



**AVAILABLE
SPACE**

SHERWOOD SOUTH SHOPPING CENTER

RETAIL SUITE FOR LEASE

1819 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

For More Information Contact:



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ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 10/2025

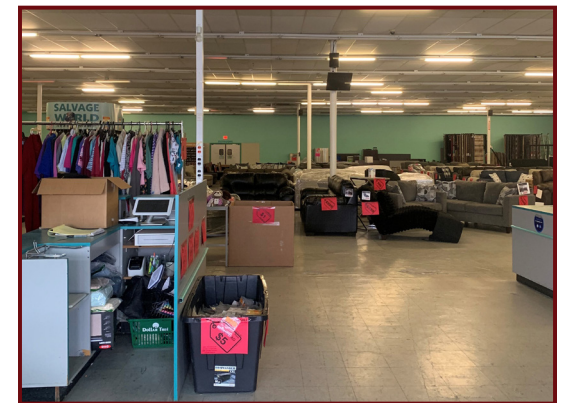
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BATON ROUGE, LA 70816



- 19,194 SF
- Multi-tenant Shopping Center completely updated with brand new roof, freshly painted, and new parking
- Located at the SE corner of S. Sherwood Forest Blvd. & Old Hammond Hwy.
- .3 Miles North of I-12
- Excellent Visibility with Large Pylon Sign
- Tenants Include Dollar Tree, Harbor Freight, Homeline Furniture, Ideal Market, Pizza Hut & Subway
- More than 121,000 VPD at I-12 intersection
- Ample Parking



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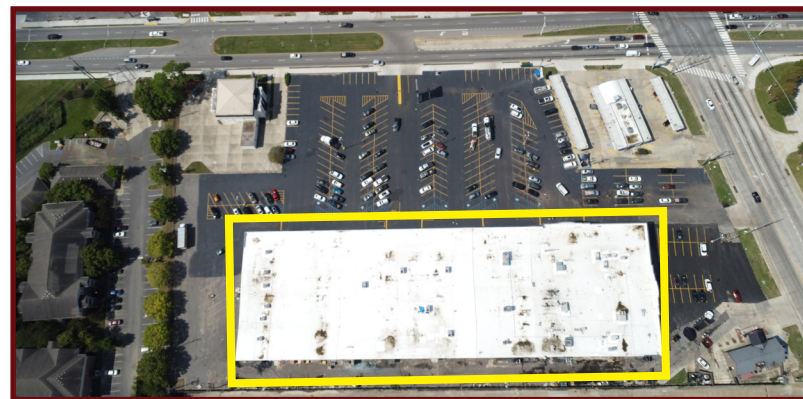


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BATON ROUGE, LA 70816

Demographics 1 - 3 - 5 Mile Radius



Executive Summary

1819 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.43565
Longitude: -91.05647

	1 mile	3 miles	5 miles
Population			
2010 Population	12,974	85,637	174,272
2020 Population	13,203	87,418	178,929
2025 Population	13,232	86,820	175,528
2030 Population	13,072	85,595	172,558
2010-2020 Annual Rate	0.18%	0.21%	0.26%
2020-2025 Annual Rate	0.04%	-0.13%	-0.36%
2025-2030 Annual Rate	-0.24%	-0.28%	-0.34%
2020 Male Population	46.8%	47.0%	47.0%
2020 Female Population	53.2%	53.0%	53.0%
2020 Median Age	33.2	36.7	36.9
2025 Male Population	47.6%	47.7%	47.6%
2025 Female Population	52.4%	52.3%	52.4%
2025 Median Age	34.1	37.6	37.9
Households			
2025 Wealth Index	61	76	79
2010 Households	5,700	35,730	72,214
2020 Households	5,516	36,181	74,791
2025 Households	5,661	37,023	76,092
2030 Households	5,717	37,366	76,673
2010-2020 Annual Rate	-0.33%	0.13%	0.35%
2020-2025 Annual Rate	0.50%	0.44%	0.33%
2025-2030 Annual Rate	0.20%	0.18%	0.15%
2025 Average Household Size	2.30	2.31	2.28
Average Household Income			
2025 Average Household Income	\$80,383	\$95,285	\$98,246
2030 Average Household Income	\$89,263	\$106,760	\$110,322
2025-2030 Annual Rate	2.12%	2.30%	2.35%
Per Capita Income			
2025 Per Capita Income	\$34,051	\$40,758	\$42,447
2030 Per Capita Income	\$38,650	\$46,738	\$48,842
2025-2030 Annual Rate	2.57%	2.78%	2.85%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 21, 2025

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