



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR LEASE | PRIME RETAIL OPPORTUNITY

1295 N SHERWOOD FOREST DR., BATON ROUGE, LA 70815

FOR LEASE

**SUITE E: 1,100 SF**

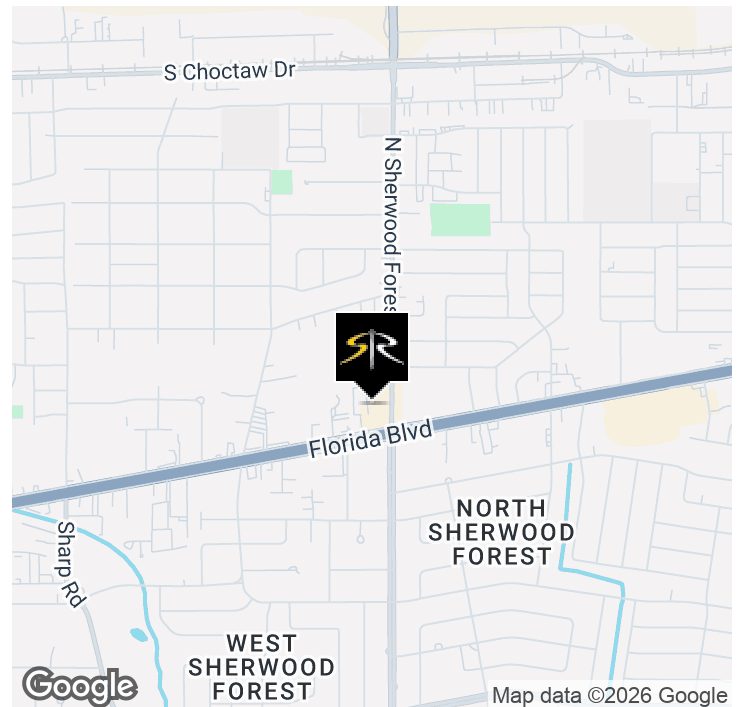


## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Lease Rate:    | \$1,750 per month (MG) |
| Building Size: | 21,695 SF              |
| Available SF:  | 1,100 SF               |
| Zoning:        | C2                     |

## PROPERTY HIGHLIGHTS

- Suite E: ±1,100 SF In-line Suite
- Zoned C-2 (broad commercial uses permitted)
- Excellent Visibility along Sherwood Forest Blvd.
- Located near Florida Blvd., a major Baton Rouge thoroughfare
- Established Neighborhood Shopping Center
- Ample Surface Parking
- Ideal for Retail, Service, Food, or Professional Office Users



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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## PROPERTY DESCRIPTION

Position your business at one of South Baton Rouge's most established retail corridors with this 1,100 SF in-line space at Sherwood Square Shopping Center, strategically located just off the signalized intersection of Sherwood Forest Boulevard and Florida Boulevard.

Suite E is an inline suite that has 1,100 SF and leases for \$1,750 per month, Modified Gross. Location and benefits from strong co-tenants, signage visibility, and convenient access, making it an excellent opportunity for retail, service, food, or office users seeking daily traffic and neighborhood demand. The space is zoned C-2, allowing for a wide range of commercial uses.

Sherwood Square Shopping Center totals approximately 21,695 square feet and sits on ±2.14 acres, providing generous on-site parking and smooth ingress and egress. The center serves a dense residential trade area and enjoys consistent traffic flow throughout the day, supporting both destination and impulse-driven businesses.

This retail opportunity offers a rare combination of visibility, accessibility, and affordability in a proven retail location.

## LOCATION DESCRIPTION

Baton Rouge, LA.

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SUITE A



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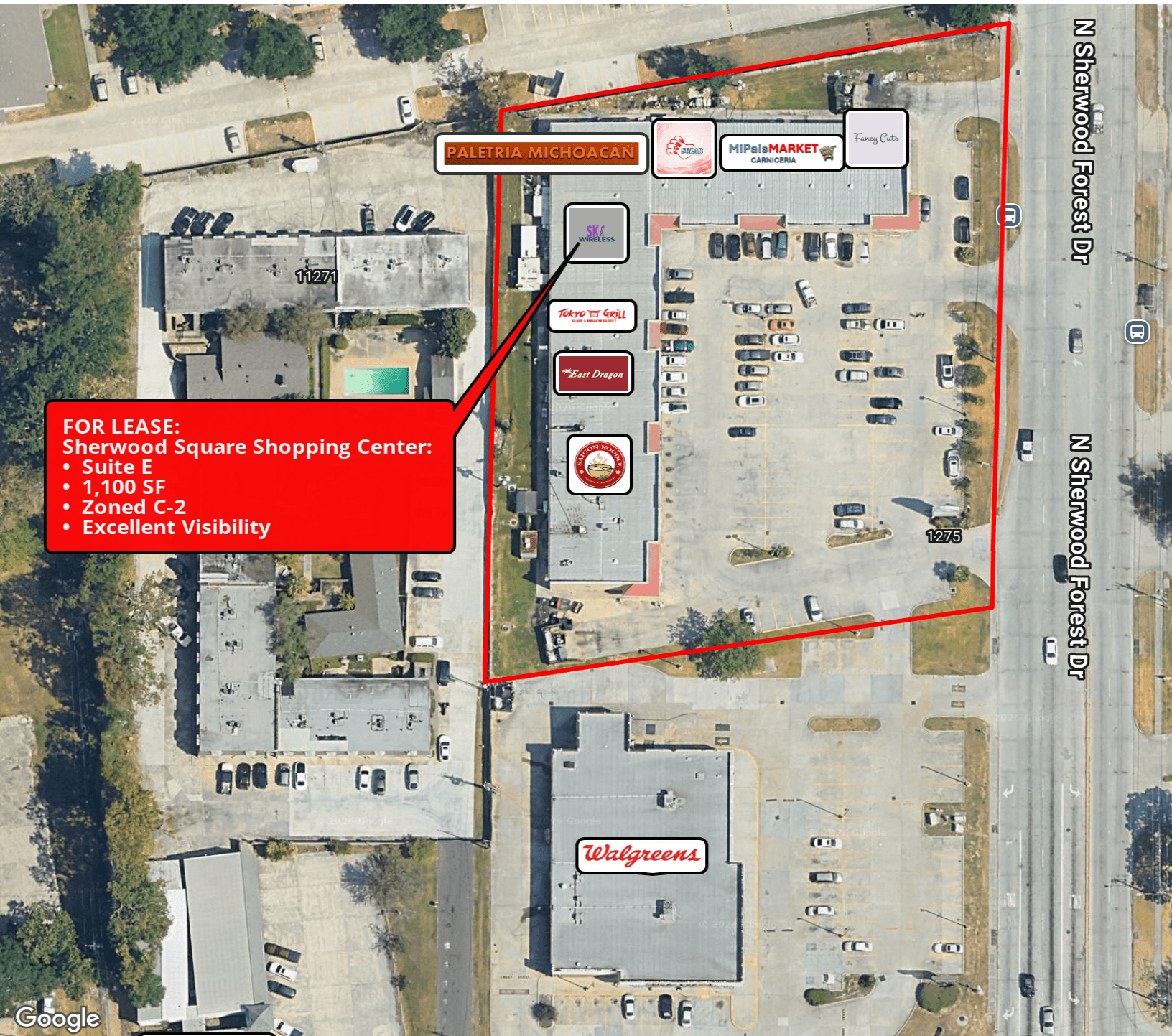
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RETAIL MAP I

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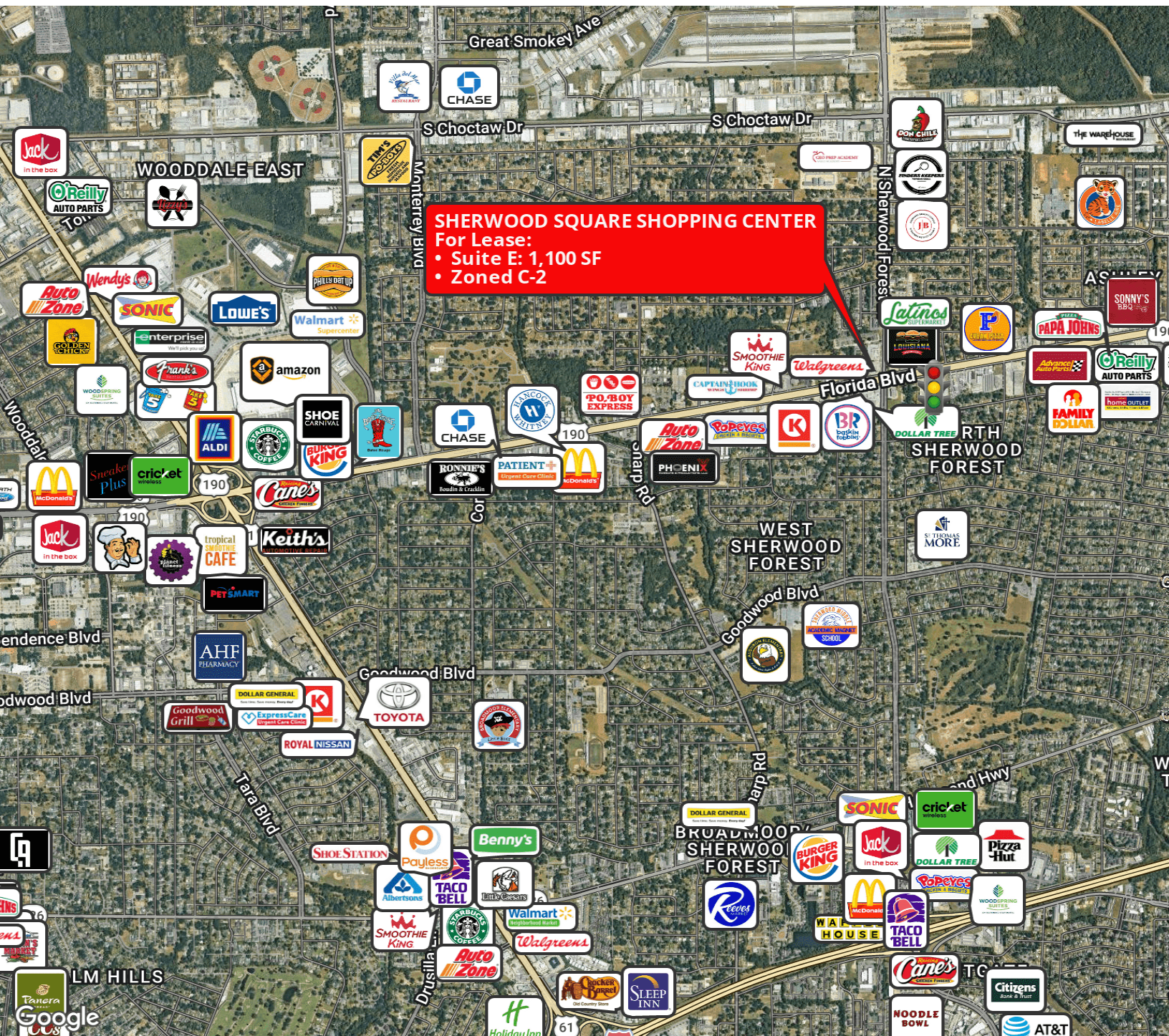
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RETAIL MAP II

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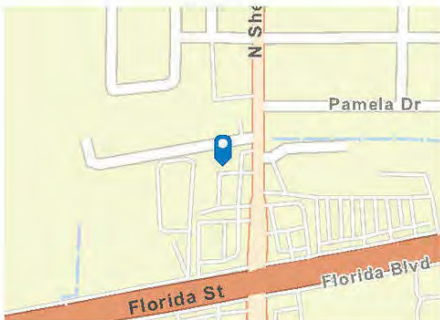
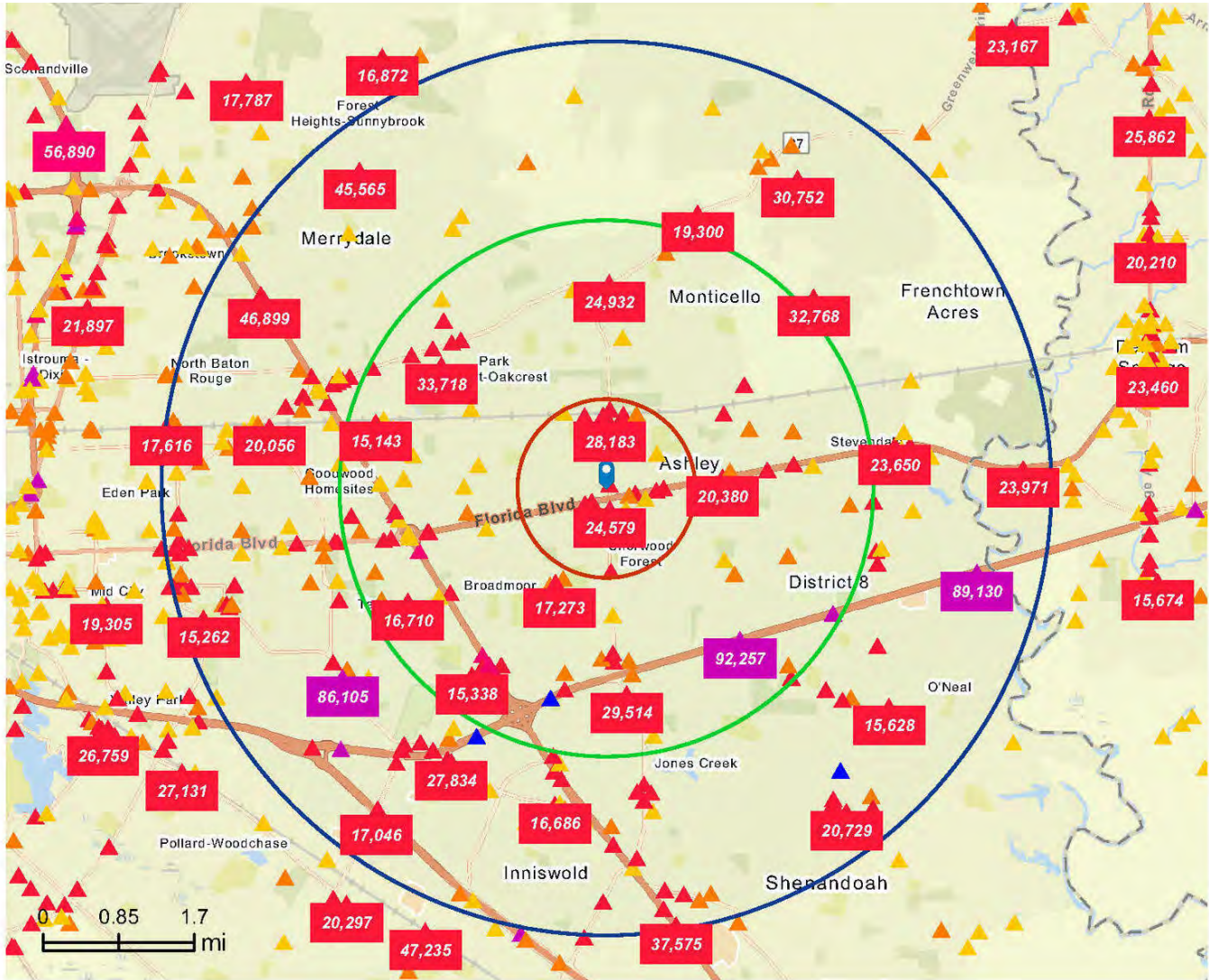
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# TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

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### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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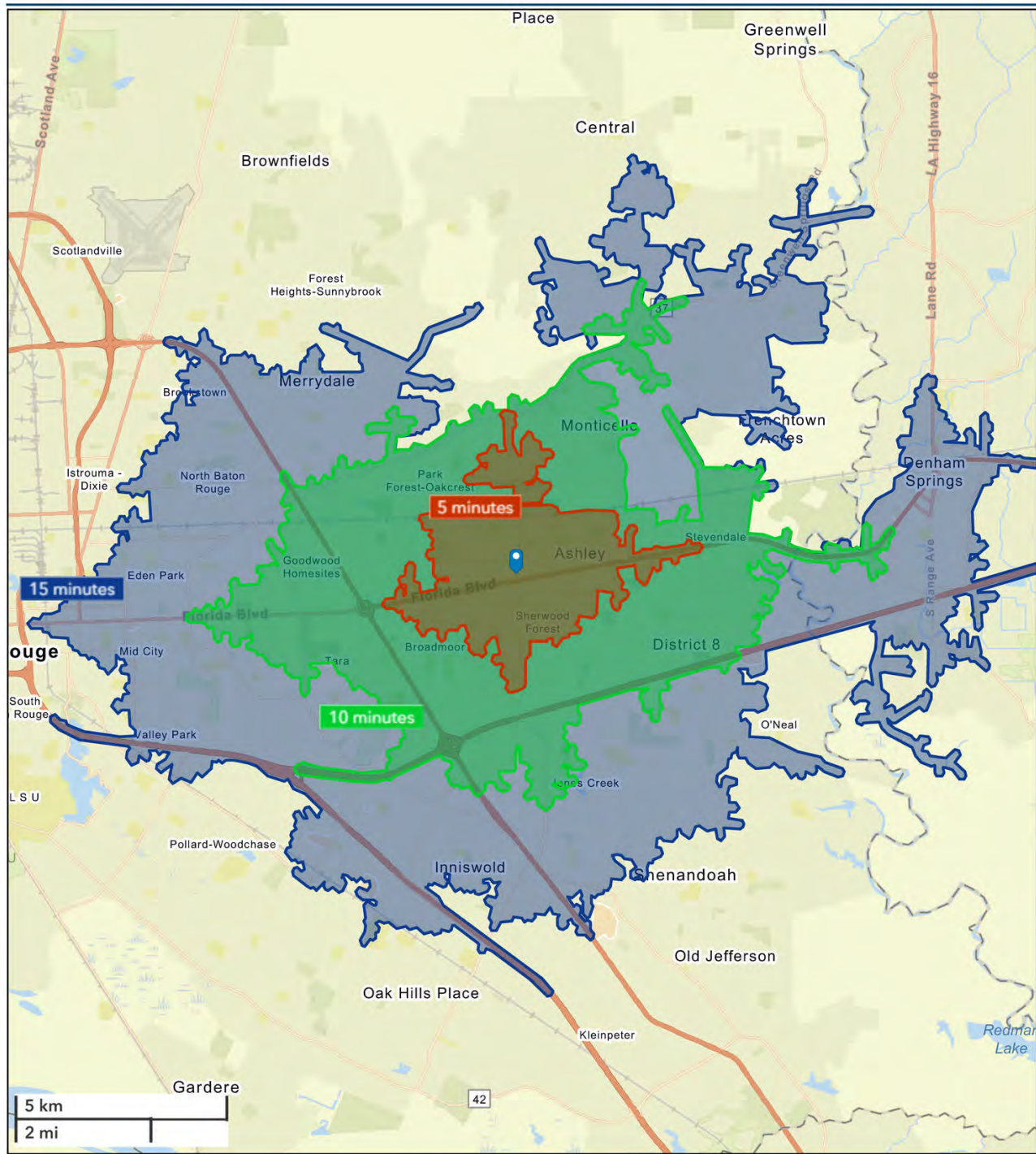
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# DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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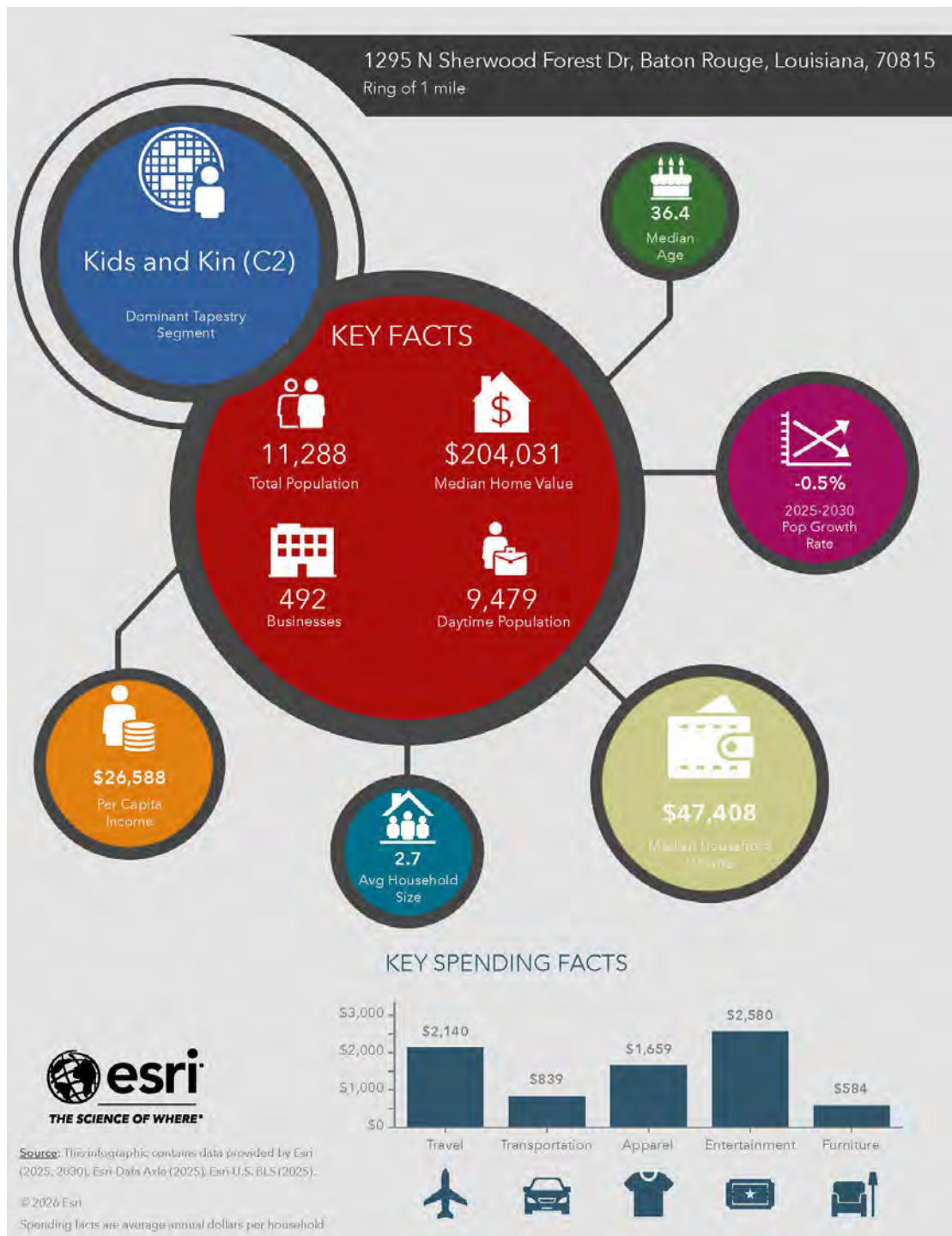
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DEMOGRAPHIC CALL OUTS: 1 MILE RADIUS

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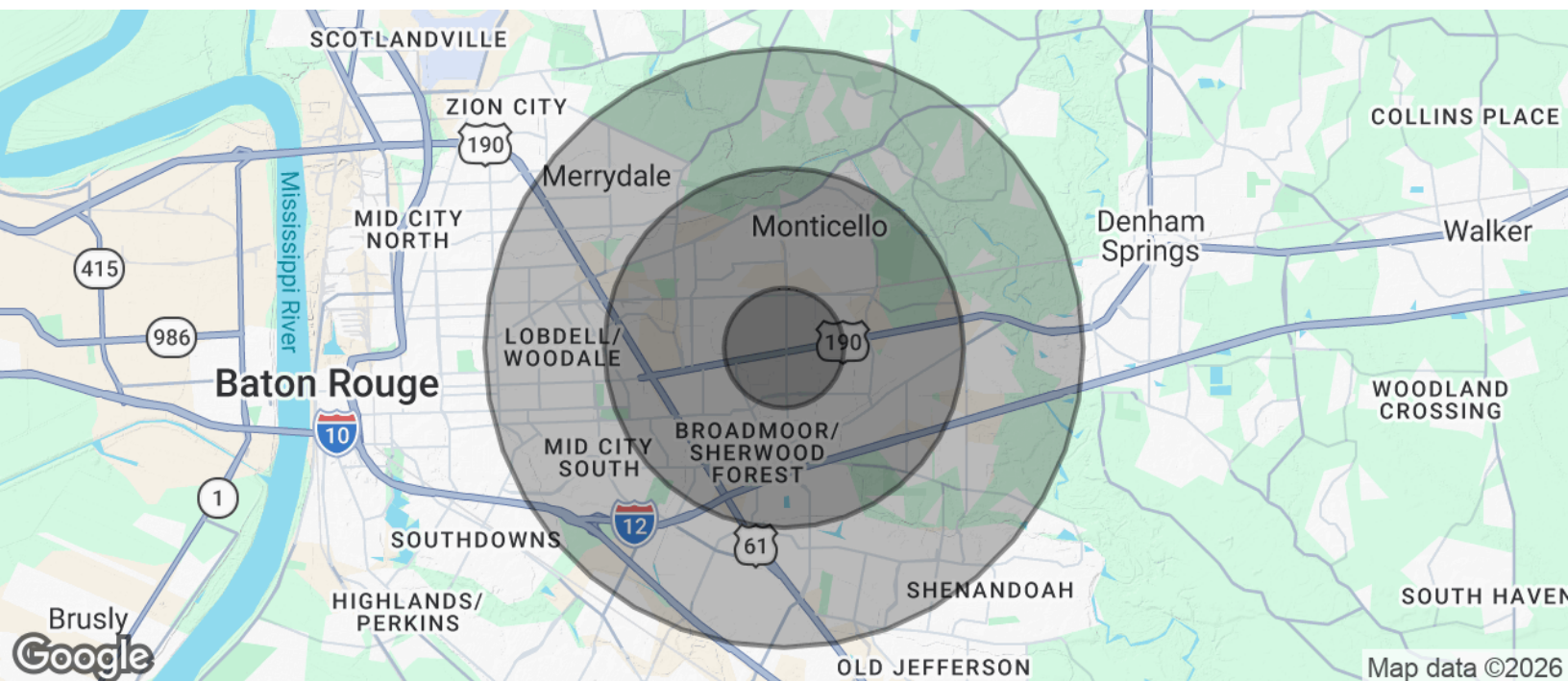


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 14,162 | 74,677  | 162,831 |
| Average Age          | 29.5   | 34.3    | 35.6    |
| Average Age (Male)   | 33.2   | 33.0    | 34.4    |
| Average Age (Female) | 29.8   | 36.3    | 37.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,750     | 27,557    | 64,658    |
| # Of Persons Per HH | 3.0       | 2.7       | 2.5       |
| Average HH Income   | \$66,676  | \$80,295  | \$85,450  |
| Average House Value | \$192,508 | \$226,914 | \$264,040 |

2023 American Community Survey (ACS)

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