

Kumar Office Building

3029 S Sherwood Forest Blvd Baton Rouge, LA 70816

PROPERTY SUMMARY



Property Description

The Kumar Building is a three-story, approximately 36,000-square-foot office property in Baton Rouge's established Sherwood Forest commercial corridor. The building offers flexible office configurations for businesses seeking anything from individual suites to larger, contiguous spaces. Recent renovations to suites and common areas support a professional workplace environment, while ample surface parking and convenient access to I-12 make it easy for employees and visitors to reach.

Property Highlights

- +/- 0.4 miles from I-12
- 140 parking spaces
- 76 office suites
- Newly renovated office amenities and spaces

Offering Summary

Sale Price:	\$3,564,000
Number Of Units:	76
Lot Size:	1.51 Acres
Building Size:	36,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	199	1,289	5,569
Total Population	576	3,129	13,272
Average HH Income	\$94,152	\$78,855	\$83,771

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LOCATION MAP



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ADDITIONAL PHOTOS



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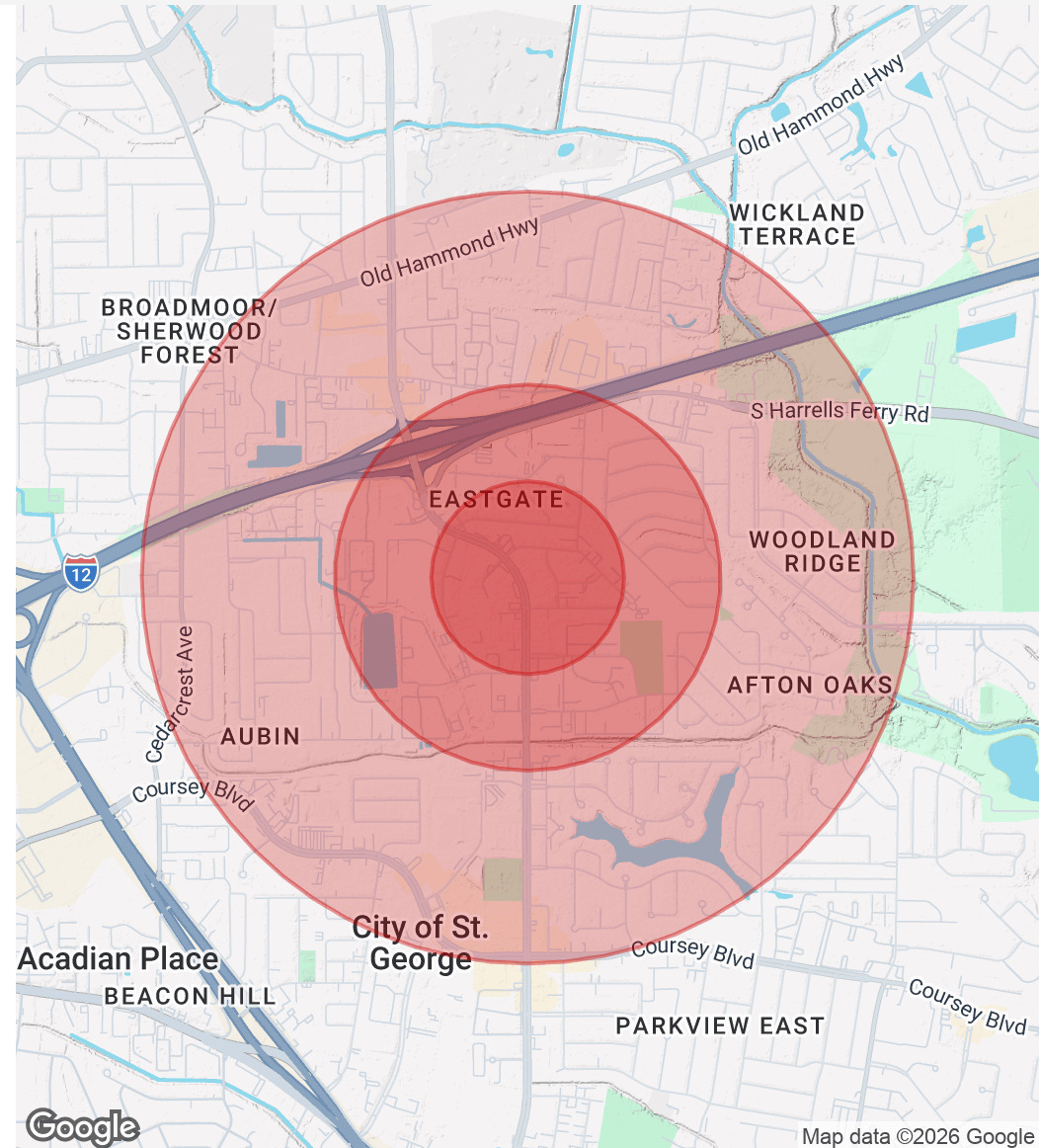
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	576	3,129	13,272
Average Age	41.9	38.5	37.3
Average Age (Male)	24.3	26.6	31.6
Average Age (Female)	51.4	45.4	42.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	199	1,289	5,569
# Of Persons Per HH	2.9	2.4	2.4
Average HH Income	\$94,152	\$78,855	\$83,771
Average House Value	\$259,985	\$244,464	\$256,905

2023 American Community Survey (ACS)



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