



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE

FORMER MIDSOUTH BANK - *Reduced!*

2927 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

3,089 SF AVAILABLE



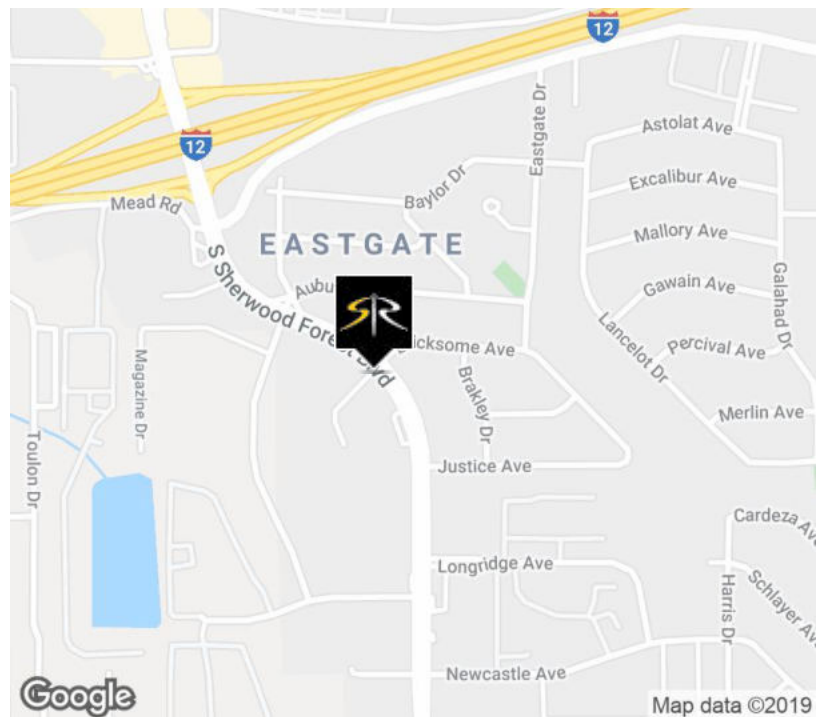
OFFERING SUMMARY

Sale Price: ~~\$510,000~~ **\$495,000**

Building Size: **3,089 SF**

PROPERTY HIGHLIGHTS

- Former MidSouth Bank
- 3,089 SF Bldg.
- Corner Lot, S. Sherwood Forest Blvd. & Bricksome Ave.
- +/- 195' Frontage on S. Sherwood
- +/- 308' Frontage on Bricksome Ave.
- Very Easy Access & Great Visibility
- Nice Interior Finishes
- 4 Lane Drive-thru with Covered ATM Access
- Some FFE to Remain
- Low Cost alternative for Bank, Credit Union or Financial Services Company to be in a Quality Location



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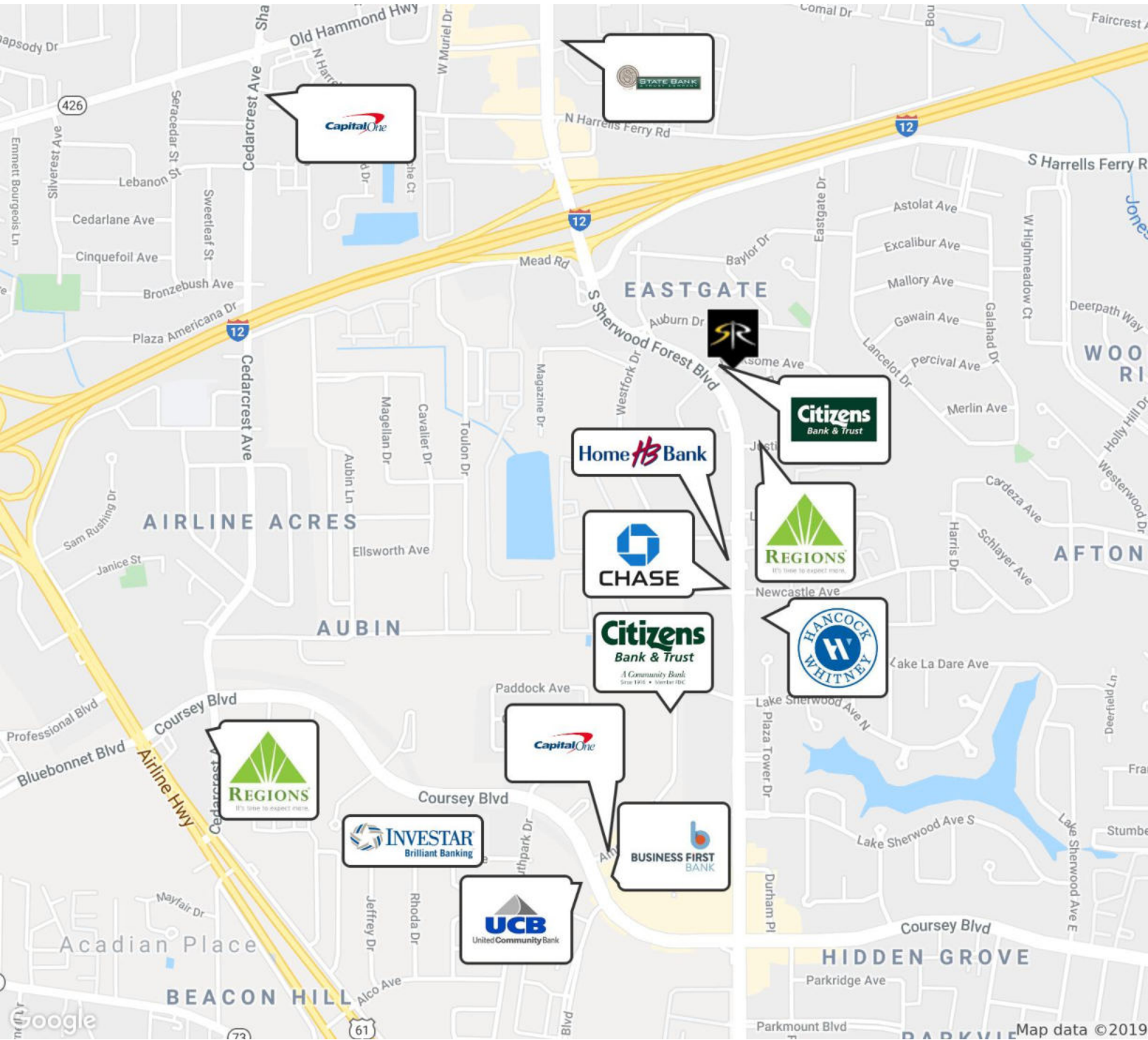
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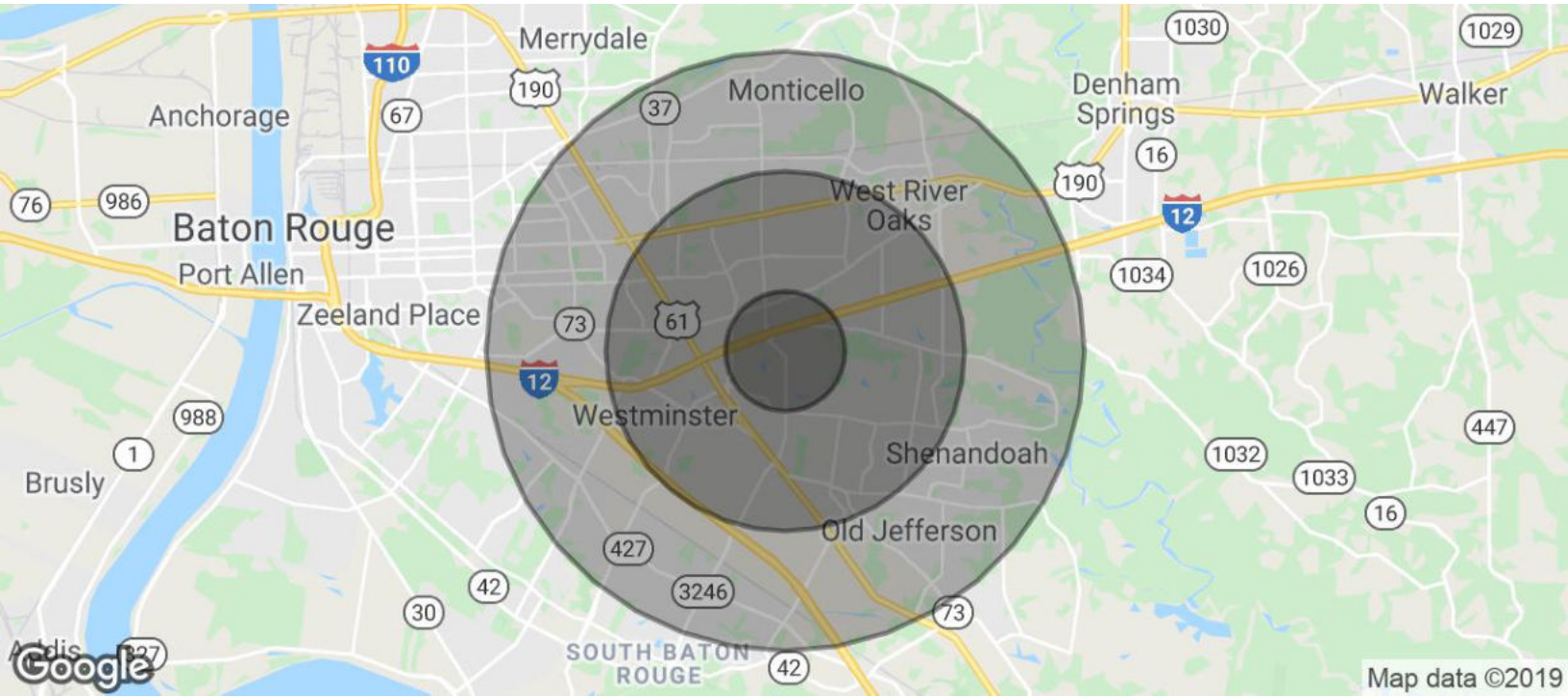
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,037	80,871	175,169
Median Age	33.7	35.7	36.0
Median Age (Male)	32.0	33.8	33.8
Median Age (Female)	35.4	37.6	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,663	34,107	71,649
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$60,874	\$67,249	\$72,618
Average House Value	\$218,183	\$189,527	\$214,795

* Demographic data derived from 2010 US Census

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