

Former QSR + Excess Land

FOR SALE

4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

Cade Bogan | 225.333.9807 | cbogan@beaubox.com

Tigue Bonneval | 225.445.0886 | tbonneval@beaubox.com



Former QSR + Excess Land For Sale

4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

COMPLETE HIGHLIGHTS



Location Information

Site	Former QSR + Excess Land For Sale
Street Address	4353 S. Sherwood Forest Blvd
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge
Side Of The Street	East
Signal Intersection	No

Offering Summary

- Sale Price: \$745,000
- Building Size: +/- 2,100 SF
- Land Size: 88,063 SF (2.02 Acres)
- Zoning: C-AB-1, HC1, and Rural
- Frontage: 100' on S. Sherwood Forest Blvd
- Frontage: 231.70' on Lake Sherwood Ave S

Cade Bogan

225.333.9807

cbogan@beaubox.com

Tigue Bonneval

225.445.0886

tbonneval@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 24, 2024



Former QSR + Excess Land For Sale

4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

ADDITIONAL PHOTOS



Cade Bogan
225.333.9807
cbogan@beaubox.com

Tigue Bonneval
225.445.0886
tbonneval@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 24, 2024



Former QSR + Excess Land For Sale

4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

SITE AERIAL



Cade Bogan
225.333.9807
cbogan@beaibox.com

Tigue Bonneval
225.445.0886
tbonneval@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 24, 2024



Former QSR + Excess Land For Sale

4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

ZONING AERIAL



Cade Bogan
225.333.9807
cbogan@beaubox.com

Tigue Bonneval
225.445.0886
tbonneval@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 24, 2024



Former QSR + Excess Land For Sale

4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

LOCATION MAP



Cade Bogan
225.333.9807
cbogan@beaubox.com

Tigue Bonneval
225.445.0886
tbonneval@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 24, 2024



Former QSR + Excess Land For Sale

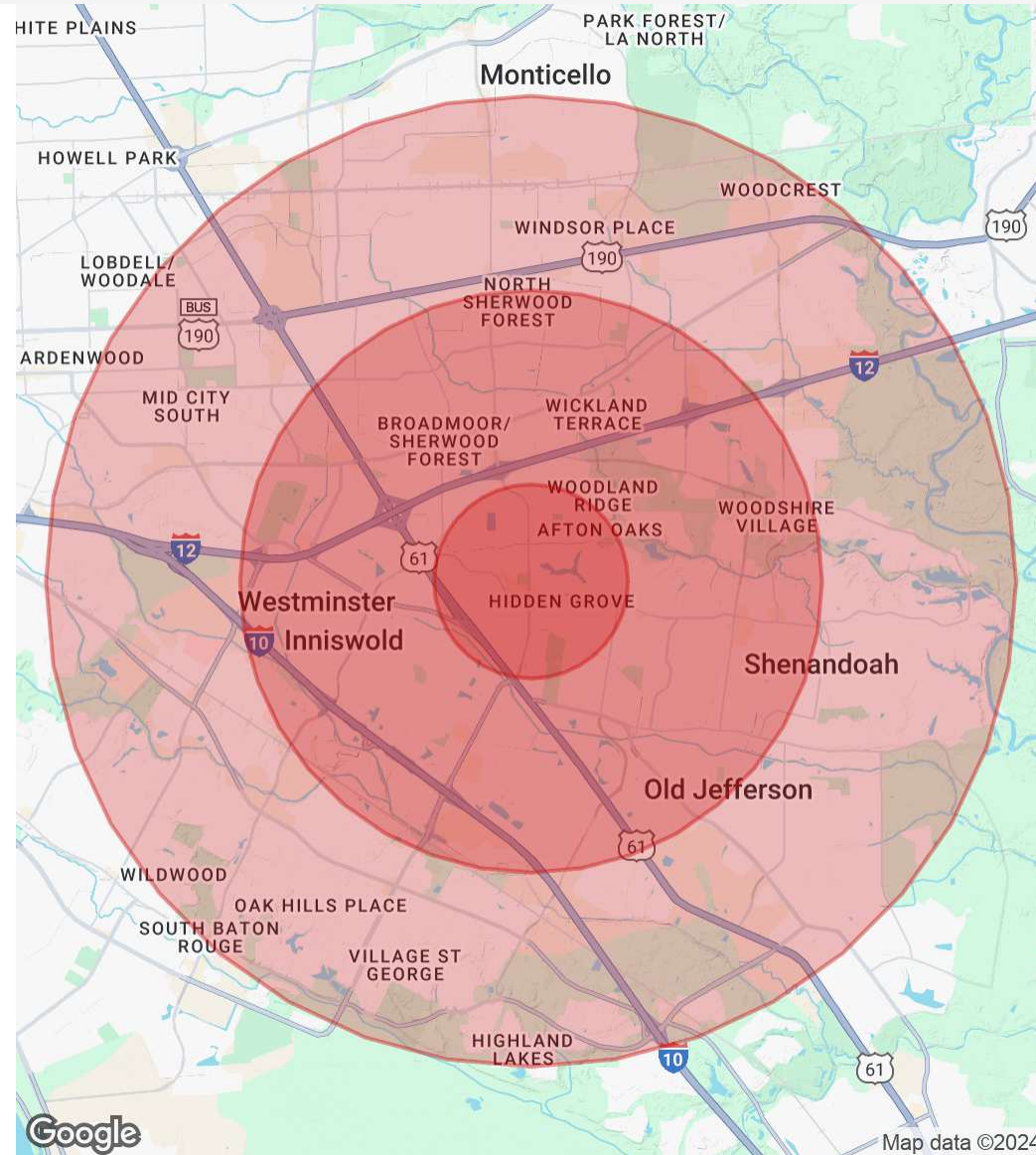
4353 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	11,090	74,129	172,596
Average Age	35.2	36.5	36.3
Average Age (Male)	34.6	34.6	34.1
Average Age (Female)	35.1	38.3	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,007	31,739	70,832
# Of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$63,789	\$71,753	\$76,108
Average House Value	\$220,400	\$214,237	\$225,597

* Demographic data derived from 2020 ACS - US Census



Cade Bogan
 225.333.9807
 cbogan@beaubox.com

Tigue Bonneval
 225.445.0886
 tbonneval@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 24, 2024

