



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE 1.29 ACRE COMMERCIAL DEVELOPMENT SITE

**3233 S. Sherwood Forest Blvd.
Baton Rouge, LA 70816**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.328.1778 | (C)225.930.6256
carmen@sr-cre.com

Pending
1 Acre

For Sale
1.29 Acres

S. Sherwood Forest Blvd.
238.71'

234'



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FOR SALE

1.29 ACRES

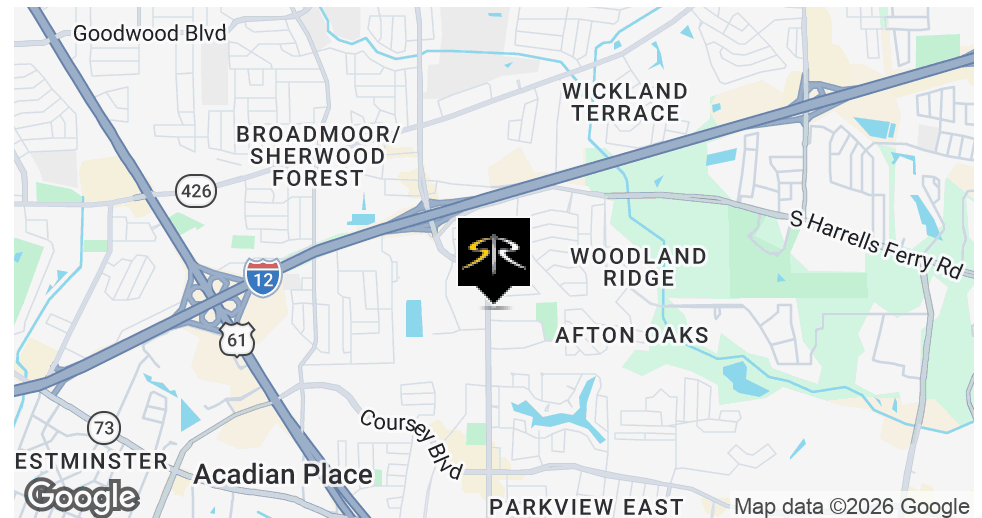


OFFERING SUMMARY

Sale Price:	\$25.00 / SF
Lot Size - SF:	56,192 SF
Lot Size - Acres :	1.29 Acres
Zoning:	C-1 (LIGHT COMMERCIAL)
Frontage:	238.71'
Traffic Count - Average Daily Traffic:	35,155 / ADT

PROPERTY OVERVIEW

- Remaining 1.29-acre commercial development site along South Sherwood Forest Boulevard in an established Baton Rouge retail and service corridor near Interstate 12.



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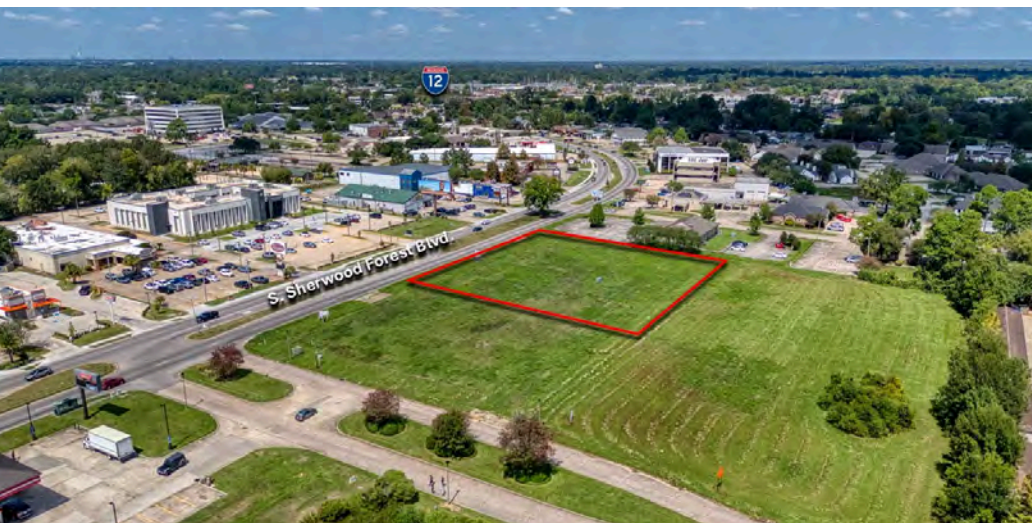
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1.29 ACRES



PROPERTY DESCRIPTION

- Remaining 1.29-acre commercial development site available along S. Sherwood Forest Boulevard in an established Baton Rouge retail and service corridor near Interstate 12.
- The site offers approximately 56,192 square feet of land and C-1 Light Commercial zoning, providing flexibility for a variety of potential retail, restaurant, medical, financial, service and professional uses.
- The adjacent 1-acre hard corner is under contract, creating an opportunity for an additional user to locate alongside new development while benefiting from the site's established Sherwood Forest Boulevard frontage, surrounding residential density, nearby national retailers and convenient interstate accessibility.
- The remaining parcel is being offered for sale at \$25.00 per square foot, with ground lease and build-to-suit opportunities also available for qualified users. Contact broker for pricing.

PROPERTY HIGHLIGHTS

- Commercial Development Site
- 1.29 Acres / 56,192 SF Available
- For Sale: \$25.00/SF
- C-1 Light Commercial Zoning
- All Utilities to Site
- High-Visibility S. Sherwood Forest Boulevard Location
- Convenient access to I-12
- Adjacent 1-acre Hard Corner Pending / Under Contract
- Established Retail, Restaurant and Service-Commercial Corridor
- Strong Surrounding Residential Density
- Flexible Development Opportunity for Retail, Restaurant, Medical, Financial, Service or Office users
- Also Available for Ground Lease or Build-to-Suit - Contact Agent for Pricing

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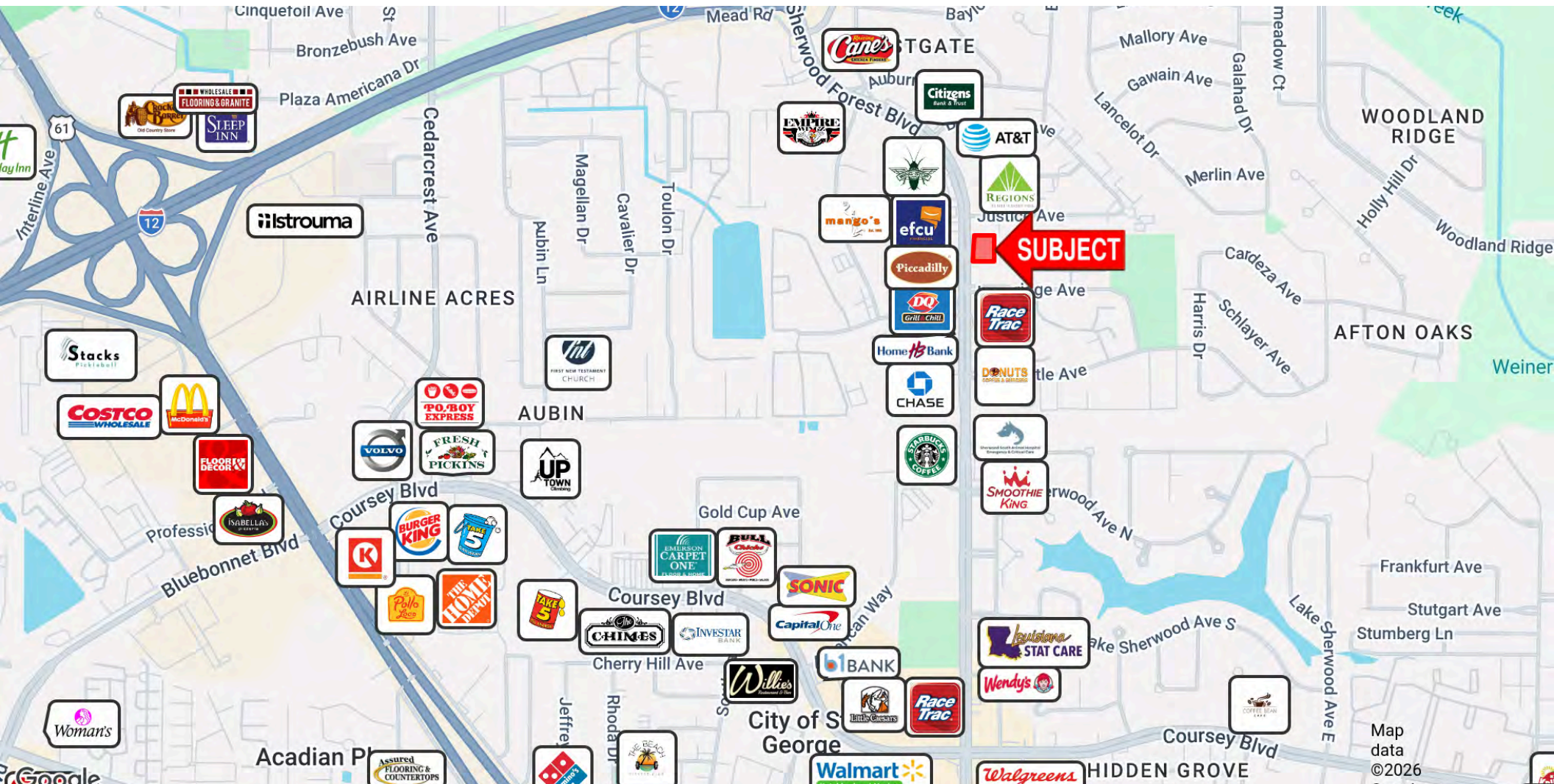


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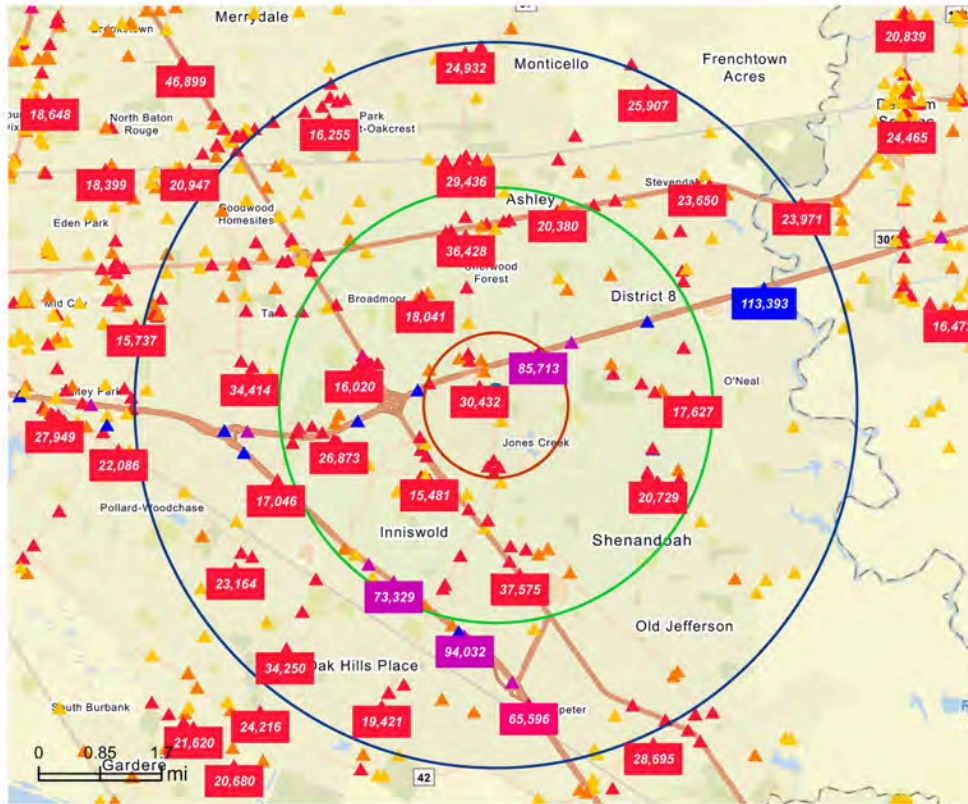


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Rings: 1, 3, 5 mile radii



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

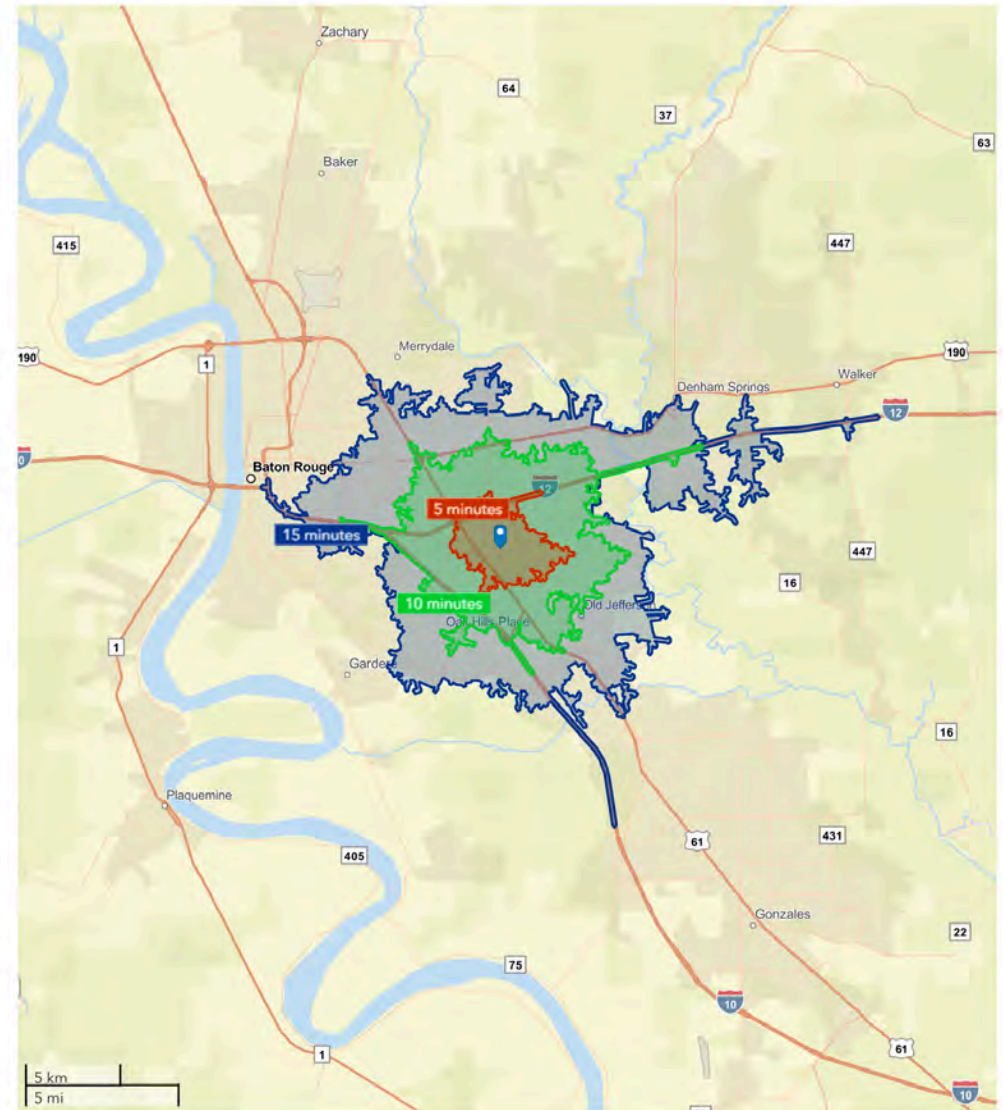


 **Source:** Traffic Counts (2026).

Drive Time Map: 5, 10, 15 Minute Radii



3233 S Sherwood Forest Blvd, BR, LA



October 13, 2026

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Ring of 1 mile

Metro Fusion (C3)

Dominant Tapestry
Segment

KEY FACTS



15,592
Total Population



\$272,281
Median Home Value



-0.0%
2025-2030
Pop Growth
Rate



1,402
Total Businesses



18,335
Daytime Population



\$38,880
Per Capita
Income



2.2
Avg Household
Size

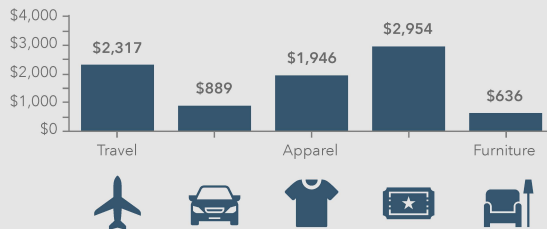


\$58,151
Median Household
Income



33.2
Median
Age

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-U.S. BLS (2026).

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Spending facts are average annual dollars per household

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Ring of 3 miles

Classic Comfort (K4)

Dominant Tapestry
Segment

KEY FACTS



89,117
Total Population



\$268,803
Median Home Value



-0.0%
2025-2030
Pop Growth
Rate



6,660
Total Businesses



99,762
Daytime Population



\$44,911
Per Capita
Income



2.3
Avg Household
Size

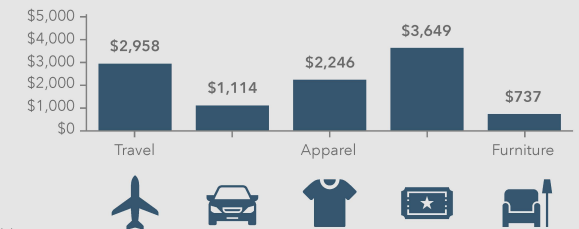


\$76,877
Median Household
Income



37.8
Median
Age

KEY SPENDING FACTS



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Spending facts are average annual dollars per household

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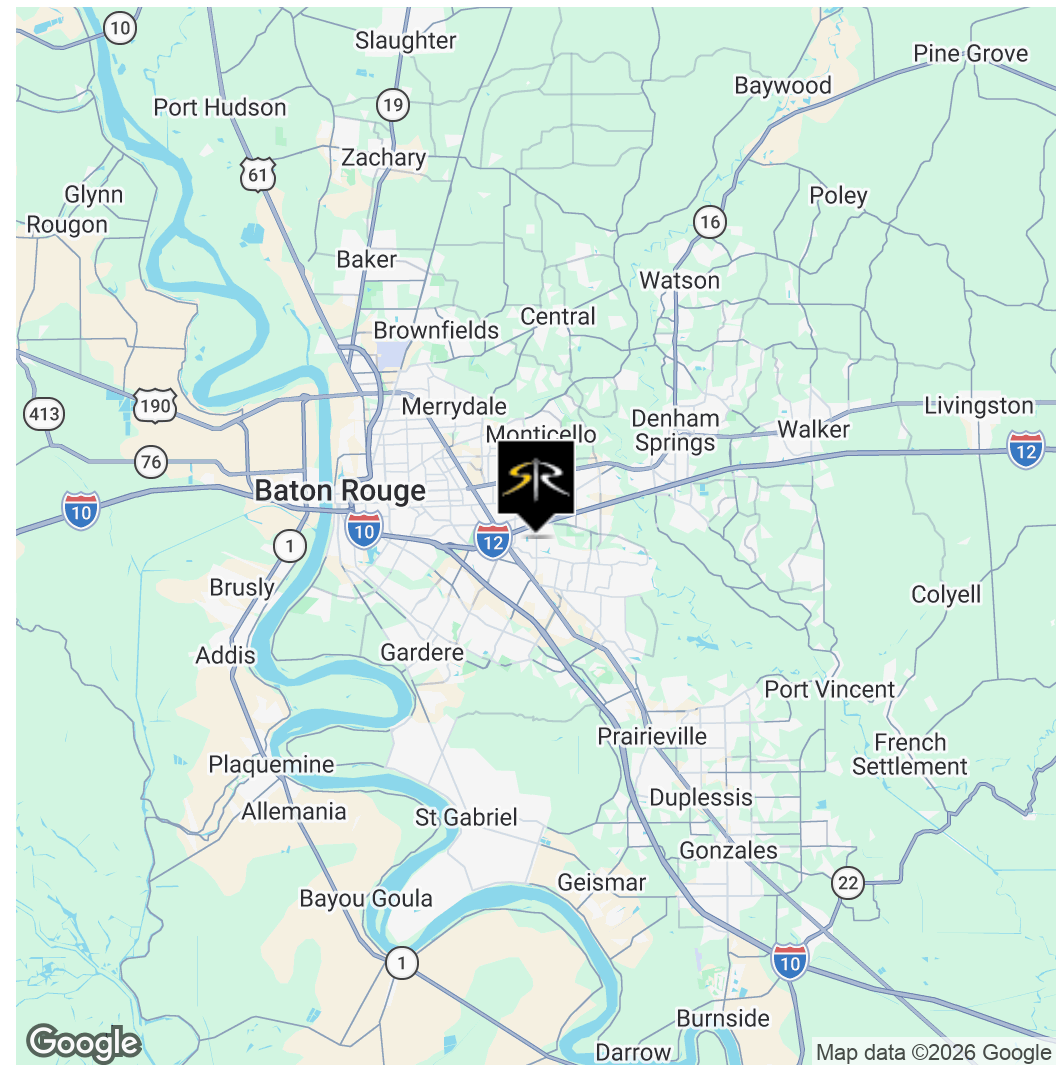
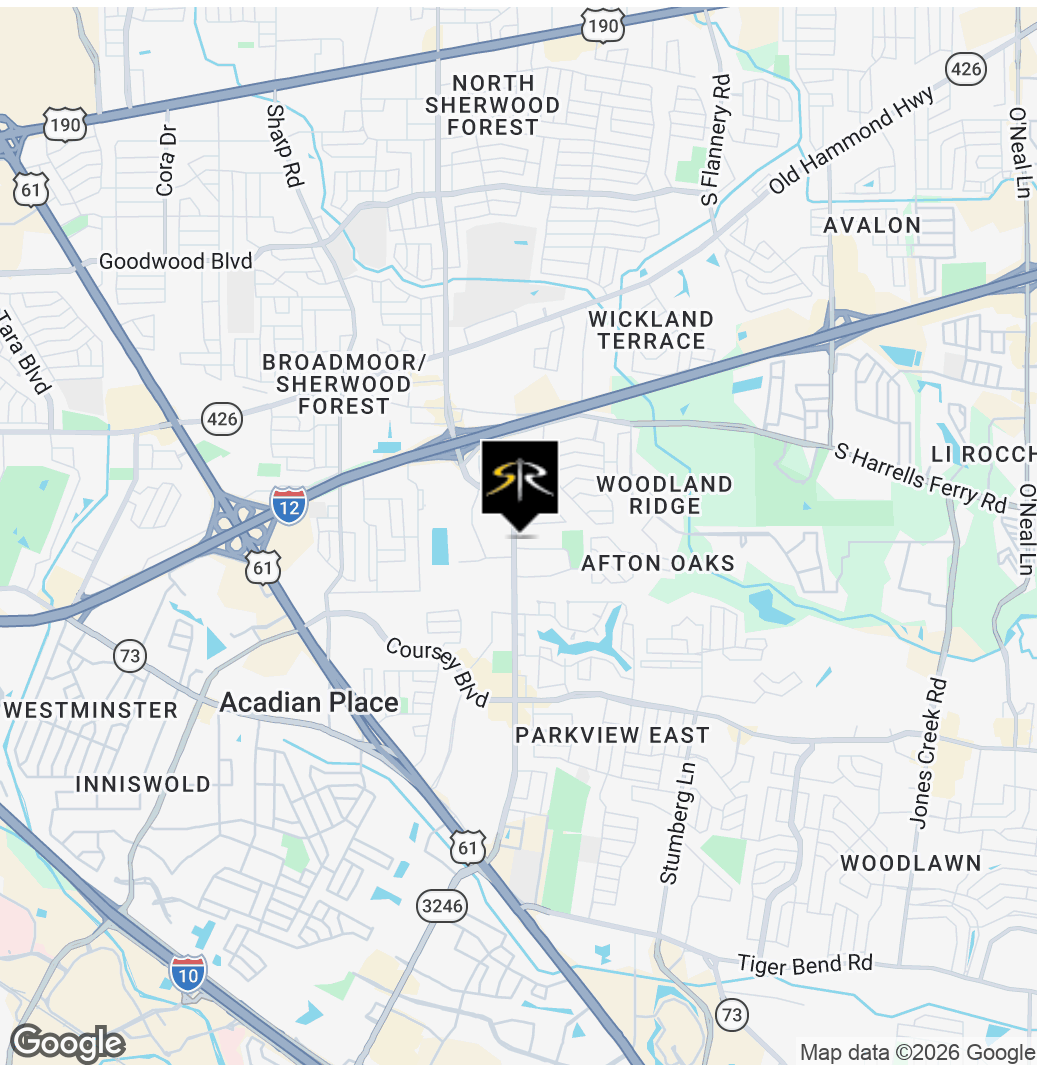


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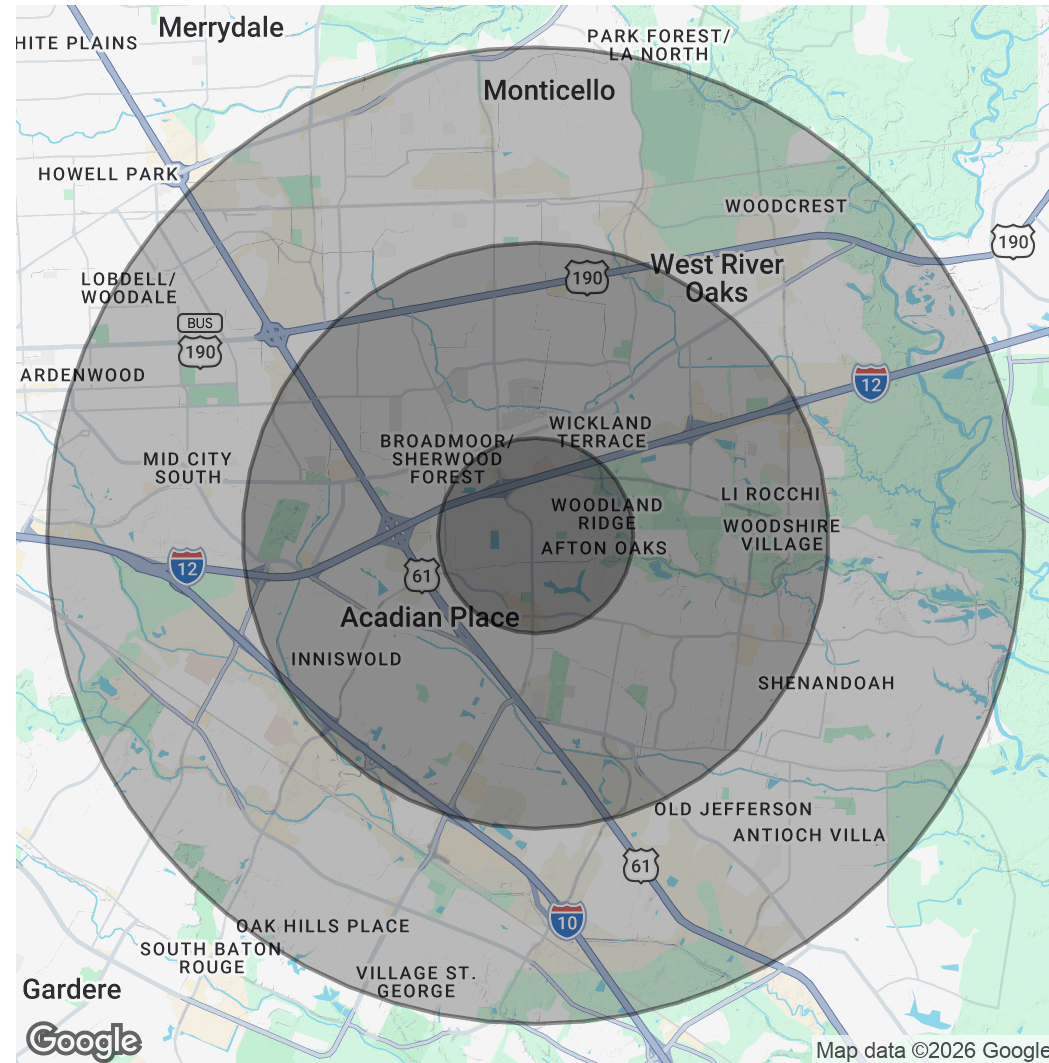
FOR SALE

1.29 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,831	86,210	179,049
Average Age	34.5	37.1	37.9
Average Age (Male)	29.8	34.5	35.6
Average Age (Female)	36.2	38.8	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,213	37,693	80,004
# Of Persons Per HH	2.1	2.3	2.2
Average HH Income	\$56,460	\$73,377	\$76,465
Average House Value	\$163,857	\$185,973	\$208,499

2020 American Community Survey (ACS)



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