



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

RETAIL CONDOMINIUM FOR SALE

4601 S SHERWOOD FOREST BLVD # A 1, BATON ROUGE, LA 70816

+/- 2,250 SF



OFFERING SUMMARY

Sale Price:	\$270,000
Available SF:	+/- 2,250 SF
Price / SF:	\$120.00
Zoning:	LC2

PROPERTY OVERVIEW

- The Quarters Retail Center - Suite A-1 for Sale
- ±2,250 SF End-Cap, Retail Condominium, with Full Bathroom
- Located at the densely populated corner of Coursey Blvd. and S. Sherwood Forest Blvd.
- Excellent Traffic Counts: +/-47,195 Average Daily Traffic
- Very High Visibility with Sherwood Forest Frontage and Large Pylon Sign
- Ample Customer and Employee Parking

PROPERTY HIGHLIGHTS

- Rare Opportunity in a Stable and Densely Populated Retail Area
- Join Well-Established Co-Tenants: Waka House, Spanky's Daiquiris, Jackson Hewitt, The Vision & Eye Center, Kiss My Nails, and Tiger Sushi.
- Enjoy High Exposure due to Surrounding National Businesses; Walmart Neighborhood Center, Walgreen's, Subway, Wendy's, Little Caesar's, Marylee Donuts, Jazzercise, Salad Station, Checkers, and Popular Local Businesses; El Paso Mexican Grill, Albasha, Patton's Fine Jewelry, New Orleans Poboy's, and more
- Ideal for Owner/User or Investor adding to their portfolio
- Zoned LC2

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Wood Forest Blvd S Sherwood Forest Blvd

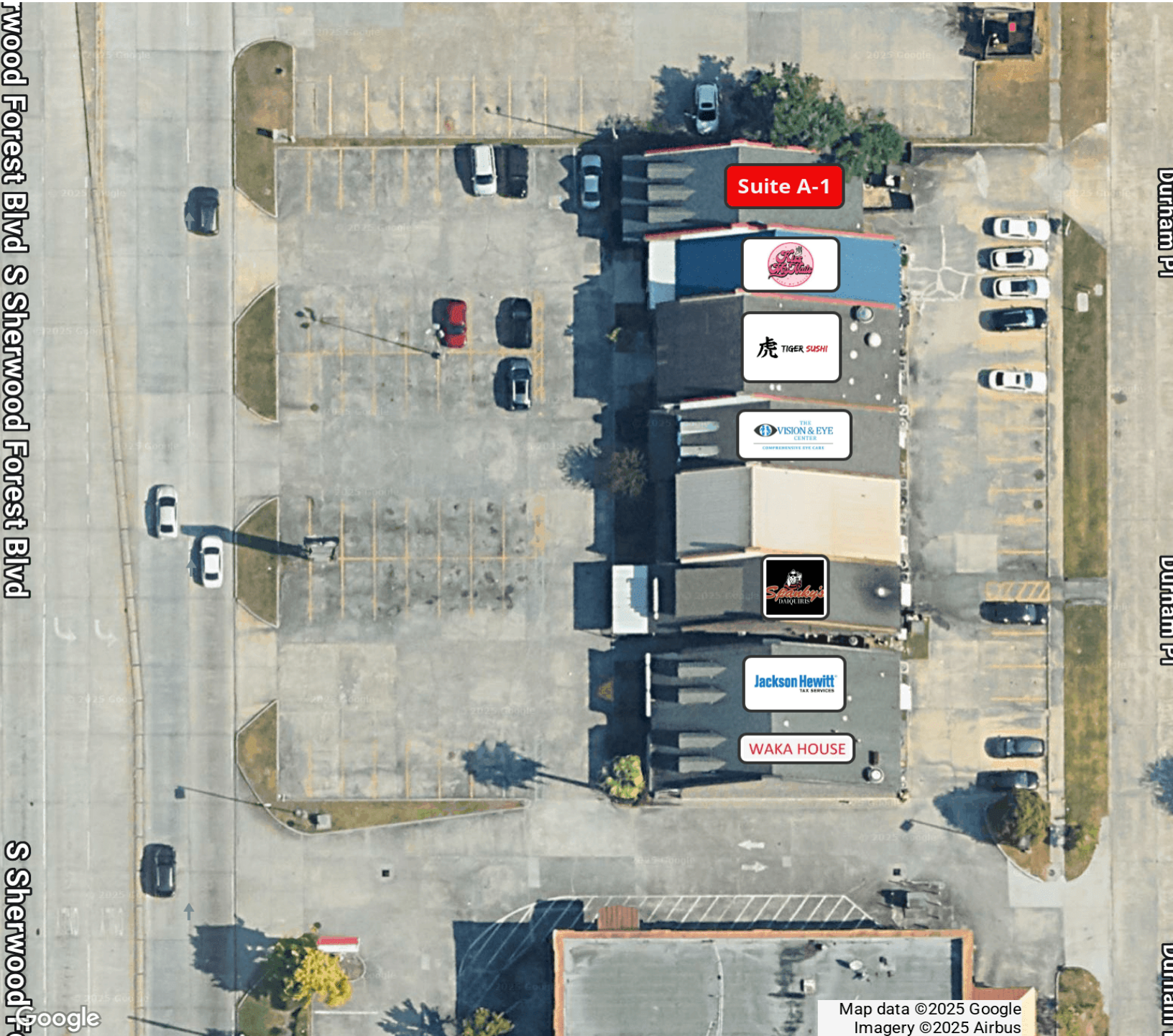
S Sherwood Blvd

Google

Durham Pl

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RETAIL MAP

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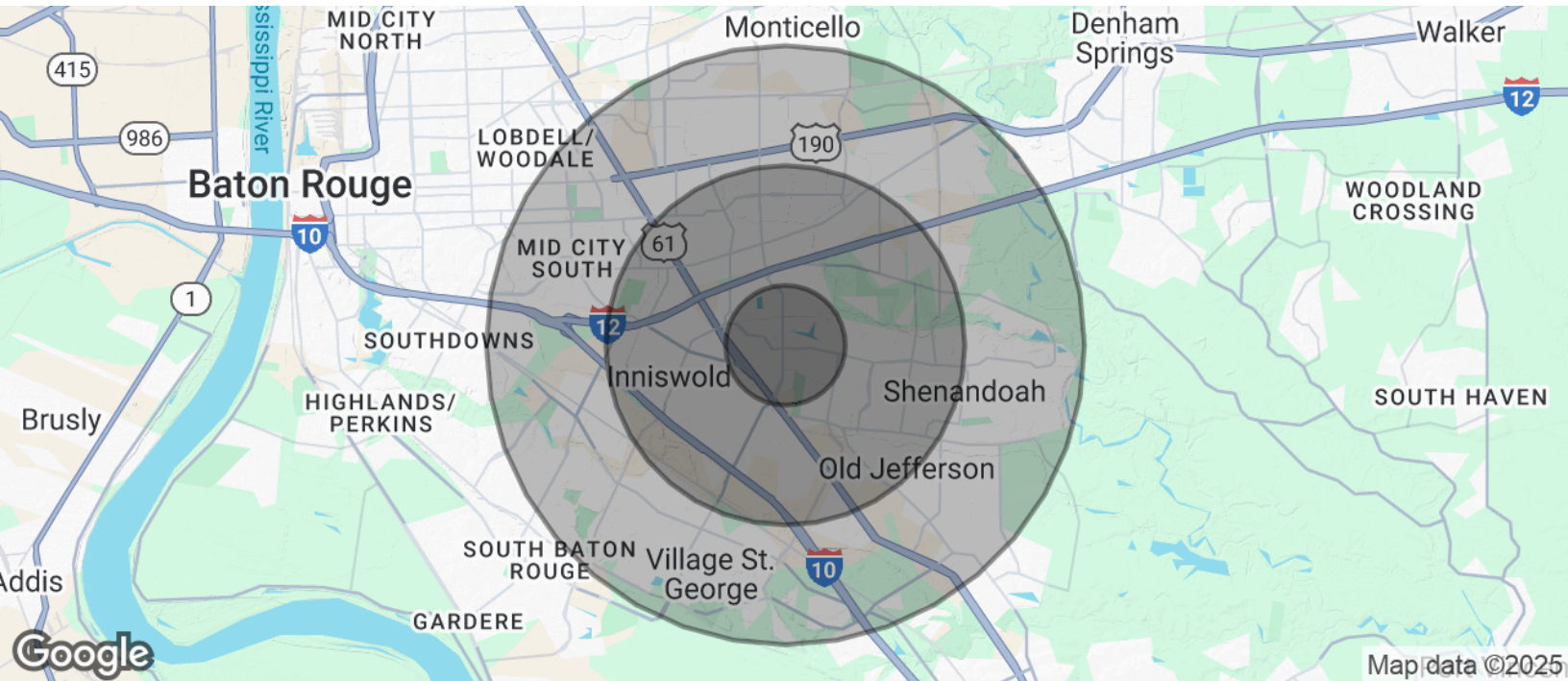
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,372	79,311	180,042
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,548	33,961	75,482
# Of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$86,563	\$94,416	\$99,977
Average House Value	\$239,757	\$282,672	\$323,638

Demographics data derived from AlphaMap

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