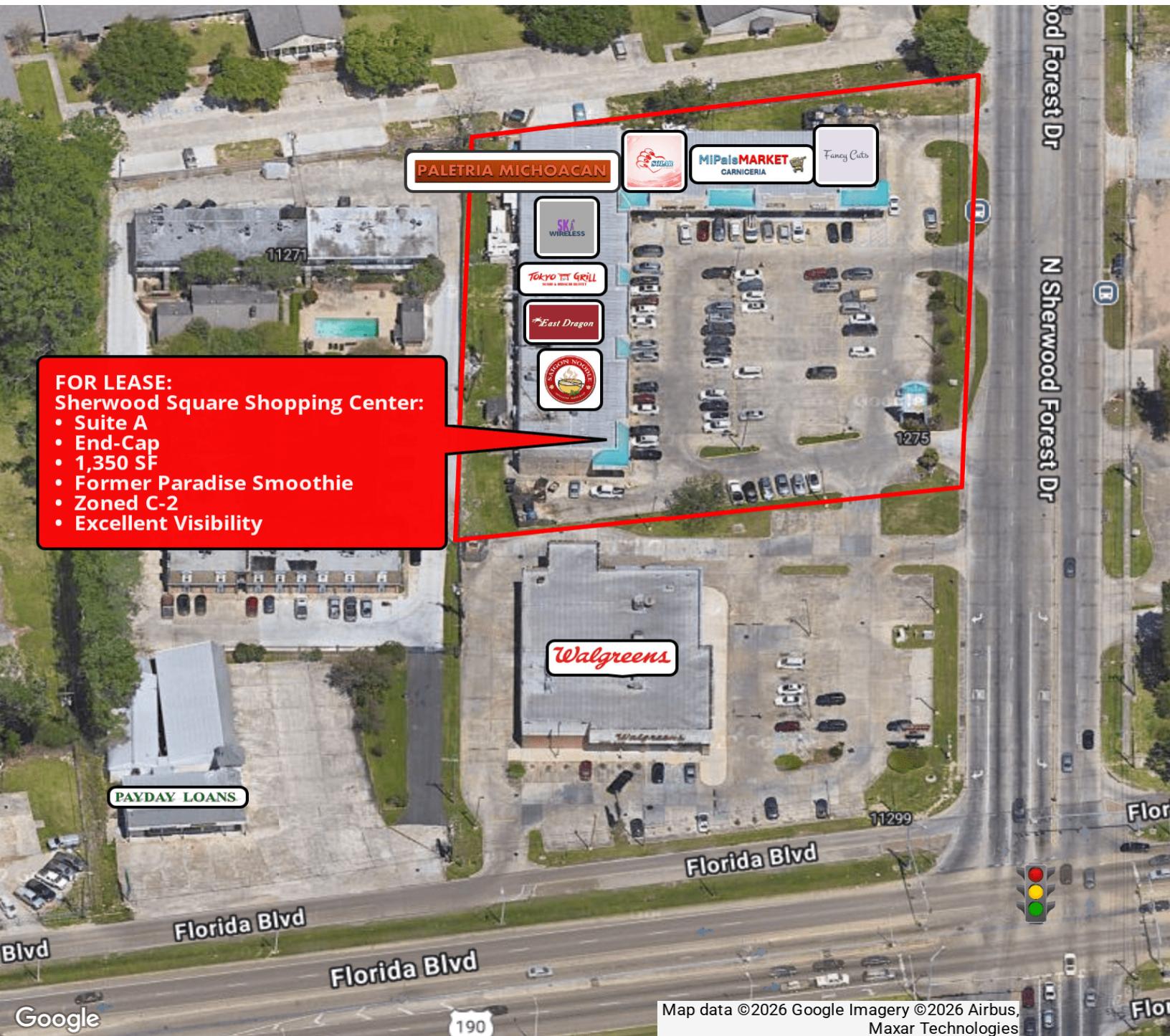
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RETAIL MAP I

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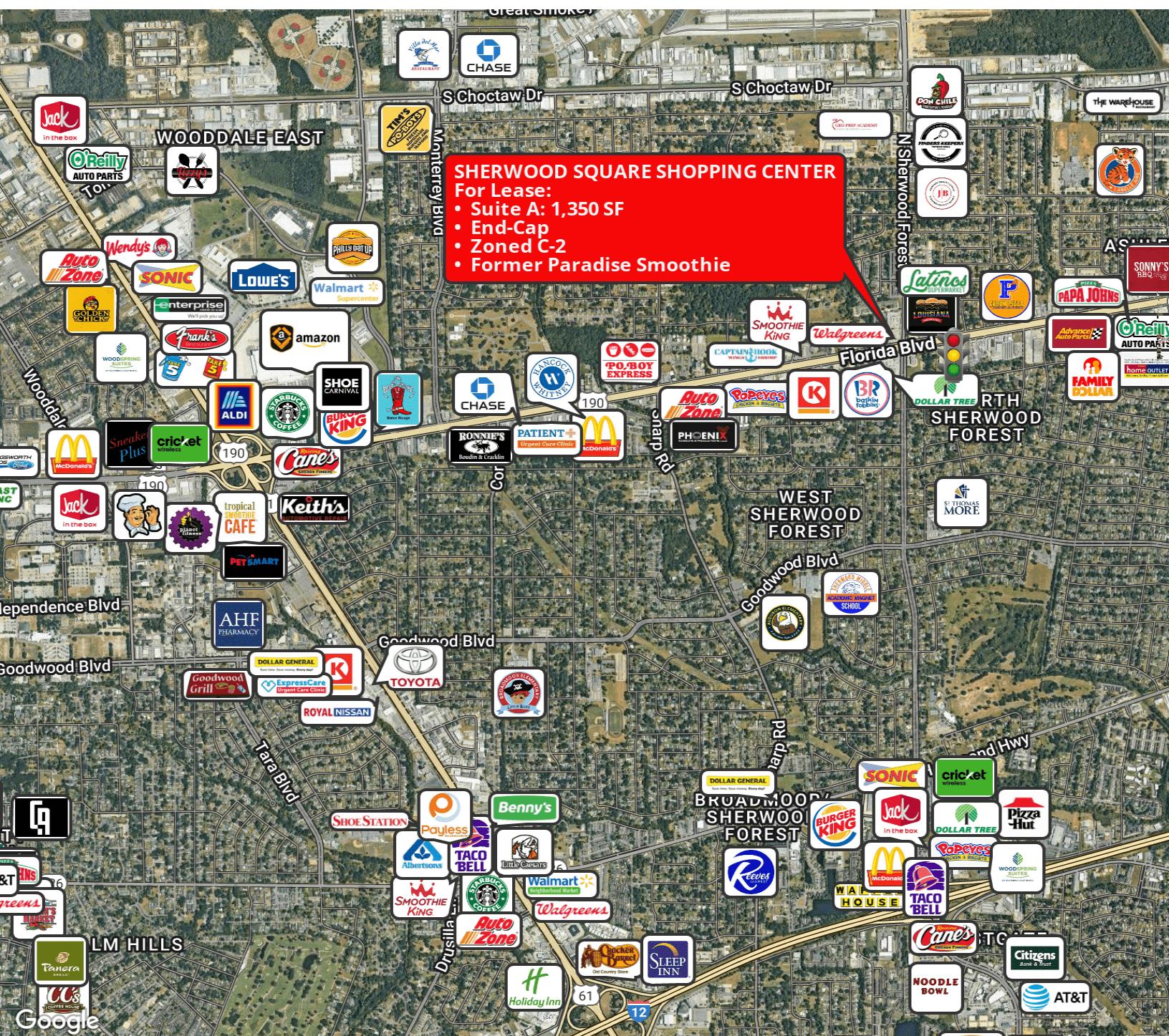
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RETAIL MAP II

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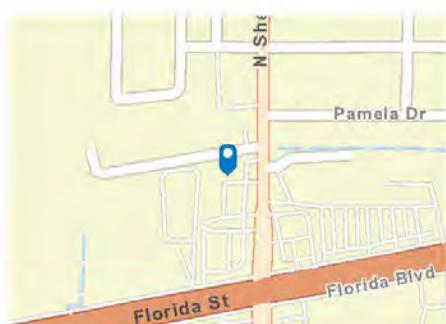
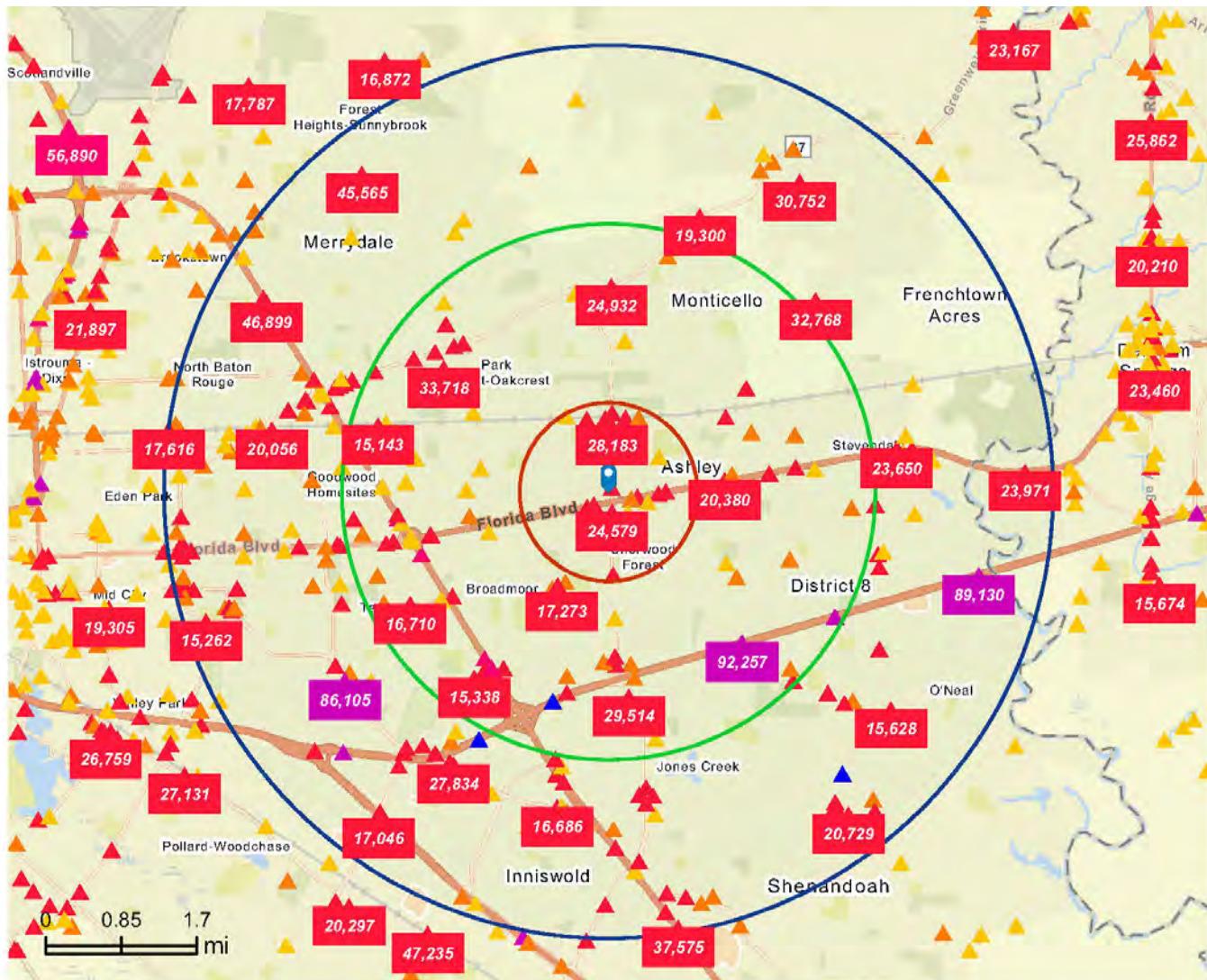
TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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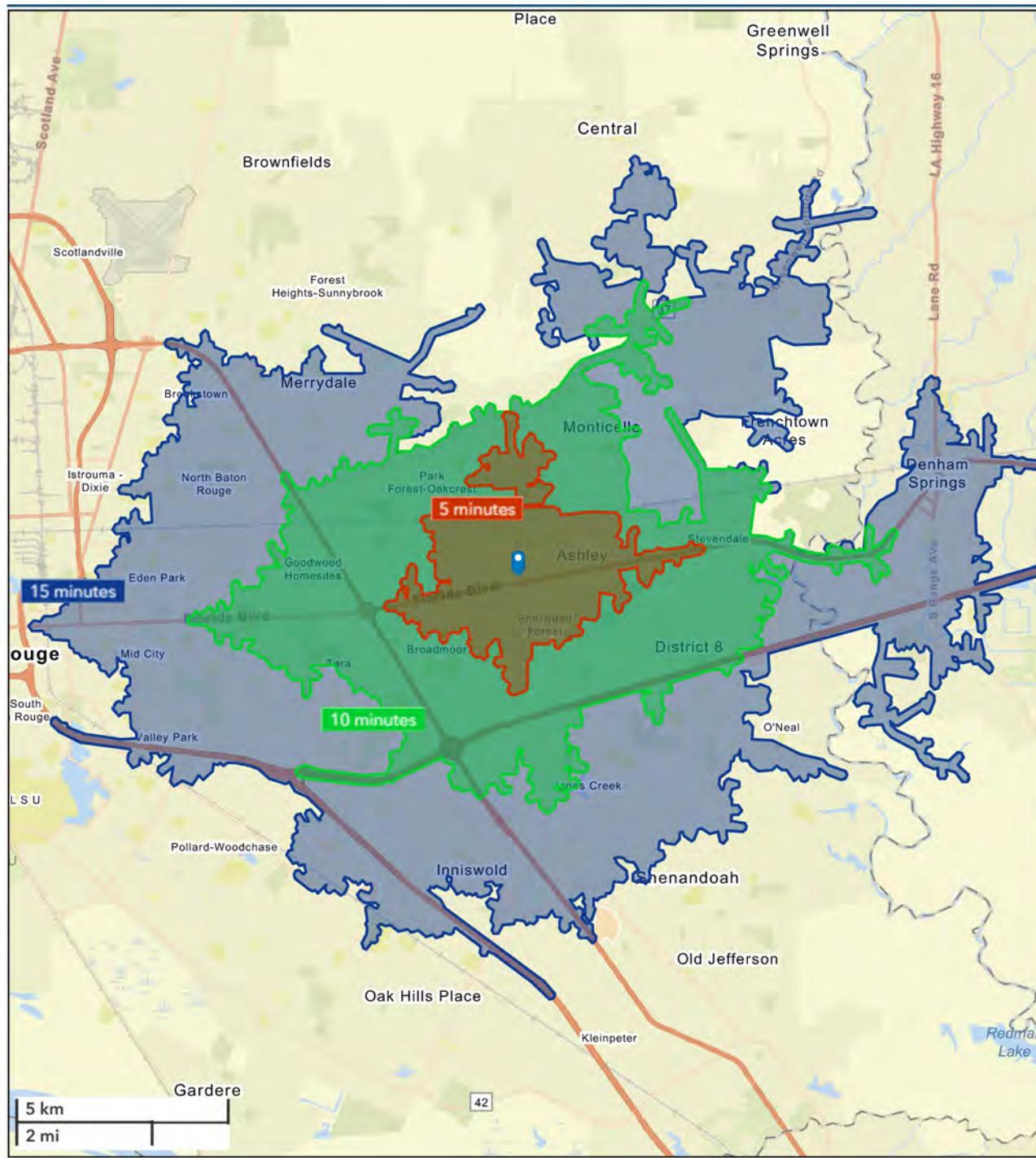
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII
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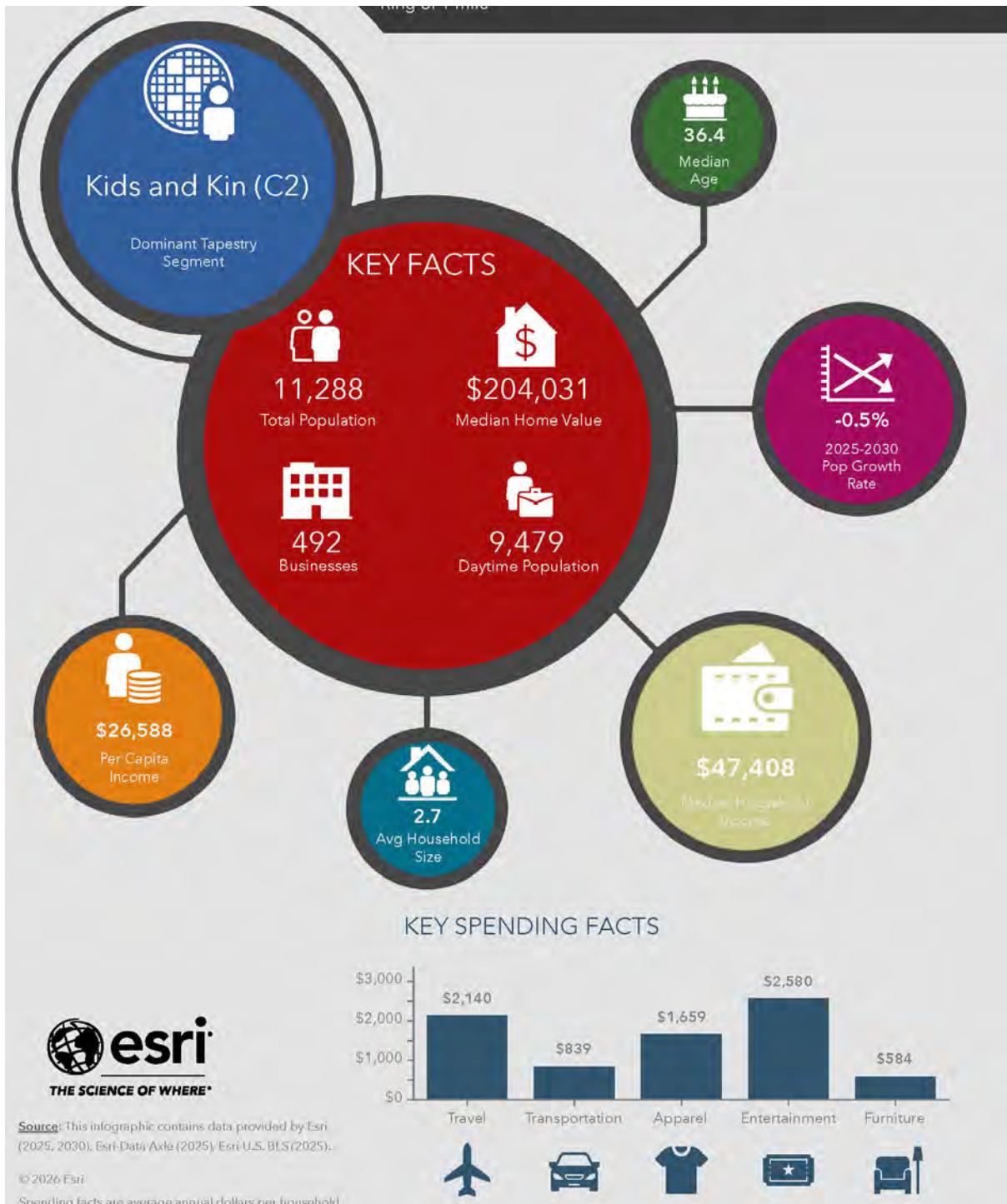
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DEMOGRAPHIC CALL OUTS: 1 MILE RADIUS

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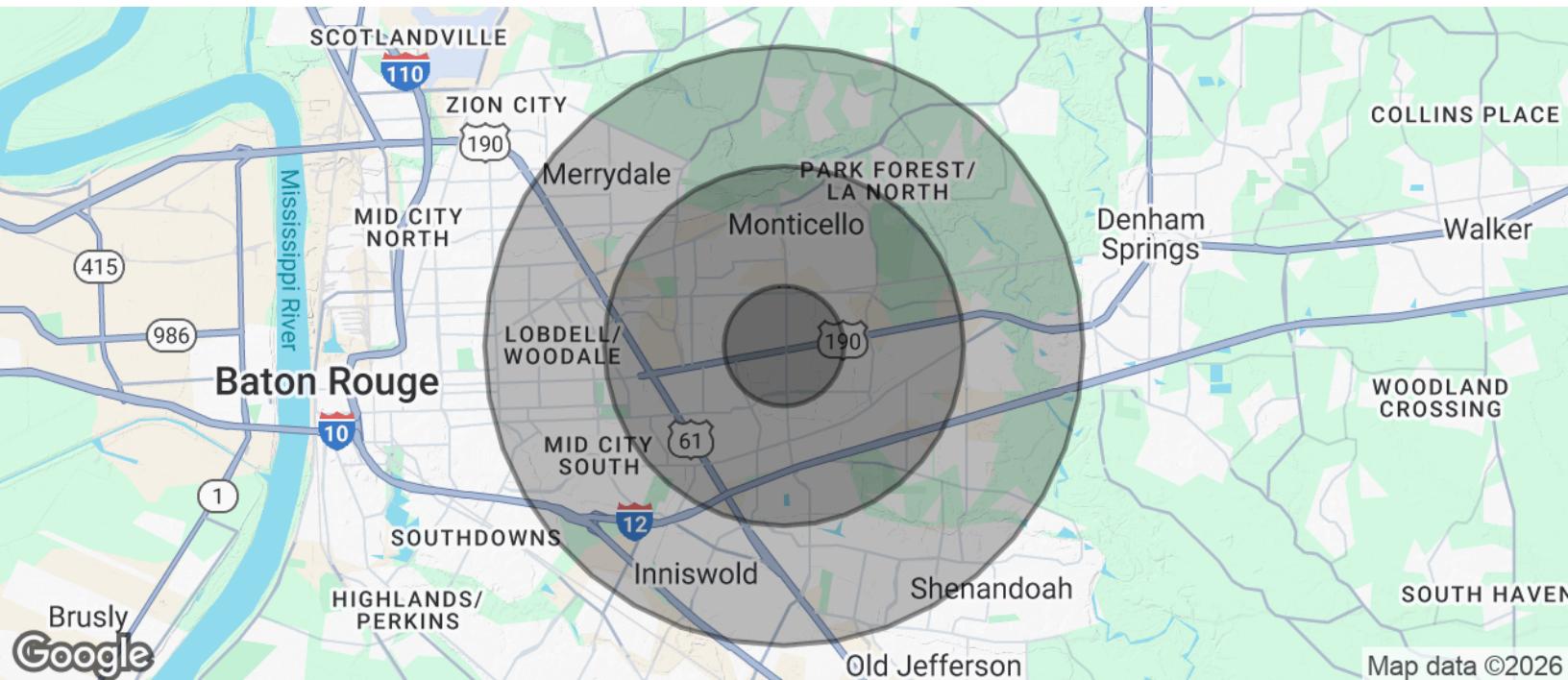
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DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,494	71,447	158,807
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,081	27,981	65,967
# Of Persons Per HH	2.8	2.6	2.4
Average HH Income	\$68,797	\$75,921	\$82,201
Average House Value	\$190,971	\$219,940	\$267,609

Demographics data derived from AlphaMap

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