SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD SQUARE SHOPPING CENTER FOR LEASE

5830 S. Sherwood Forest Blvd.
Baton Rouge, LA 70816

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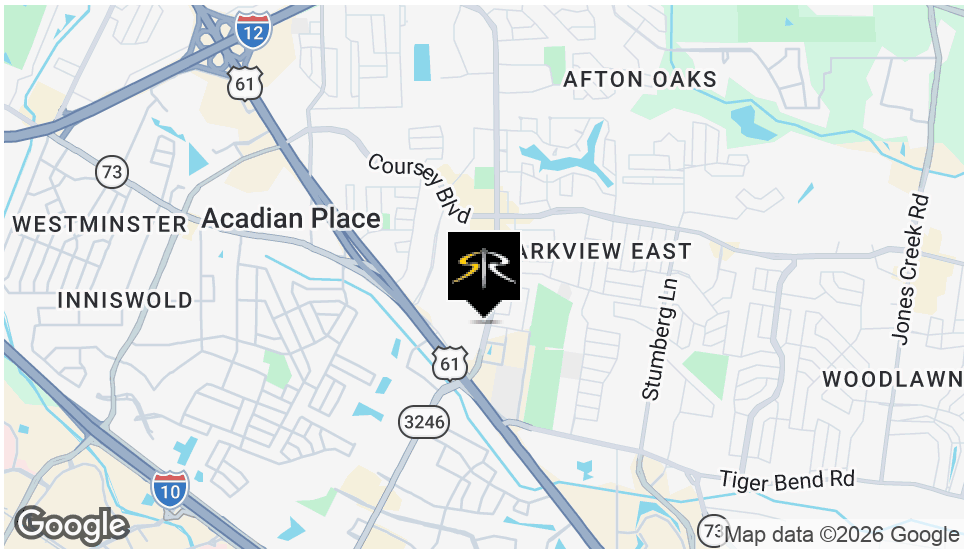
5830 S. SHERWOOD FOREST BLVD., SUITE A-8+9, BATON ROUGE, LA 70816

18,990 SF



OFFERING SUMMARY

Suite A-5: (2,715 SF)	**$18.00 SF/yr (NNN)**
Suite A-8+9: (4,310 SF)	**$16.00 - 18.00 SF/yr (NNN)**
Suite A-10: (1,648 SF)	**$18.00 SF/yr (NNN)**
Building Size:	**18,990 SF**
Available SF:	**1,648 - 8,673 SF**
Stories:	**1-2**
Lot Size:	**1.22 Acres**
Zoning:	**C-AB-2**
Visibility:	**Excellent**
Frontage:	**334'**



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PROPERTY HIGHLIGHTS

- **High Traffic Shopping Center for Lease at S. Sherwood Forest Blvd. near Siegen Lane**
- Strong Residential Roof Tops and Dense Daytime Population
- Near Parkview Baptist and Woman's Hospital, and across from Our Lady of the Lake Hospital Corporate Headquarters
- Great Access and Excellent Visibility
- 3 Points of Ingress/Egress
- 334 Feet of Frontage on S Sherwood Forest
- High Traffic Counts - 32,375 Cars per Day
- Great Access to both I-10 and I-12 and Siegen Lane and Ascension Parish via Airline Hwy.
- **Located near Siegen Lane at Sherwood Forest Prices**
- Under New Ownership. Recent Face Lift and Renovations Modernizing this well-located Shopping Center with Ample Parking
- New Large Pylon Sign, New Roof
- Affordable Retail Rates, NNN Leases
- Great Mix of both Local and National Tenants
- Current Tenants: Planet Donuts, School of Rock, Royal Hookah Lounge, and the adorable Pinspiration
- **Available:**
- Suite A-40: 1,648 SF Retail Space, former Tattoo Shop
- Suite A-5: 2,715 SF Retail Space: Former His and Hers Salon. Perfect for Salon Suites Hair Salon, Nail Salon, Spa, etc.
- Suite A-8&9: 4,310 SF Retail Space, wide open, perfect for a restaurant, boutique, salon suites, recreational shoe store, dance studio, etc.

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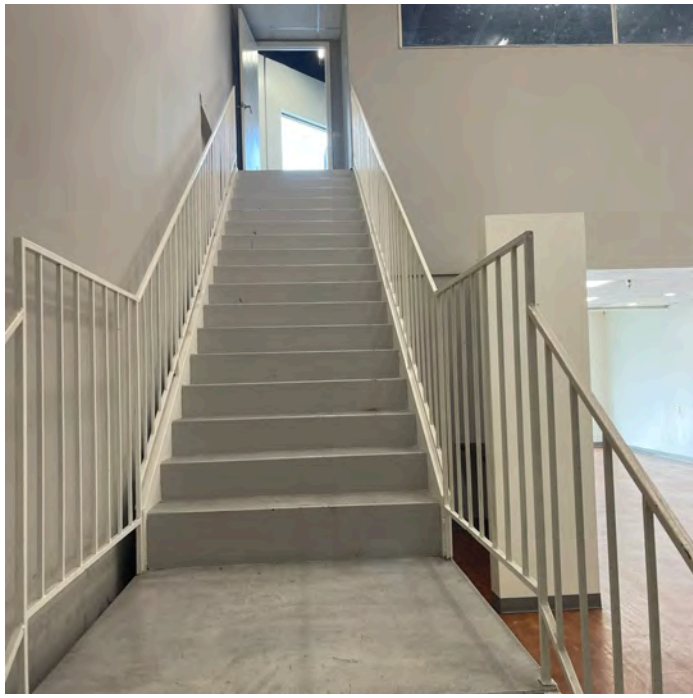








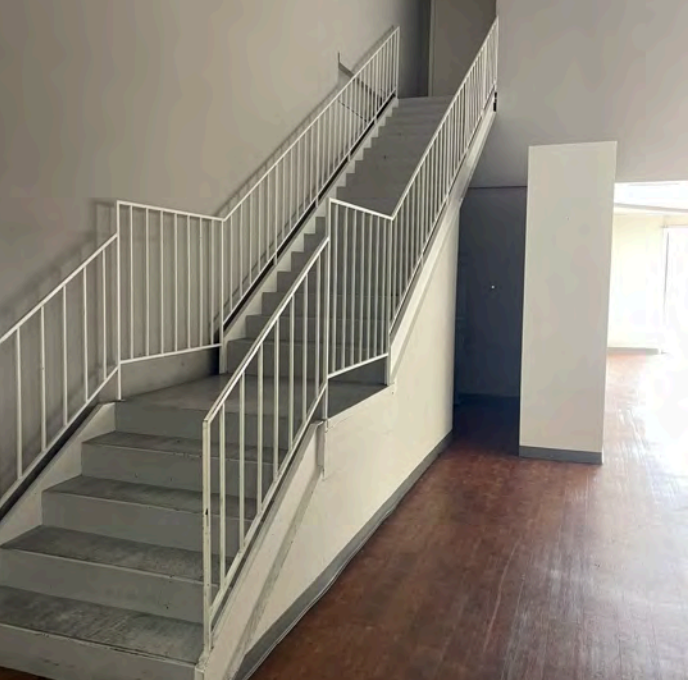




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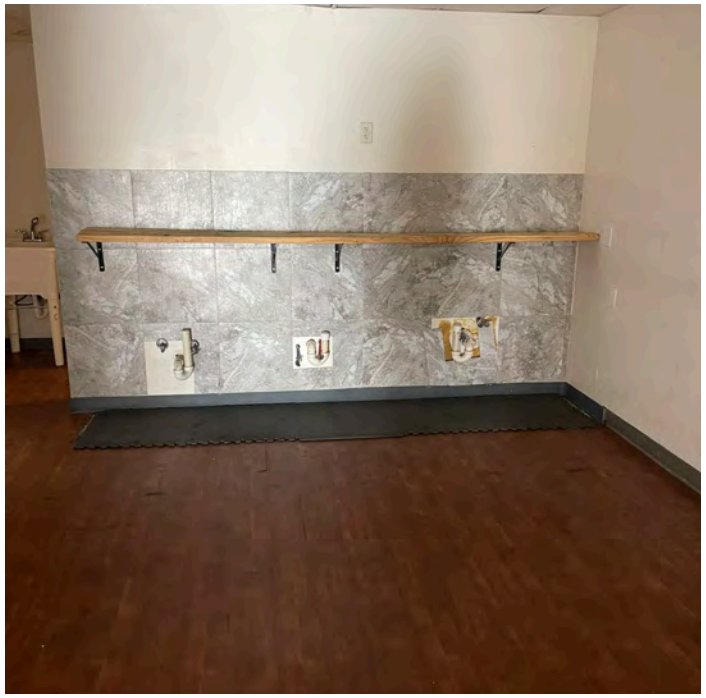
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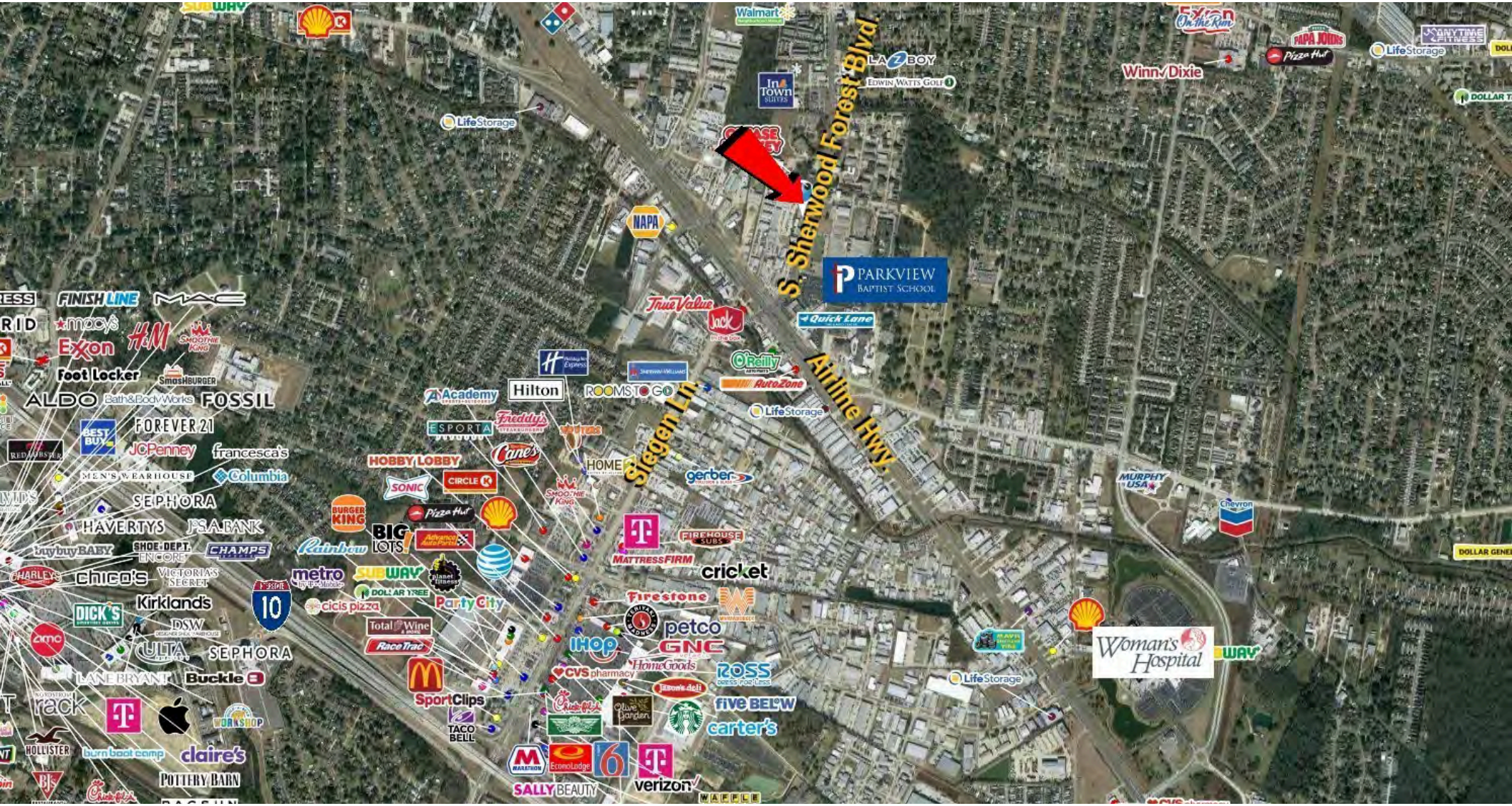
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RETAIL MAP 2

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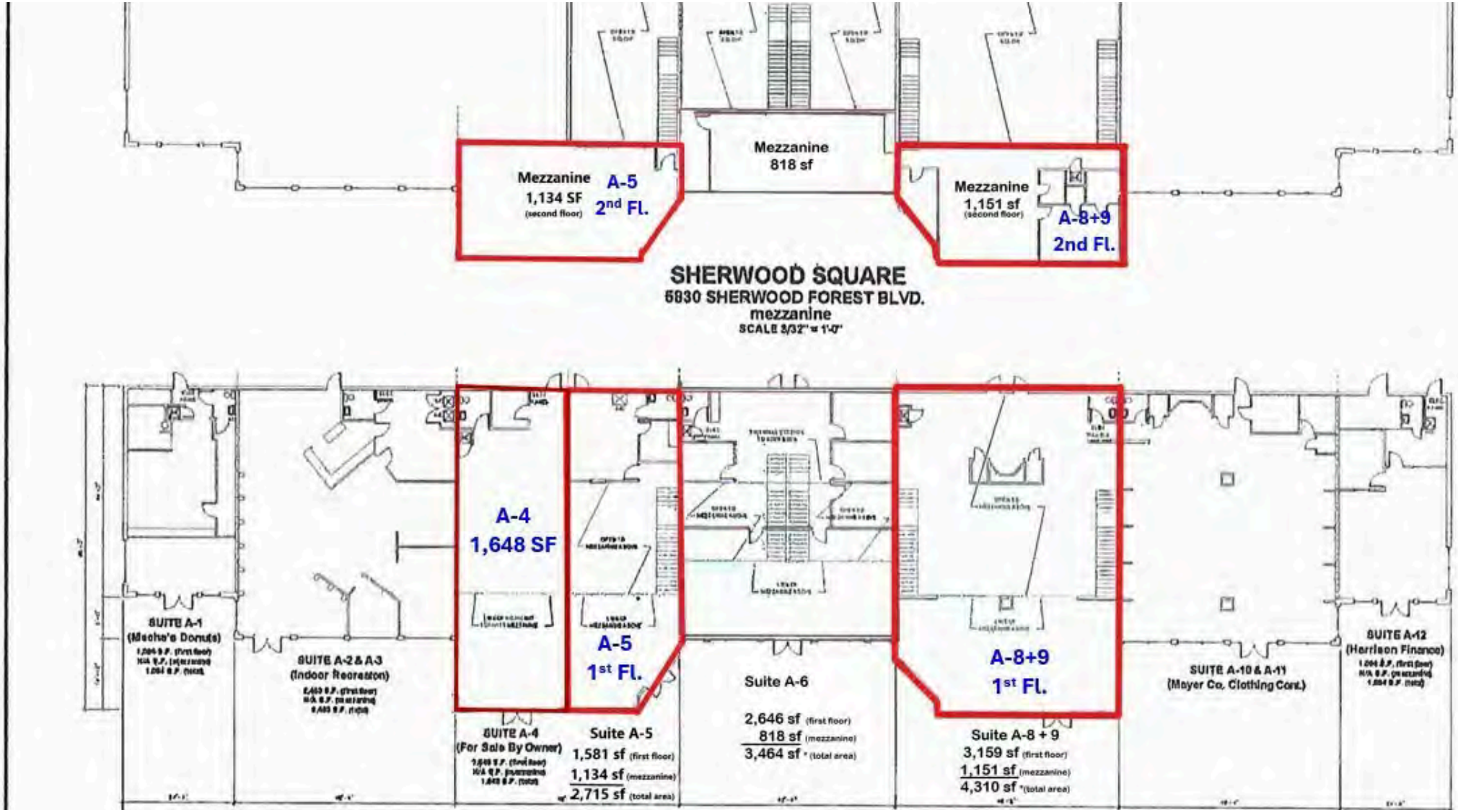
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FLOOR PLANS

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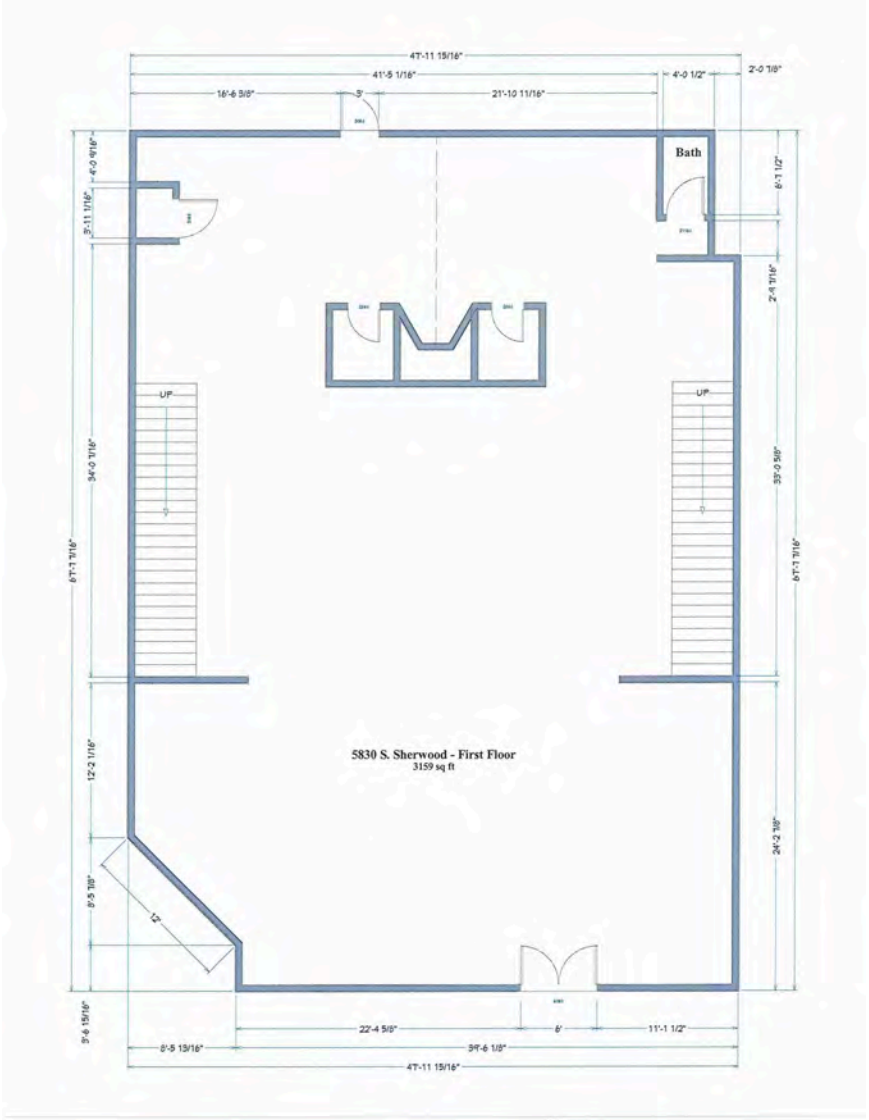
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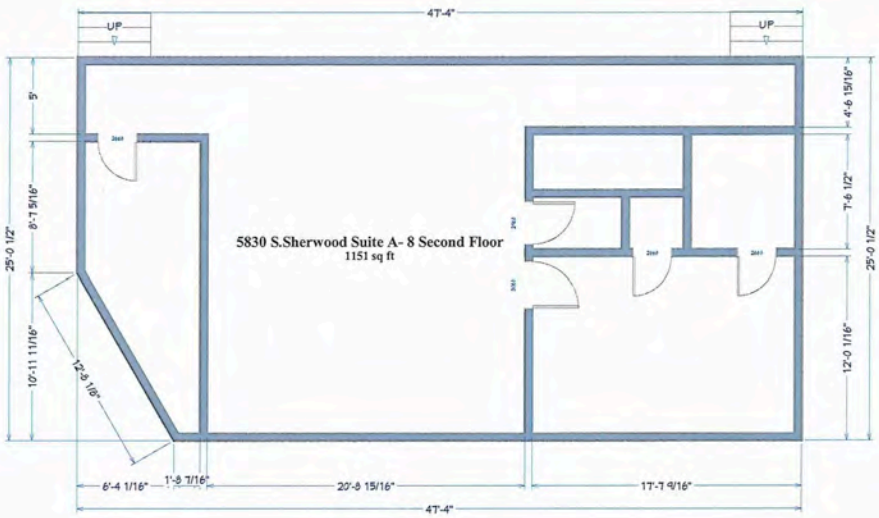
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FLOOR PLAN

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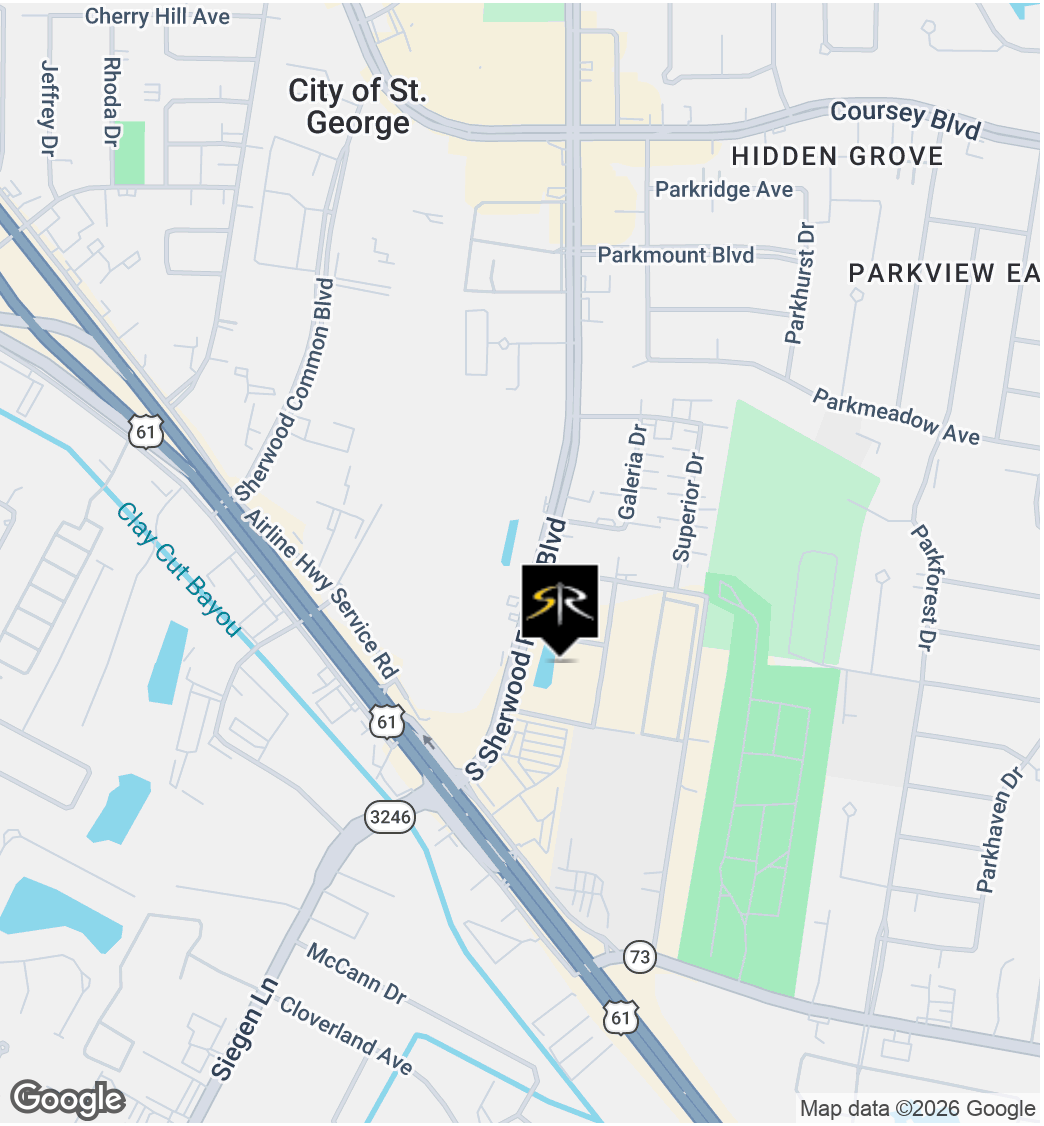
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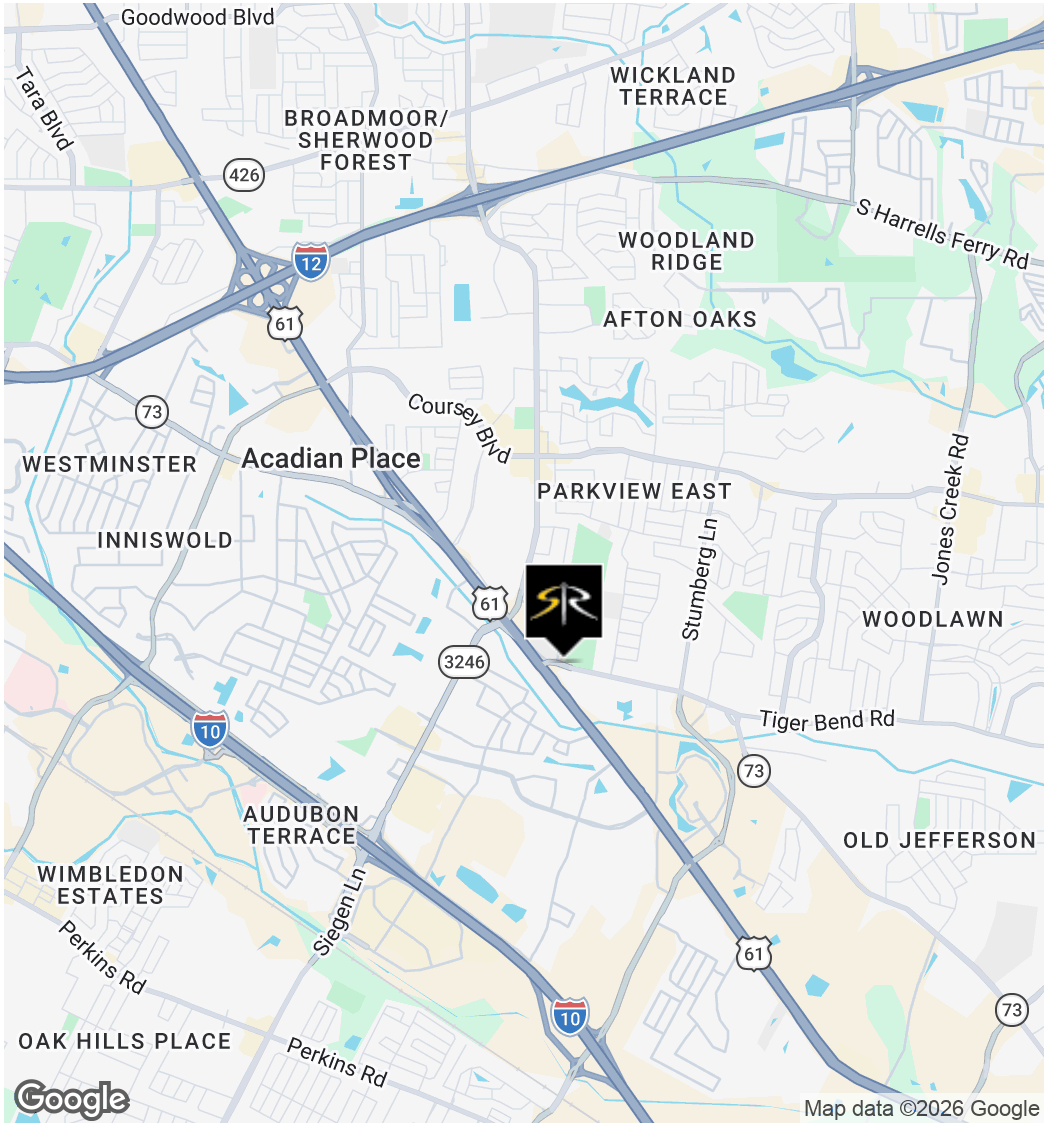
LOCATION MAPS

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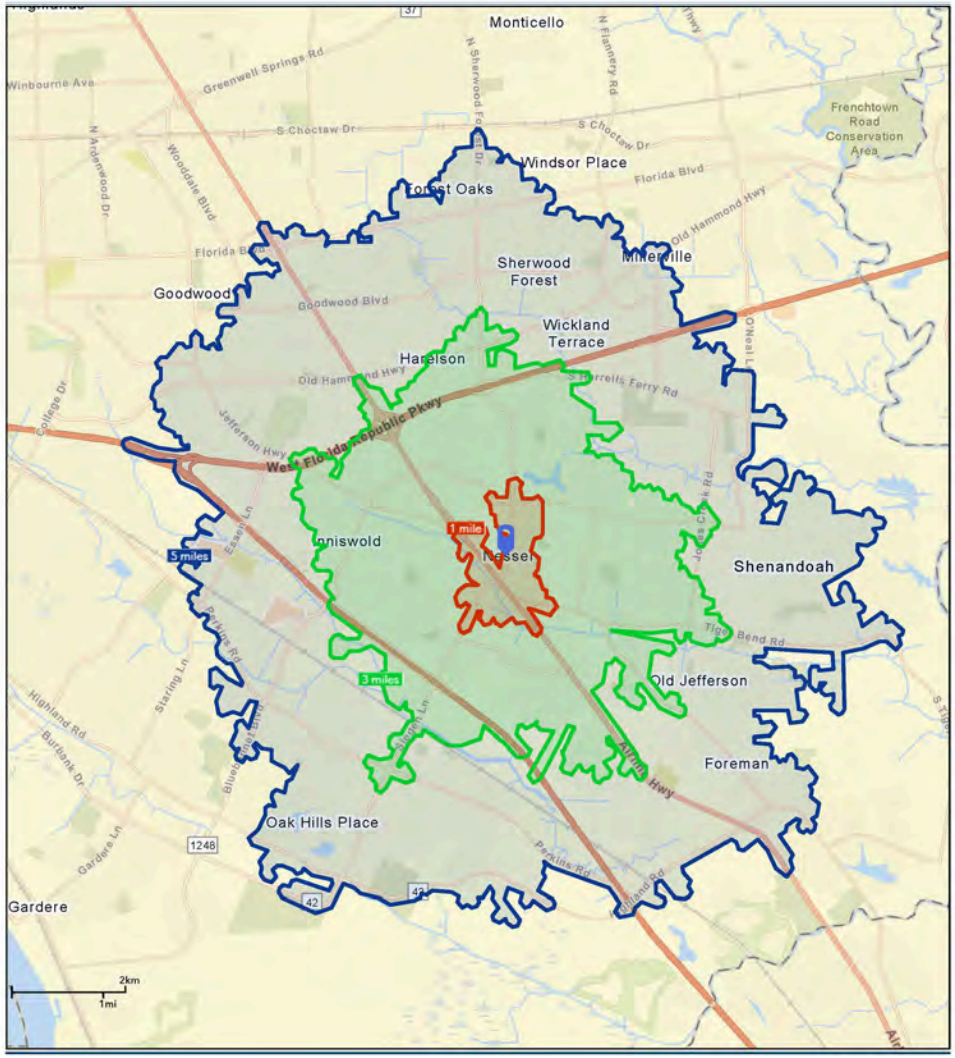
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DRIVE TIME MAP & TRAFFIC COUNT MAP

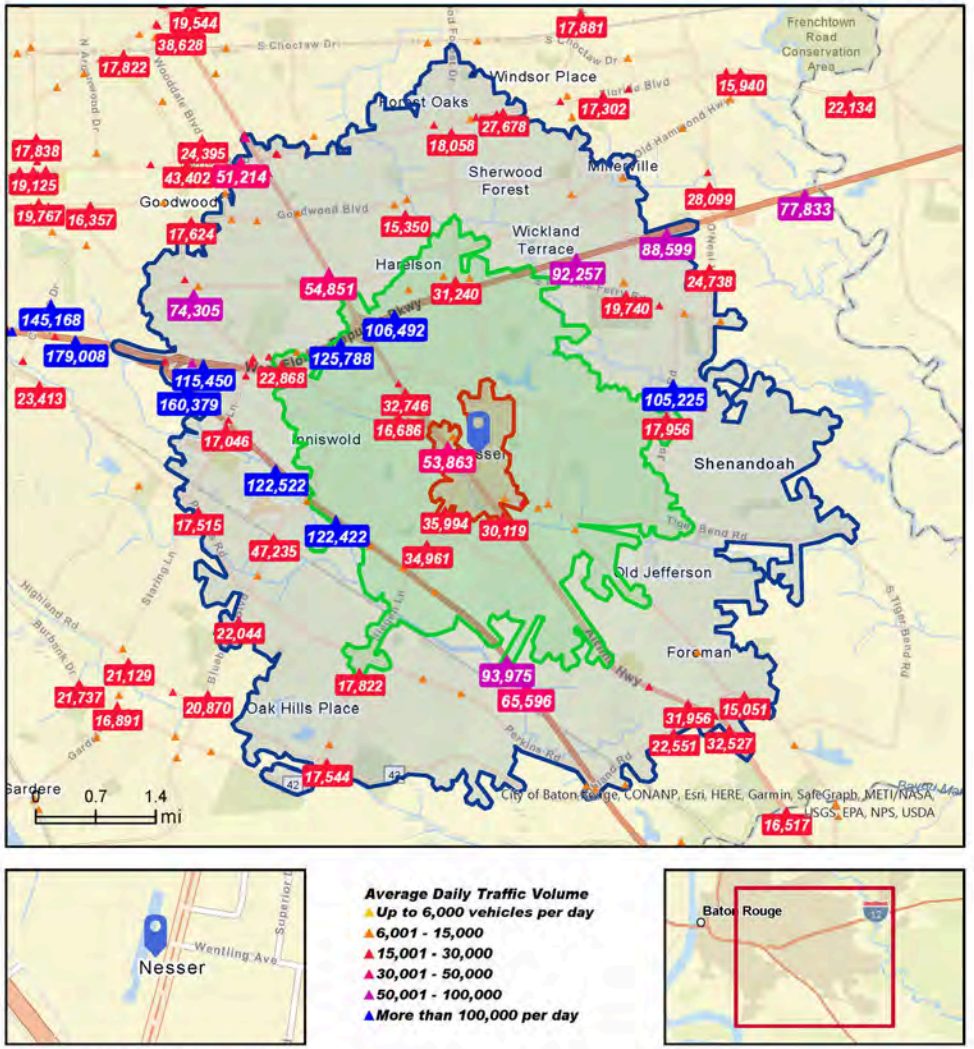
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Drive Time Map



Traffic Count Map



Average Daily Traffic Volume
- *Up to 6,000 vehicles per day*
- *6,001 - 15,000*
- *15,001 - 30,000*
- *30,001 - 50,000*
- *50,001 - 100,000*
- *More than 100,000 per day*

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DEMOGRAPHICS

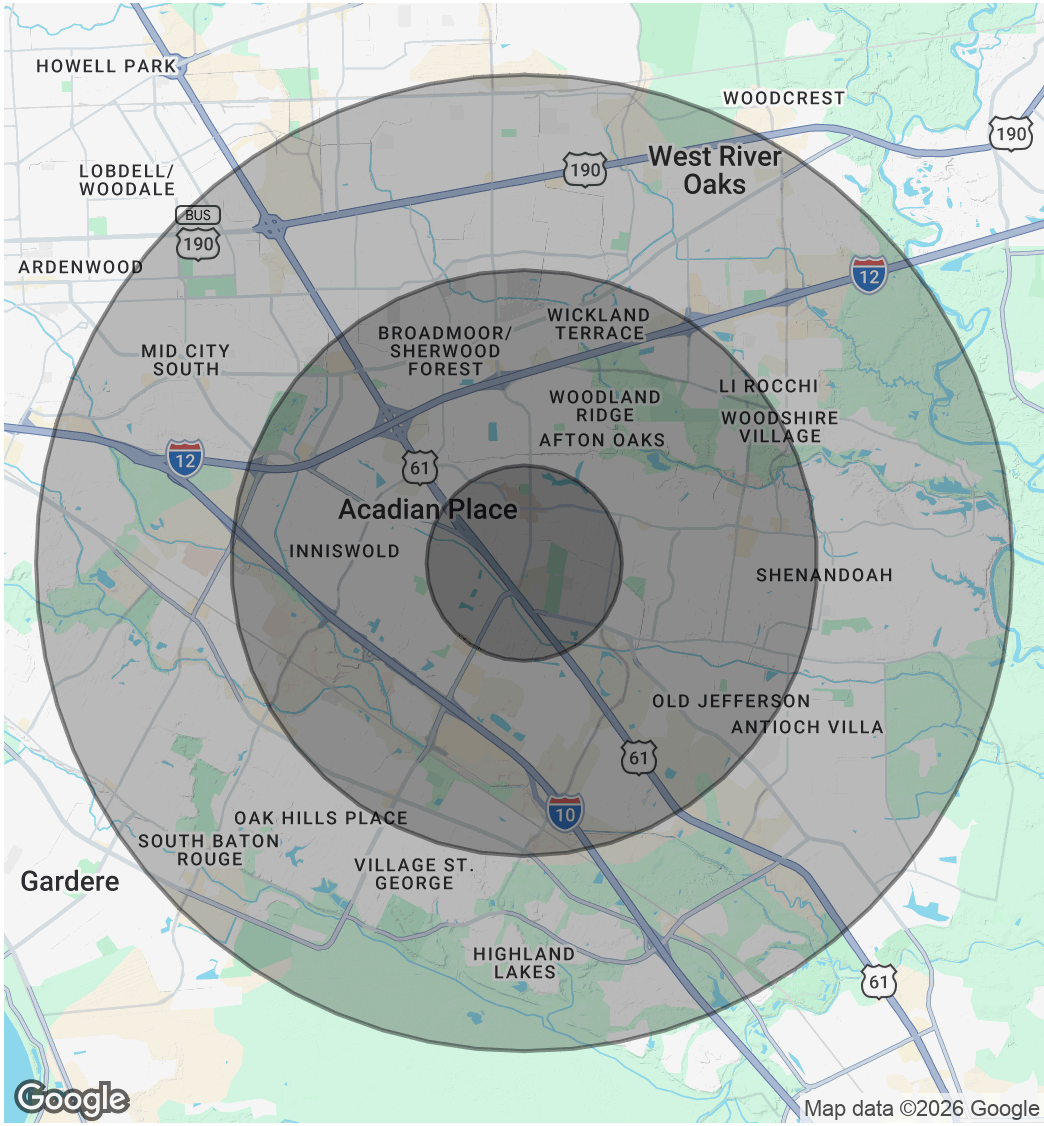
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,182	74,970	177,450
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,504	32,791	75,297
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	$94,217	$96,851	$103,761
Average House Value	$248,311	$300,840	$332,982

** Demographic data derived from 2020 ACS - US Census*



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