



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GROUND LEASE OR BUILD TO SUIT
2.29 ACRES COMMERCIAL FRONTAGE ON HARD CORNER
3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2.29 ACRES

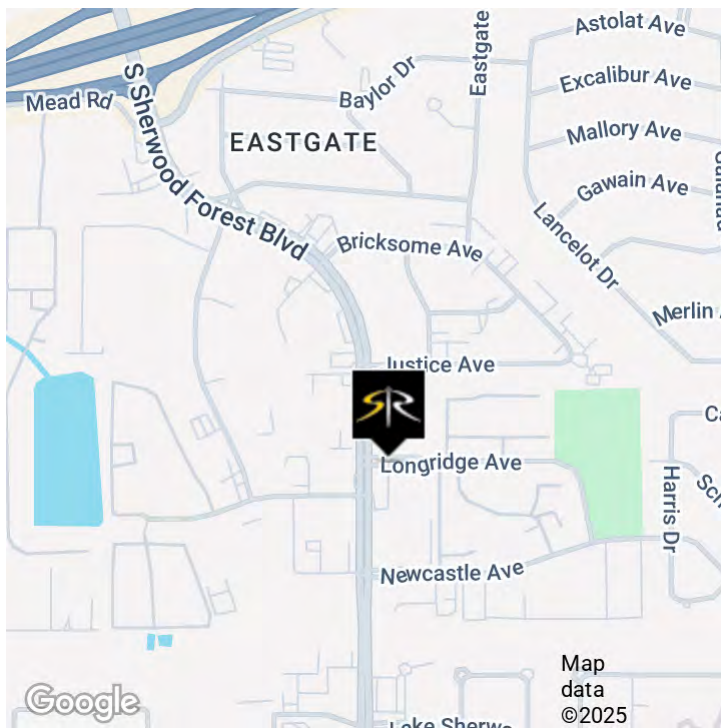


OFFERING SUMMARY

Lease Rate:	Ground Lease
Building Size:	1,500 - 30,000 SF
Lot Size:	2.29 Acres
Zoning:	C-1
Traffic Count:	35,155 ADT

PROPERTY OVERVIEW

- +/-2.29 Commercial Acres on High Traffic S. Sherwood Forest Blvd.
- Great Location! Ready for Development!
- Ground Lease or Build to Suit
- Easy Access to I-10 and I-12
- May consider subdividing for quality user
- High Density Demographics
- 35,155 Average Daily Traffic



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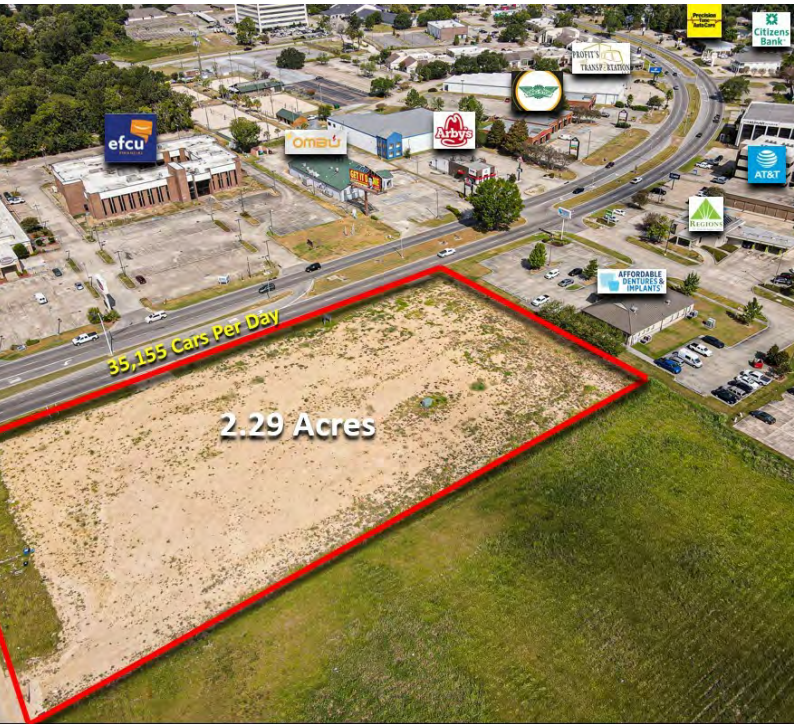
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GROUND LEASE OR BUILD TO SUIT
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3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

30,000 SF



COMPLETE HIGHLIGHTS

- 2.29 Acre Outparcel on Hard Corner
- 425' Commercial Frontage
- C-1 Zoning
- Ground Lease or Build to Suit Available for Qualified Tenant
- All Utilities to Site
- High Traffic Retail Land, Ready for Development
- 35,155 Average Daily Traffic (ADT)
- Ideal for Medical, Dentist, Retail, Restaurant, Auto-Related, QSR, Car Wash, Oil Change, QSR or Fuel User, Office, etc.
- Immediate Interstate On/Off Ramp Accessible
- High Exposure near I-12 Interstate
- Easy Access to I-12/I-10
- Ever Expanding Area of Residential and Retail Development
- Drive Thru possibility
- Adjacent Land (2.31 Acres) also Available

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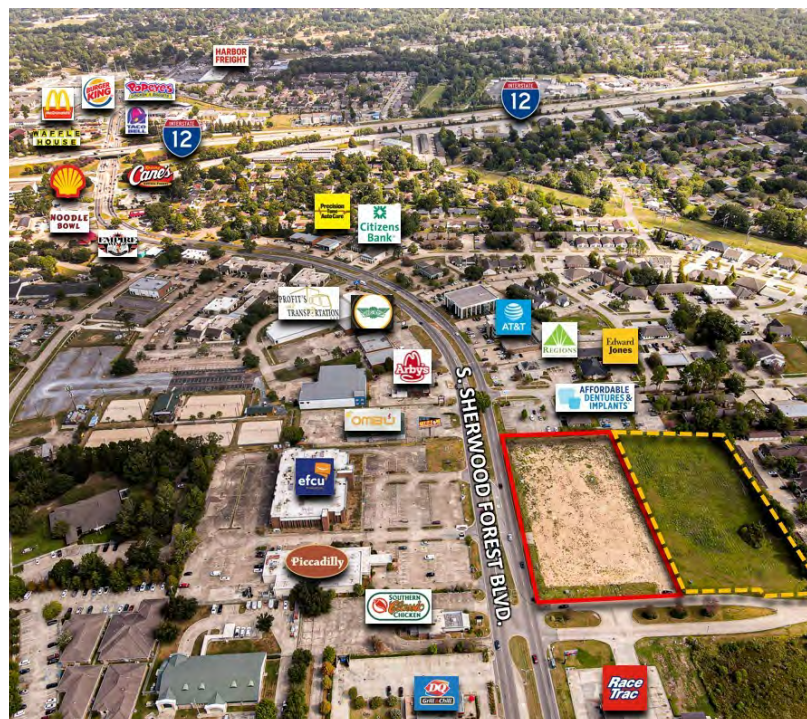
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SAURAGE ROTENBERG™
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FOR SALE
2.29 ACRES COMMERCIAL FRONTAGE, HARD CORNER, GROUND LEASE OR BUILD TO SUIT
3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

30,000 SF



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RETAIL MAP

COMMERCIAL FRONTAGE OUTPARCEL ON HARD CORNER

3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2.29 ACRES



Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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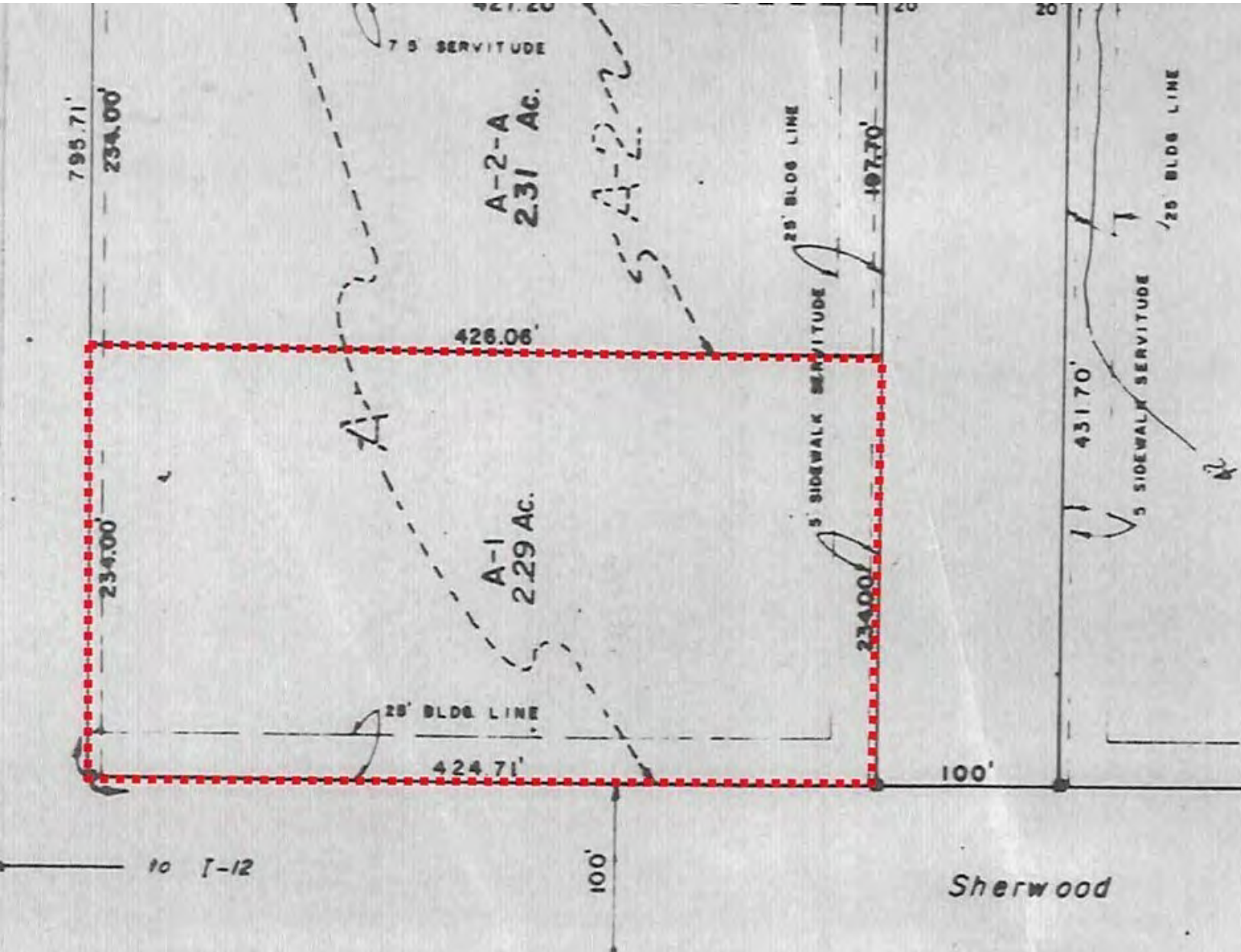
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SURVEY
COMMERCIAL FRONTAGE OUTPARCEL ON HARD CORNER
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2.29 ACRES



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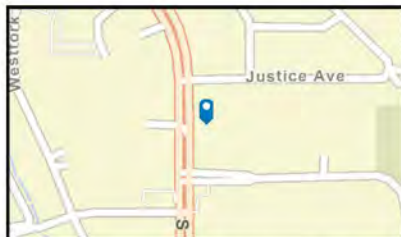
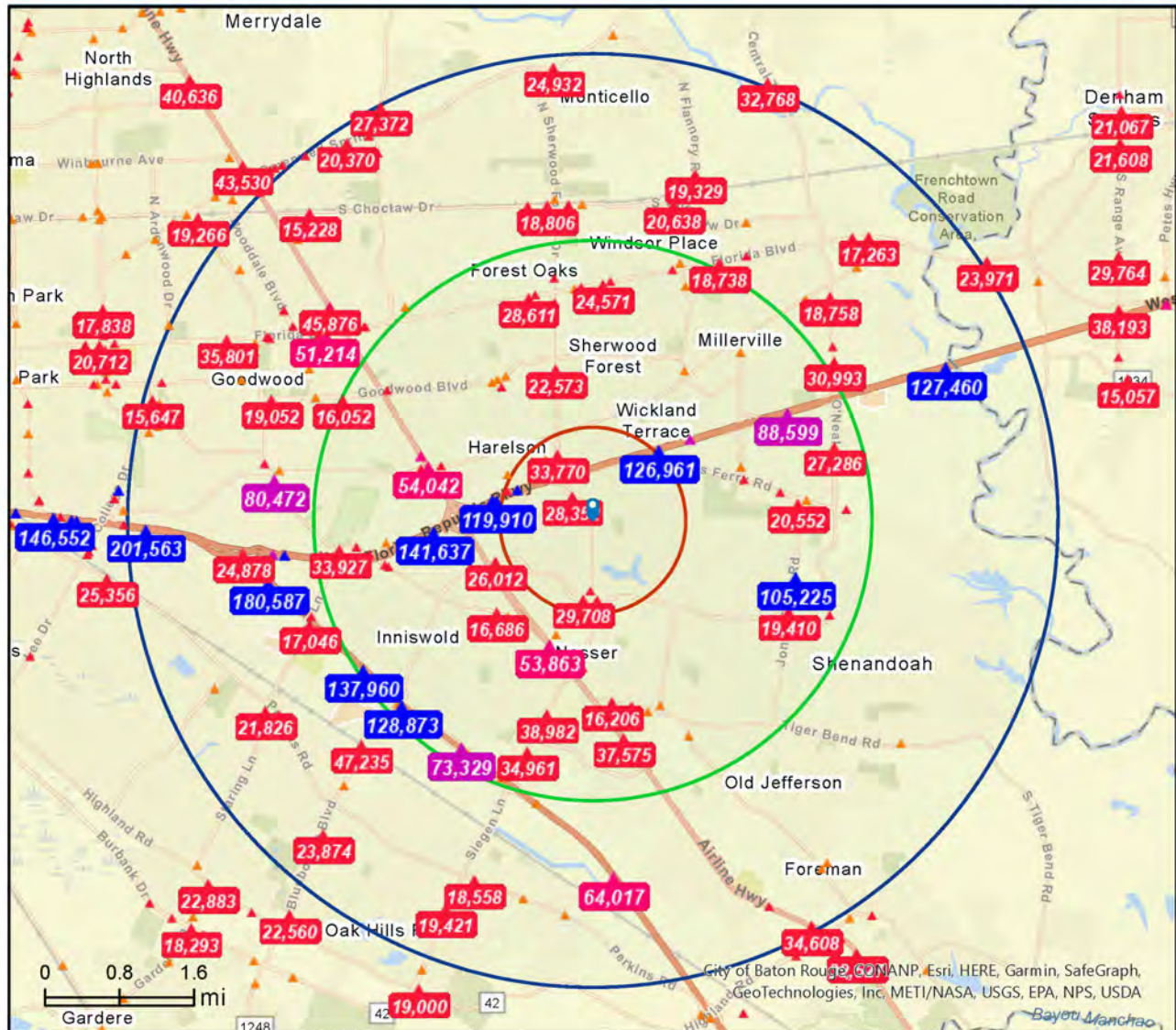
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TRAFFIC COUNT MAP

COMMERCIAL FRONTAGE ON HARD CORNER

3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2.29 ACRES



Source: ©2023 Kalibrate Technologies (Q2 2023).

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



August 21, 2023

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DRIVE TIME MAP: 5, 10, 15 MINUTES

COMMERCIAL FRONTAGE ON HARD CORNER

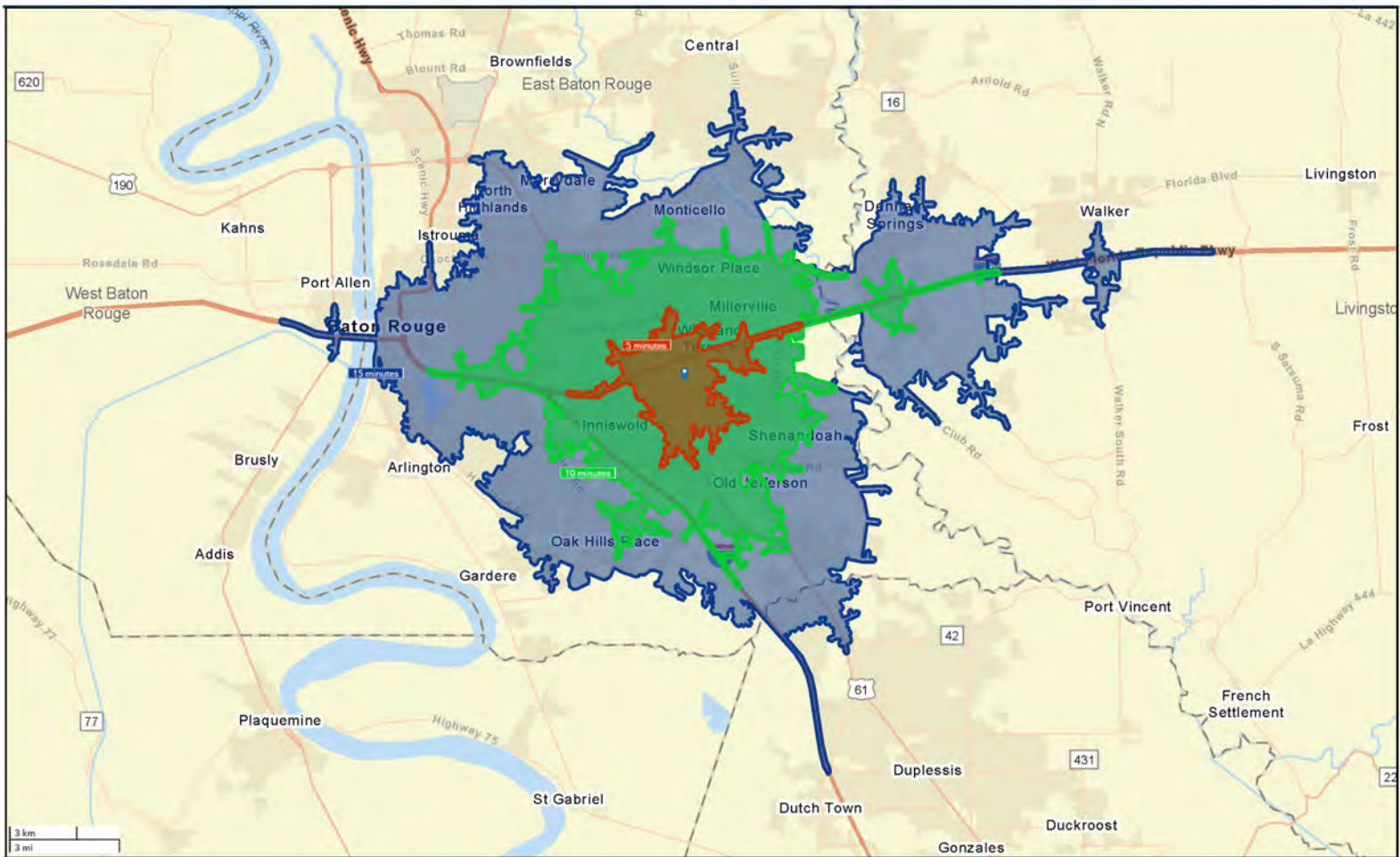
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Drive Time Map: 5, 10, 15 Minutes

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August 21, 2023

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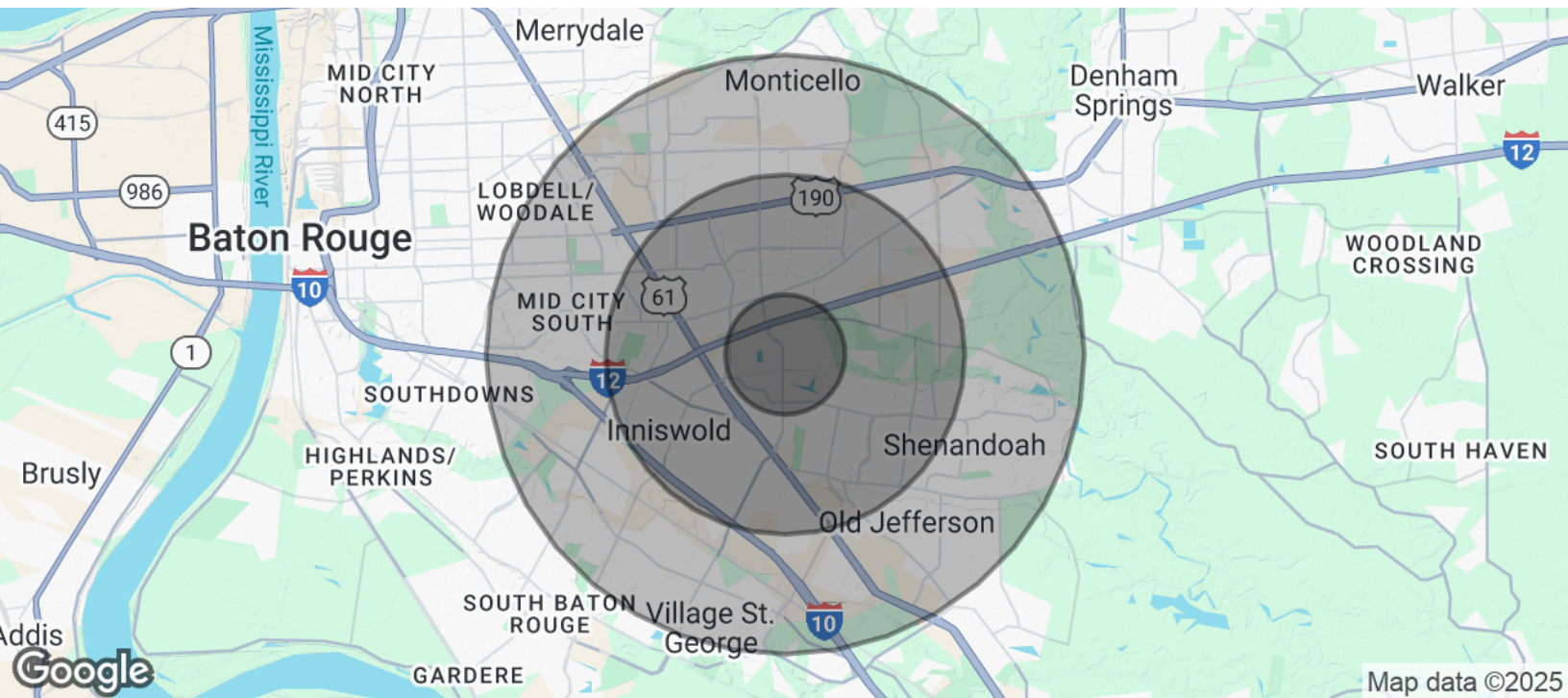
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DEMOGRAPHIC SUMMARY

COMMERCIAL FRONTAGE ON HARD CORNER

3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2.29 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,085	85,114	176,692
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,241	36,033	74,011
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$73,690	\$89,122	\$95,976
Average House Value	\$243,569	\$260,033	\$307,673

Demographics data derived from AlphaMap

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