

Former Bank

2927 S Sherwood Forest Blvd Baton Rouge, LA 70816

PROPERTY SUMMARY



Property Description

Former Mid South Bank located on S Sherwood Forest Blvd approximately 0.37 miles from I-12. The building sits on the corner of Bricksome Avenue in the Greater Baton Rouge area. Daily traffic is approximately 30,949 cars leading to great visibility and attention to the property.

Property Highlights

- 3,089 SF
- +/- 195 ft of frontage on S Sherwood Forest Blvd
- +/- 0.37 miles from I-12
- Flood Zone X

Offering Summary

Lease Rate:	\$3,750/month (NNN)
Available SF:	3,089 SF
Lot Size:	21,194 SF
Building Size:	3,089 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	213	1,332	5,533
Total Population	611	3,228	13,198
Average HH Income	\$92,784	\$74,178	\$83,269

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LOCATION MAP



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ADDITIONAL PHOTOS



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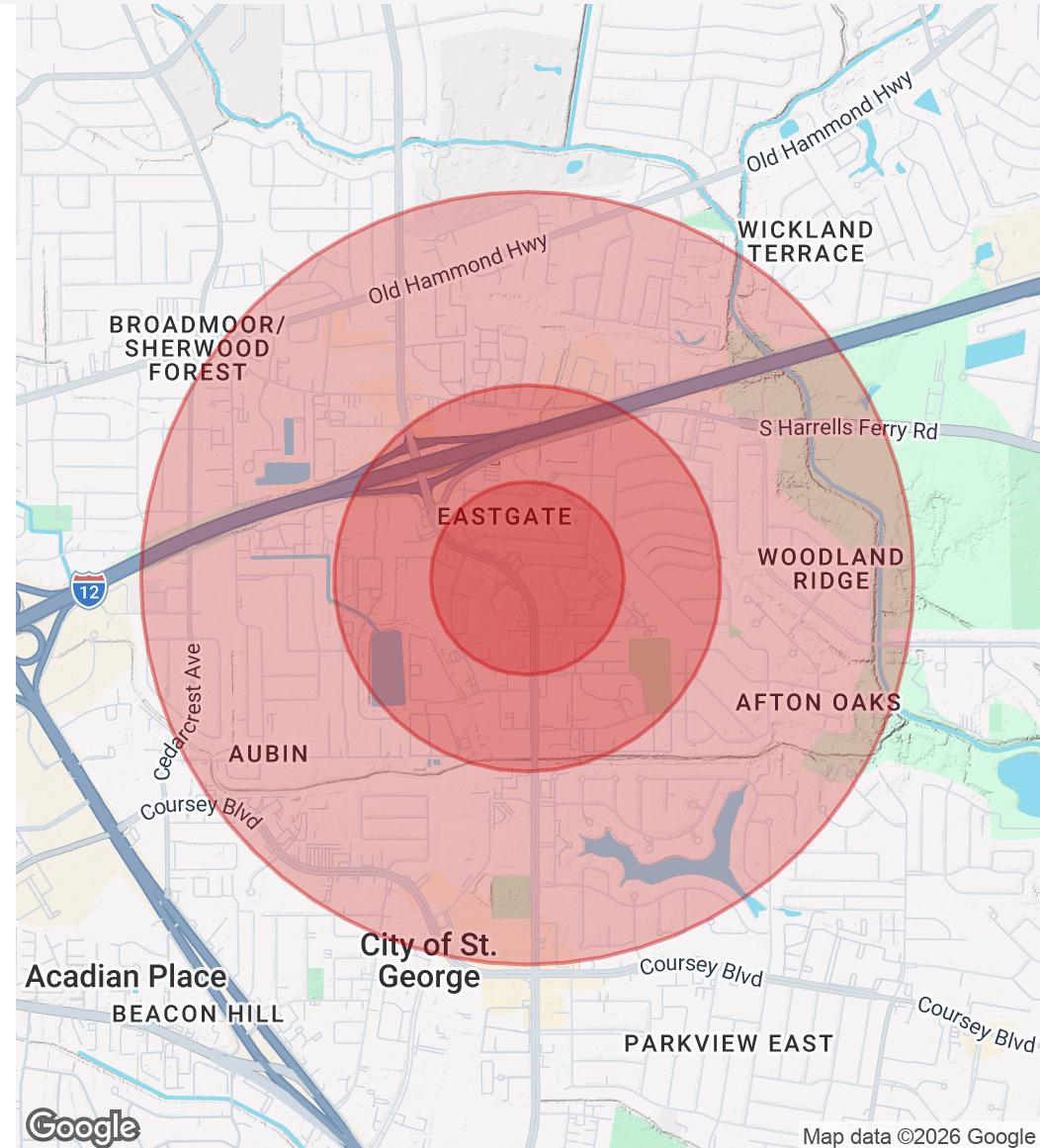
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	611	3,228	13,198
Average Age	41.7	37.3	37.2
Average Age (Male)	24.3	25.4	31.4
Average Age (Female)	51.2	44.9	42.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	213	1,332	5,533
# Of Persons Per HH	2.9	2.4	2.4
Average HH Income	\$92,784	\$74,178	\$83,269
Average House Value	\$258,247	\$239,493	\$255,641

2023 American Community Survey (ACS)



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