



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**CARMEN AUSTIN, CCIM**

**EDWARD ROTENBERG, SIOR**

**EMAIL** Carmen@SR-CRE.com  
**MOBILE** 225 328-1778  
**OFFICE** 225 766-0000  
**DIRECT** 225 930-6256

**Edward@SR-CRE.com**  
**225 907-6165**  
**225 766-0000**



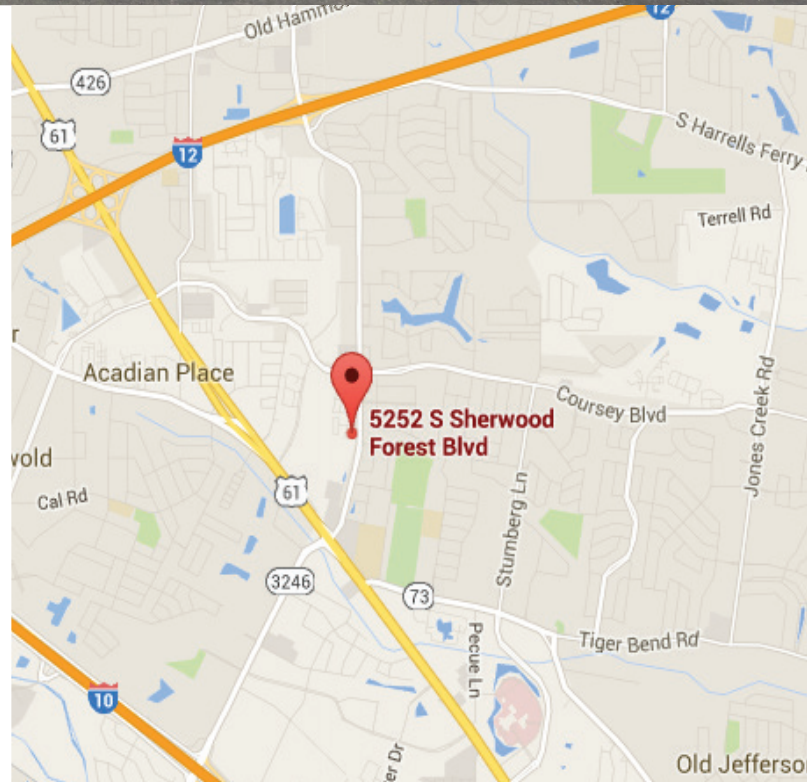
**FOR SALE Reduced!**

**5252 S. SHERWOOD FOREST BLVD.  
BATON ROUGE, LA 70816**

~~\$1,690,000~~ **\$1,200,000** 10,375 SQ. FT.

**HIGHLIGHTS**

- Fully-Equipped Restaurant
- Includes All Restaurant Components
- 2.31 Acres
- High Traffic Commercial Corridor
- 338 FT. Frontage on S. Sherwood Forest Blvd.
- Ample Parking (174 Spaces)
- Large Pylon Sign
- Densely Populated Commercial Area
- Between Siegen Ln., Airline Hwy., Coursey Blvd.
- Access to I-10 and I-12
- Zoned C-2



**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**

5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

**TEL** 225 766-0000  
**FAX** 225 766-2229

**WEB** SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



# SAURAGE ROTENBERG

COMMERCIAL REAL ESTATE

CARMEN AUSTIN, CCIM

EDWARD ROTENBERG, SIOR

EMAIL Carmen@SR-CRE.com

Edward@SR-CRE.com

MOBILE 225 328-1778

225 907-6165

OFFICE 225 766-0000

225 766-0000

DIRECT 225 930-6256



## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

TEL 225 766-0000

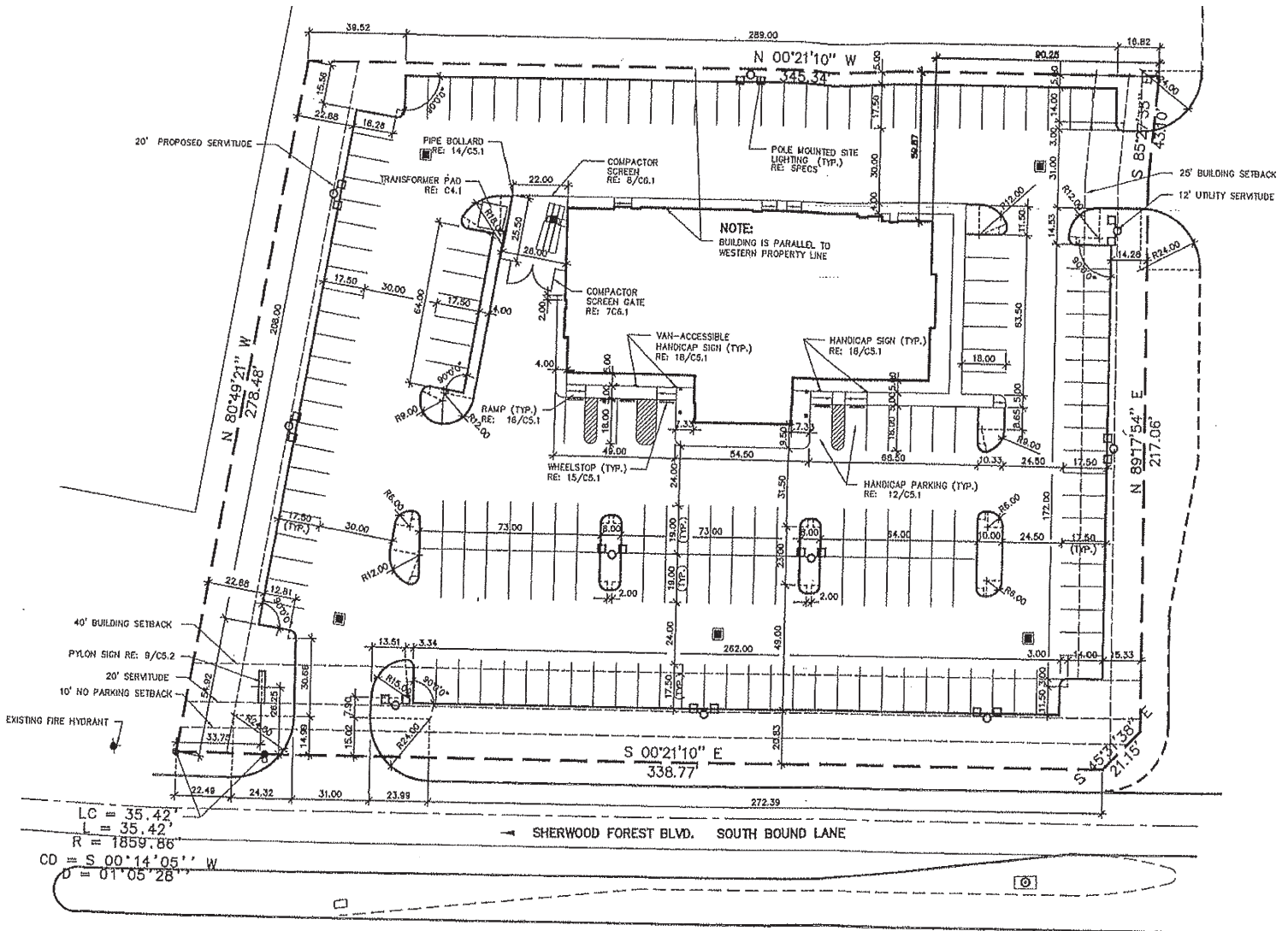
WEB SAURAGEROTENBERG.COM

FAX 225 766-2229

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.

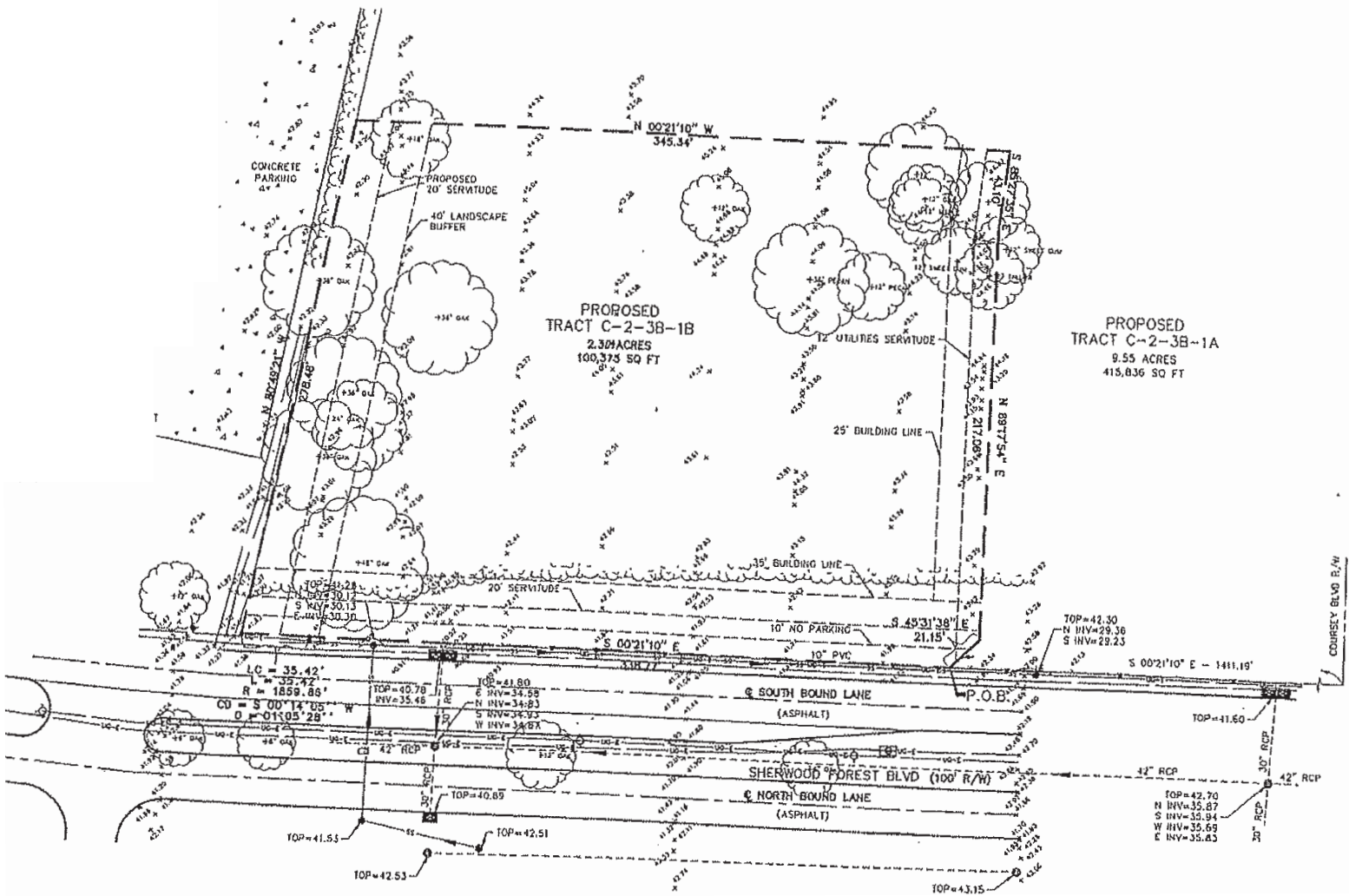


# SITE PLAN



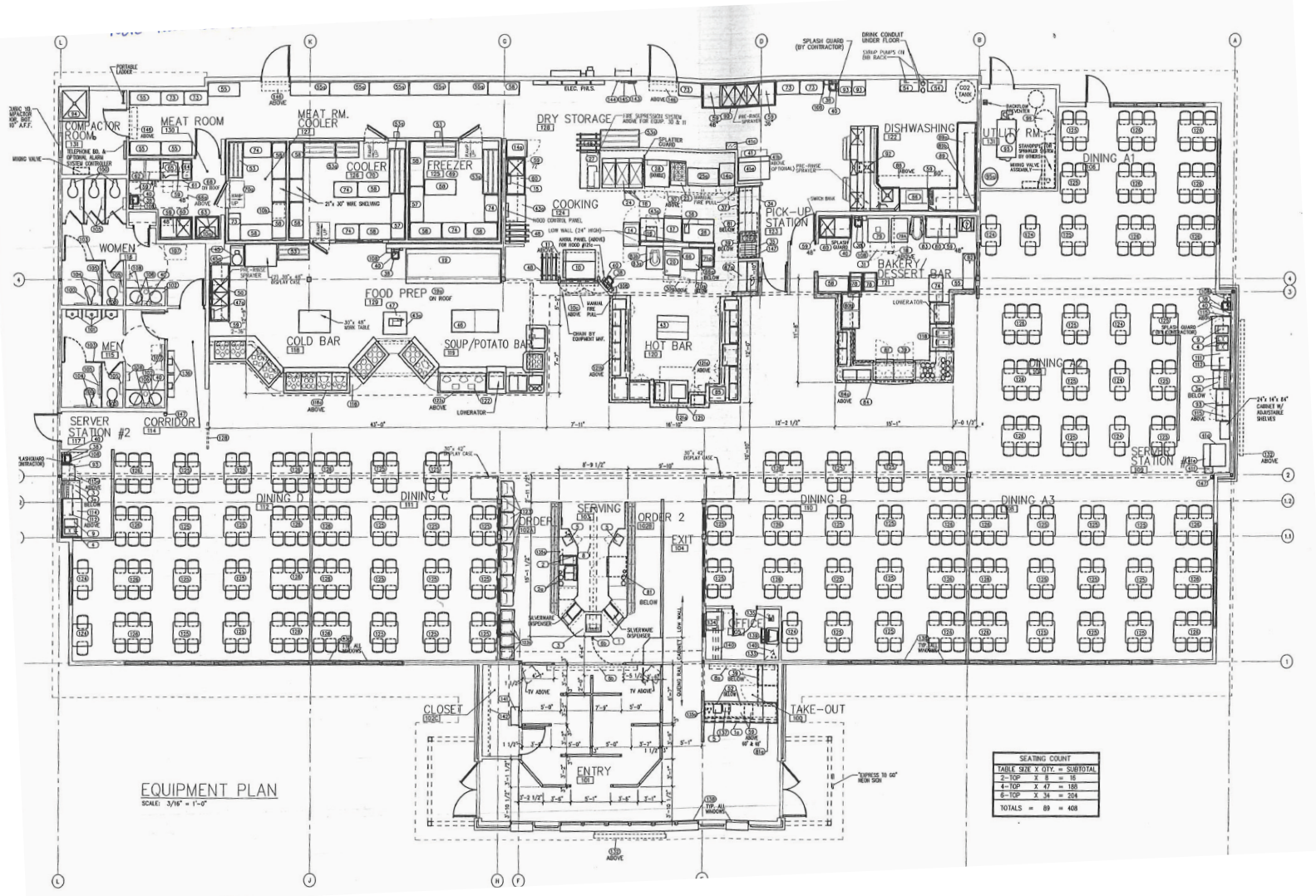


# SURVEY





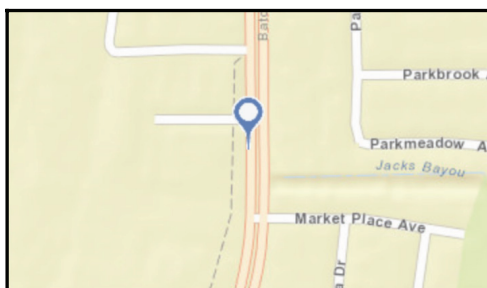
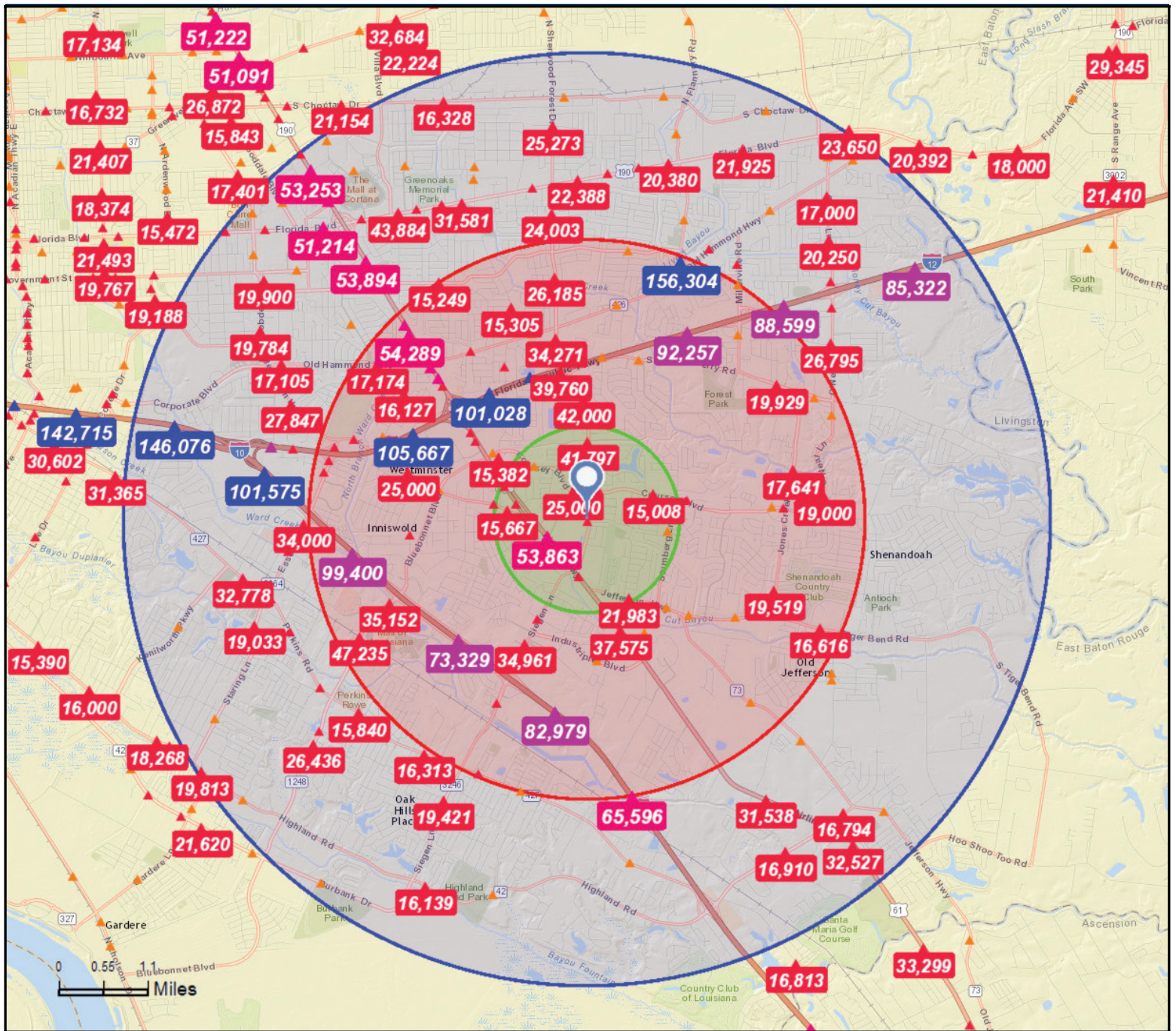
# EQUIPMENT PLAN



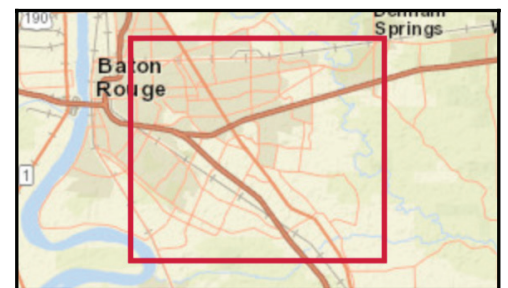
**EQUIPMENT PLAN**  
SCALE: 3/16" = 1'-0"

| SEATING COUNT      |        |              |
|--------------------|--------|--------------|
| TABLE SIZE         | X QTY. | SUBTOTAL     |
| 2'-10"             | X 8    | = 16         |
| 4'-10"             | X 17   | = 68         |
| 6'-10"             | X 34   | = 204        |
| <b>TOTALS = 89</b> |        | <b>= 408</b> |





- 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



Source: ©2015 Market Planning Solutions, Inc.



# Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,  
Ring: 1 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680  
Longitude: -91.05163

| Summary                         | Census 2010 | 2015   | 2020     |
|---------------------------------|-------------|--------|----------|
| Population                      | 10,245      | 10,542 | 10,722   |
| Households                      | 4,786       | 4,971  | 5,059    |
| Families                        | 2,583       | 2,652  | 2,664    |
| Average Household Size          | 2.14        | 2.12   | 2.12     |
| Owner Occupied Housing Units    | 2,105       | 2,020  | 2,053    |
| Renter Occupied Housing Units   | 2,681       | 2,951  | 3,007    |
| Median Age                      | 33.7        | 34.4   | 34.8     |
| Trends: 2015 - 2020 Annual Rate | Area        | State  | National |
| Population                      | 0.34%       | 0.84%  | 0.75%    |
| Households                      | 0.35%       | 0.93%  | 0.77%    |
| Families                        | 0.09%       | 0.71%  | 0.69%    |
| Owner HHs                       | 0.32%       | 0.91%  | 0.70%    |
| Median Household Income         | 1.80%       | 2.60%  | 2.66%    |

| Households by Income     | 2015     |         | 2020     |         |
|--------------------------|----------|---------|----------|---------|
|                          | Number   | Percent | Number   | Percent |
| <\$15,000                | 451      | 9.1%    | 401      | 7.9%    |
| \$15,000 - \$24,999      | 488      | 9.8%    | 346      | 6.8%    |
| \$25,000 - \$34,999      | 481      | 9.7%    | 416      | 8.2%    |
| \$35,000 - \$49,999      | 736      | 14.8%   | 760      | 15.0%   |
| \$50,000 - \$74,999      | 1,013    | 20.4%   | 1,098    | 21.7%   |
| \$75,000 - \$99,999      | 568      | 11.4%   | 578      | 11.4%   |
| \$100,000 - \$149,999    | 759      | 15.3%   | 902      | 17.8%   |
| \$150,000 - \$199,999    | 248      | 5.0%    | 299      | 5.9%    |
| \$200,000+               | 227      | 4.6%    | 260      | 5.1%    |
| Median Household Income  | \$55,990 |         | \$61,217 |         |
| Average Household Income | \$76,220 |         | \$84,929 |         |
| Per Capita Income        | \$34,874 |         | \$38,824 |         |

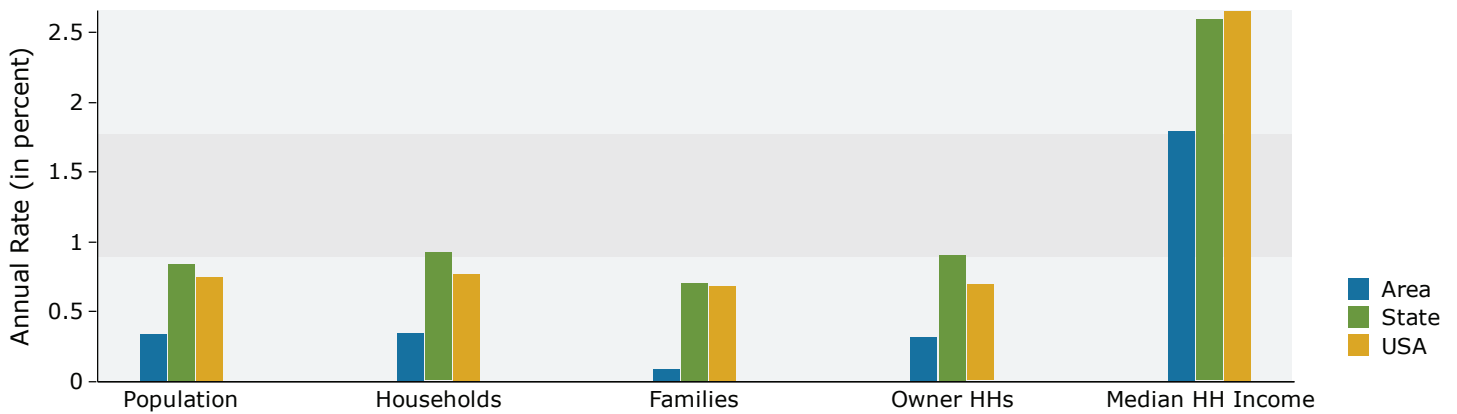
| Population by Age | Census 2010 |         | 2015   |         | 2020   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 674         | 6.6%    | 658    | 6.2%    | 682    | 6.4%    |
| 5 - 9             | 589         | 5.7%    | 594    | 5.6%    | 583    | 5.4%    |
| 10 - 14           | 517         | 5.0%    | 546    | 5.2%    | 543    | 5.1%    |
| 15 - 19           | 560         | 5.5%    | 555    | 5.3%    | 543    | 5.1%    |
| 20 - 24           | 1,000       | 9.8%    | 972    | 9.2%    | 1,013  | 9.4%    |
| 25 - 34           | 1,999       | 19.5%   | 2,056  | 19.5%   | 2,040  | 19.0%   |
| 35 - 44           | 1,254       | 12.2%   | 1,341  | 12.7%   | 1,449  | 13.5%   |
| 45 - 54           | 1,308       | 12.8%   | 1,210  | 11.5%   | 1,103  | 10.3%   |
| 55 - 64           | 1,160       | 11.3%   | 1,149  | 10.9%   | 1,140  | 10.6%   |
| 65 - 74           | 651         | 6.4%    | 878    | 8.3%    | 967    | 9.0%    |
| 75 - 84           | 358         | 3.5%    | 399    | 3.8%    | 472    | 4.4%    |
| 85+               | 175         | 1.7%    | 183    | 1.7%    | 187    | 1.7%    |

| Race and Ethnicity         | Census 2010 |         | 2015   |         | 2020   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 6,095       | 59.5%   | 5,921  | 56.2%   | 5,673  | 52.9%   |
| Black Alone                | 3,059       | 29.9%   | 3,357  | 31.8%   | 3,607  | 33.6%   |
| American Indian Alone      | 29          | 0.3%    | 29     | 0.3%    | 28     | 0.3%    |
| Asian Alone                | 408         | 4.0%    | 491    | 4.7%    | 578    | 5.4%    |
| Pacific Islander Alone     | 6           | 0.1%    | 7      | 0.1%    | 7      | 0.1%    |
| Some Other Race Alone      | 445         | 4.3%    | 496    | 4.7%    | 544    | 5.1%    |
| Two or More Races          | 203         | 2.0%    | 242    | 2.3%    | 286    | 2.7%    |
| Hispanic Origin (Any Race) | 1,021       | 10.0%   | 1,121  | 10.6%   | 1,240  | 11.6%   |

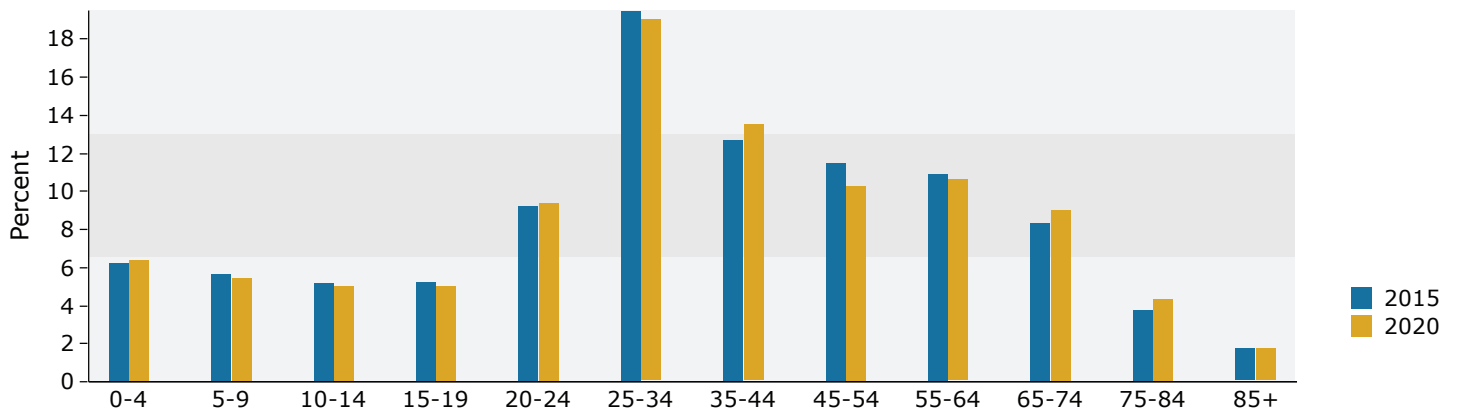
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

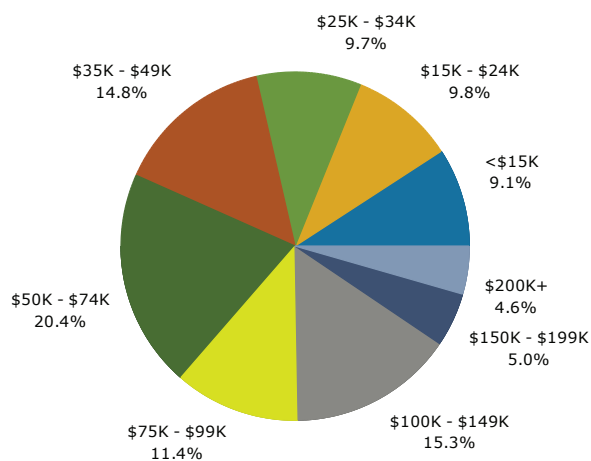
## Trends 2015-2020



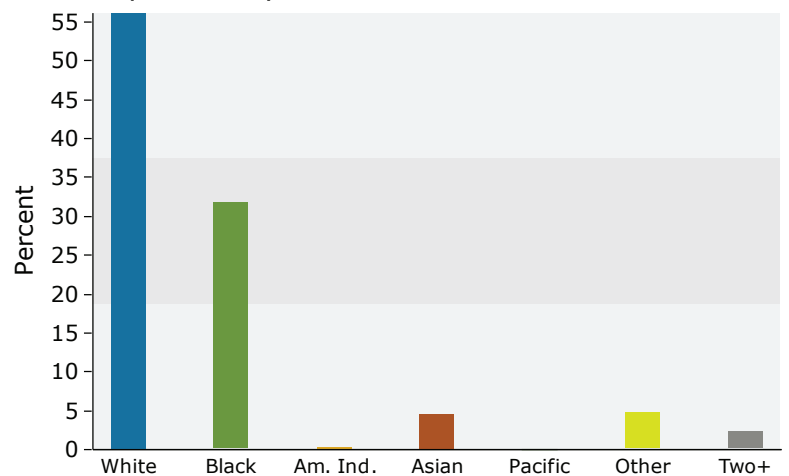
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 10.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.





# Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,  
Ring: 3 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680  
Longitude: -91.05163

| Summary                         | Census 2010 | 2015   | 2020     |
|---------------------------------|-------------|--------|----------|
| Population                      | 71,587      | 73,611 | 75,269   |
| Households                      | 31,066      | 32,160 | 32,938   |
| Families                        | 18,386      | 18,796 | 19,034   |
| Average Household Size          | 2.28        | 2.27   | 2.27     |
| Owner Occupied Housing Units    | 17,991      | 17,264 | 17,737   |
| Renter Occupied Housing Units   | 13,075      | 14,896 | 15,200   |
| Median Age                      | 35.0        | 35.8   | 36.8     |
| Trends: 2015 - 2020 Annual Rate | Area        | State  | National |
| Population                      | 0.45%       | 0.84%  | 0.75%    |
| Households                      | 0.48%       | 0.93%  | 0.77%    |
| Families                        | 0.25%       | 0.71%  | 0.69%    |
| Owner HHs                       | 0.54%       | 0.91%  | 0.70%    |
| Median Household Income         | 2.18%       | 2.60%  | 2.66%    |

| Households by Income     | 2015     |         | 2020     |         |
|--------------------------|----------|---------|----------|---------|
|                          | Number   | Percent | Number   | Percent |
| <\$15,000                | 2,658    | 8.3%    | 2,355    | 7.1%    |
| \$15,000 - \$24,999      | 3,030    | 9.4%    | 2,178    | 6.6%    |
| \$25,000 - \$34,999      | 2,782    | 8.7%    | 2,450    | 7.4%    |
| \$35,000 - \$49,999      | 4,532    | 14.1%   | 4,631    | 14.1%   |
| \$50,000 - \$74,999      | 5,909    | 18.4%   | 6,283    | 19.1%   |
| \$75,000 - \$99,999      | 4,180    | 13.0%   | 4,357    | 13.2%   |
| \$100,000 - \$149,999    | 5,438    | 16.9%   | 6,209    | 18.9%   |
| \$150,000 - \$199,999    | 2,076    | 6.5%    | 2,600    | 7.9%    |
| \$200,000+               | 1,554    | 4.8%    | 1,876    | 5.7%    |
| Median Household Income  | \$60,615 |         | \$67,503 |         |
| Average Household Income | \$80,434 |         | \$90,400 |         |
| Per Capita Income        | \$35,079 |         | \$39,466 |         |

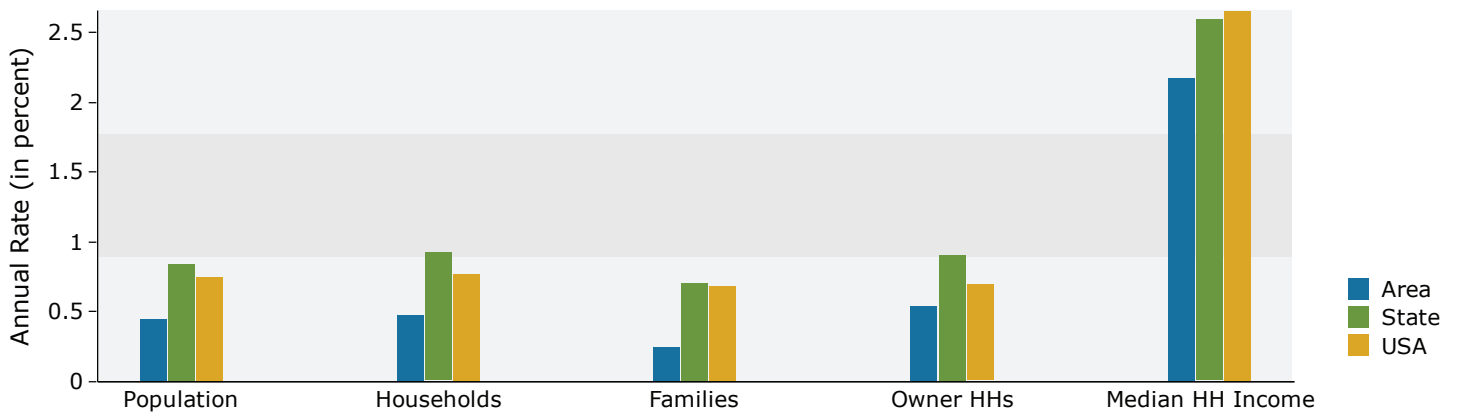
| Population by Age | Census 2010 |         | 2015   |         | 2020   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 4,767       | 6.7%    | 4,653  | 6.3%    | 4,798  | 6.4%    |
| 5 - 9             | 4,226       | 5.9%    | 4,439  | 6.0%    | 4,396  | 5.8%    |
| 10 - 14           | 4,039       | 5.6%    | 4,094  | 5.6%    | 4,318  | 5.7%    |
| 15 - 19           | 4,111       | 5.7%    | 3,956  | 5.4%    | 3,867  | 5.1%    |
| 20 - 24           | 5,925       | 8.3%    | 5,319  | 7.2%    | 5,206  | 6.9%    |
| 25 - 34           | 12,716      | 17.8%   | 13,589 | 18.5%   | 12,796 | 17.0%   |
| 35 - 44           | 8,618       | 12.0%   | 9,027  | 12.3%   | 10,807 | 14.4%   |
| 45 - 54           | 9,496       | 13.3%   | 8,672  | 11.8%   | 8,011  | 10.6%   |
| 55 - 64           | 8,655       | 12.1%   | 9,096  | 12.4%   | 8,660  | 11.5%   |
| 65 - 74           | 4,710       | 6.6%    | 6,153  | 8.4%    | 7,325  | 9.7%    |
| 75 - 84           | 2,992       | 4.2%    | 3,111  | 4.2%    | 3,529  | 4.7%    |
| 85+               | 1,334       | 1.9%    | 1,501  | 2.0%    | 1,554  | 2.1%    |

| Race and Ethnicity         | Census 2010 |         | 2015   |         | 2020   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 47,047      | 65.7%   | 45,938 | 62.4%   | 44,426 | 59.0%   |
| Black Alone                | 18,966      | 26.5%   | 20,966 | 28.5%   | 22,908 | 30.4%   |
| American Indian Alone      | 205         | 0.3%    | 211    | 0.3%    | 215    | 0.3%    |
| Asian Alone                | 2,771       | 3.9%    | 3,365  | 4.6%    | 4,023  | 5.3%    |
| Pacific Islander Alone     | 28          | 0.0%    | 32     | 0.0%    | 34     | 0.0%    |
| Some Other Race Alone      | 1,408       | 2.0%    | 1,632  | 2.2%    | 1,854  | 2.5%    |
| Two or More Races          | 1,162       | 1.6%    | 1,467  | 2.0%    | 1,809  | 2.4%    |
| Hispanic Origin (Any Race) | 3,681       | 5.1%    | 4,211  | 5.7%    | 4,844  | 6.4%    |

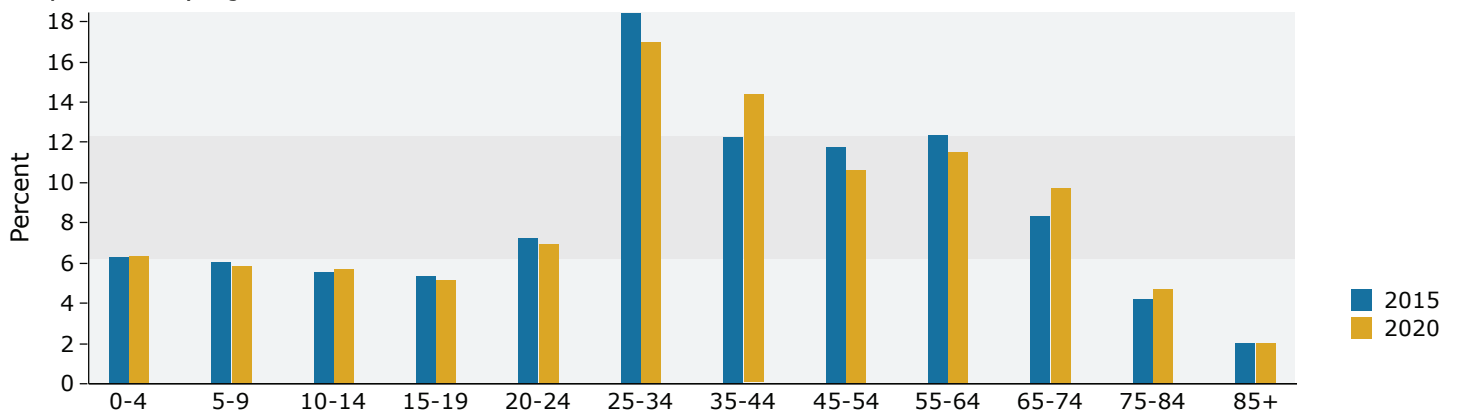
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

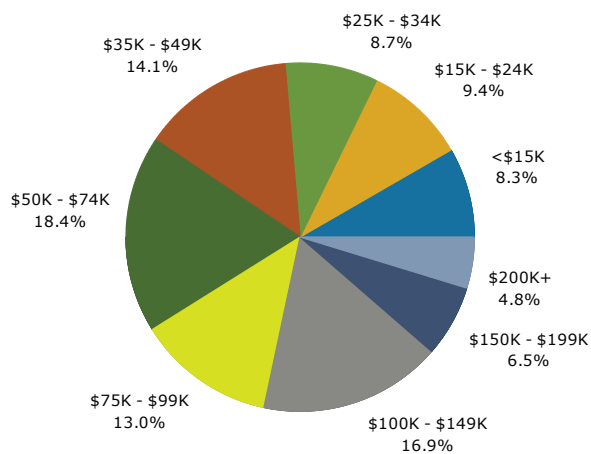
## Trends 2015-2020



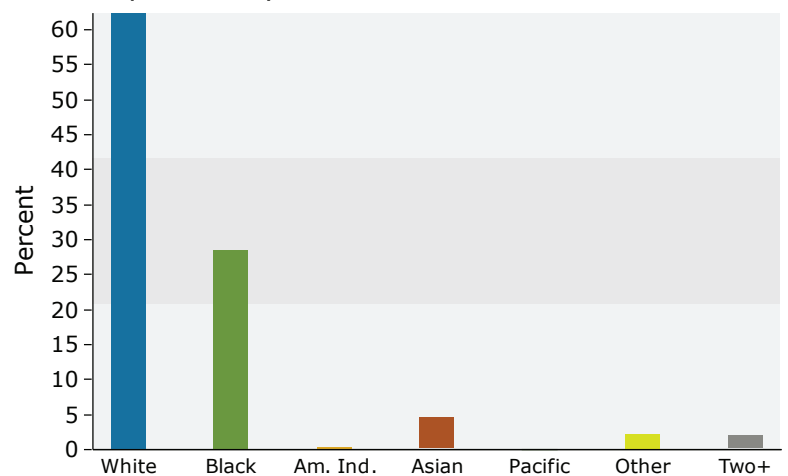
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 5.7%



# Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,  
Ring: 5 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680  
Longitude: -91.05163

| Summary                         | Census 2010 | 2015    | 2020     |
|---------------------------------|-------------|---------|----------|
| Population                      | 167,674     | 170,321 | 173,136  |
| Households                      | 69,609      | 71,274  | 72,615   |
| Families                        | 43,408      | 43,856  | 44,178   |
| Average Household Size          | 2.39        | 2.37    | 2.36     |
| Owner Occupied Housing Units    | 43,911      | 42,008  | 42,773   |
| Renter Occupied Housing Units   | 25,698      | 29,266  | 29,842   |
| Median Age                      | 36.0        | 36.7    | 37.6     |
| Trends: 2015 - 2020 Annual Rate | Area        | State   | National |
| Population                      | 0.33%       | 0.84%   | 0.75%    |
| Households                      | 0.37%       | 0.93%   | 0.77%    |
| Families                        | 0.15%       | 0.71%   | 0.69%    |
| Owner HHs                       | 0.36%       | 0.91%   | 0.70%    |
| Median Household Income         | 2.27%       | 2.60%   | 2.66%    |

| Households by Income     | 2015     |         | 2020     |         |
|--------------------------|----------|---------|----------|---------|
|                          | Number   | Percent | Number   | Percent |
| <\$15,000                | 6,136    | 8.6%    | 5,455    | 7.5%    |
| \$15,000 - \$24,999      | 6,798    | 9.5%    | 4,912    | 6.8%    |
| \$25,000 - \$34,999      | 5,901    | 8.3%    | 5,244    | 7.2%    |
| \$35,000 - \$49,999      | 9,363    | 13.1%   | 9,500    | 13.1%   |
| \$50,000 - \$74,999      | 12,380   | 17.4%   | 13,063   | 18.0%   |
| \$75,000 - \$99,999      | 9,139    | 12.8%   | 9,310    | 12.8%   |
| \$100,000 - \$149,999    | 11,156   | 15.7%   | 12,454   | 17.2%   |
| \$150,000 - \$199,999    | 5,113    | 7.2%    | 6,403    | 8.8%    |
| \$200,000+               | 5,287    | 7.4%    | 6,274    | 8.6%    |
| Median Household Income  | \$62,732 |         | \$70,171 |         |
| Average Household Income | \$87,958 |         | \$99,485 |         |
| Per Capita Income        | \$36,919 |         | \$41,832 |         |

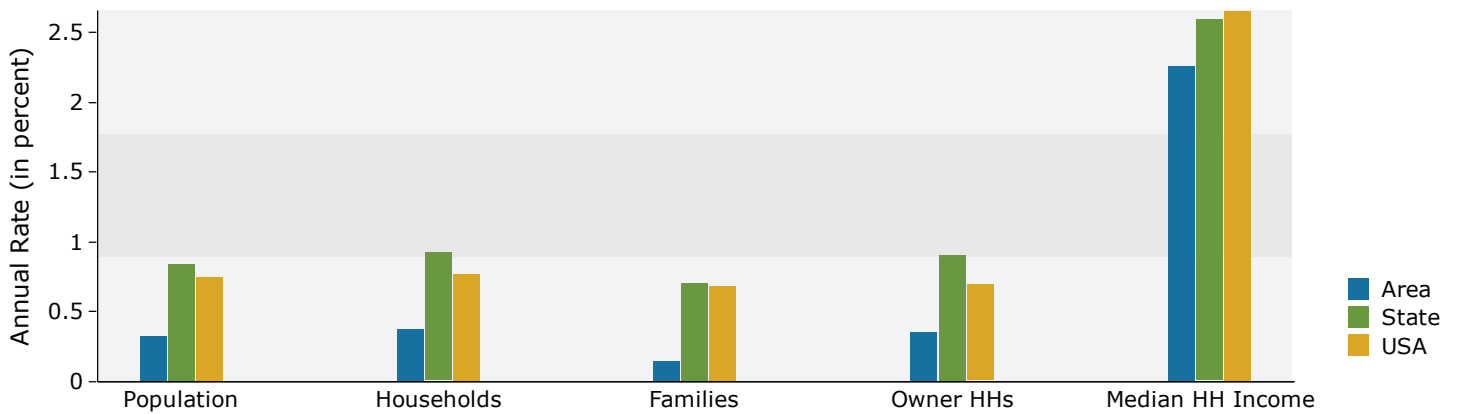
| Population by Age | Census 2010 |         | 2015   |         | 2020   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 10,965      | 6.5%    | 10,562 | 6.2%    | 10,754 | 6.2%    |
| 5 - 9             | 10,196      | 6.1%    | 10,419 | 6.1%    | 10,201 | 5.9%    |
| 10 - 14           | 10,202      | 6.1%    | 10,027 | 5.9%    | 10,393 | 6.0%    |
| 15 - 19           | 10,336      | 6.2%    | 9,681  | 5.7%    | 9,315  | 5.4%    |
| 20 - 24           | 13,056      | 7.8%    | 11,922 | 7.0%    | 11,413 | 6.6%    |
| 25 - 34           | 27,102      | 16.2%   | 28,715 | 16.9%   | 27,223 | 15.7%   |
| 35 - 44           | 20,329      | 12.1%   | 20,904 | 12.3%   | 24,494 | 14.1%   |
| 45 - 54           | 22,972      | 13.7%   | 20,811 | 12.2%   | 19,203 | 11.1%   |
| 55 - 64           | 20,973      | 12.5%   | 21,858 | 12.8%   | 20,846 | 12.0%   |
| 65 - 74           | 11,439      | 6.8%    | 14,743 | 8.7%    | 17,402 | 10.1%   |
| 75 - 84           | 7,030       | 4.2%    | 7,231  | 4.2%    | 8,326  | 4.8%    |
| 85+               | 3,075       | 1.8%    | 3,450  | 2.0%    | 3,564  | 2.1%    |

| Race and Ethnicity         | Census 2010 |         | 2015    |         | 2020   |         |
|----------------------------|-------------|---------|---------|---------|--------|---------|
|                            | Number      | Percent | Number  | Percent | Number | Percent |
| White Alone                | 105,759     | 63.1%   | 102,149 | 60.0%   | 98,411 | 56.8%   |
| Black Alone                | 47,985      | 28.6%   | 51,871  | 30.5%   | 55,794 | 32.2%   |
| American Indian Alone      | 470         | 0.3%    | 475     | 0.3%    | 481    | 0.3%    |
| Asian Alone                | 7,232       | 4.3%    | 8,509   | 5.0%    | 9,955  | 5.7%    |
| Pacific Islander Alone     | 66          | 0.0%    | 72      | 0.0%    | 74     | 0.0%    |
| Some Other Race Alone      | 3,541       | 2.1%    | 3,995   | 2.3%    | 4,459  | 2.6%    |
| Two or More Races          | 2,620       | 1.6%    | 3,251   | 1.9%    | 3,962  | 2.3%    |
| Hispanic Origin (Any Race) | 8,731       | 5.2%    | 9,753   | 5.7%    | 11,043 | 6.4%    |

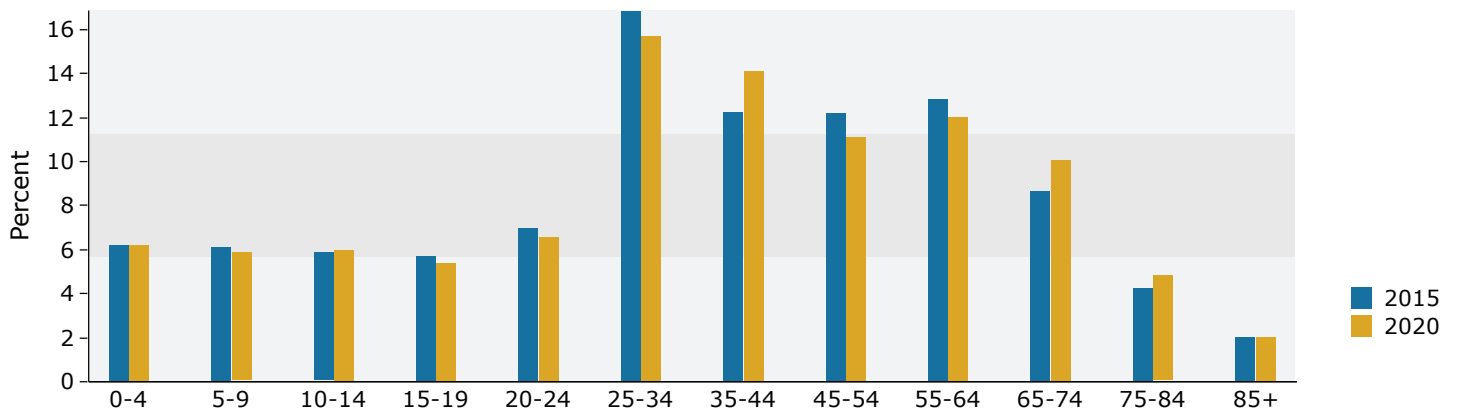
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

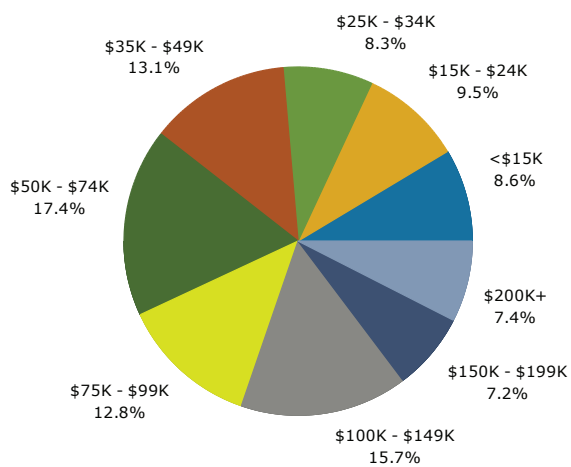
## Trends 2015-2020



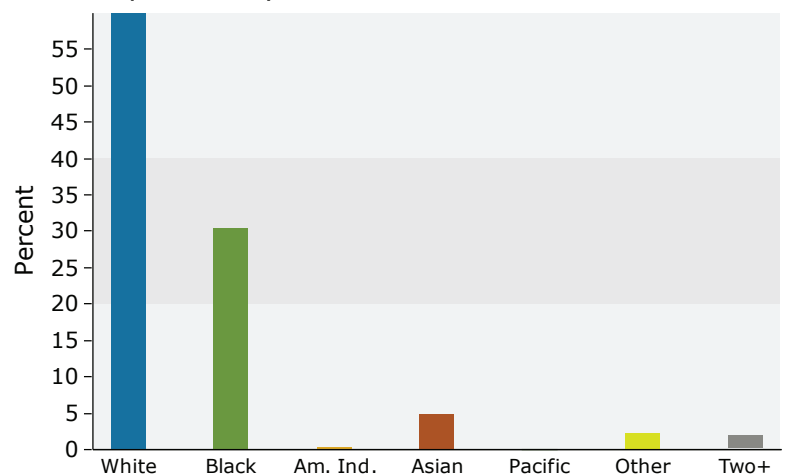
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 5.7%