

CARMEN AUSTIN, CCIM

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EDWARD ROTENBERG, SIOR

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



(426)

Acadian Place

61

vold

Cal Rd

FAX

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

BATON ROUGE, LA 70809

- 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

225 766-0000 225 766-2229

WEB SAURAGEROTENBERG.COM

Coursey Blvd

Tiger Bend Rd

5252 S Sherwood

Pecue

Forest Blvd

(73)

61

(3246)

S Harrells Ferry

Terrell Rd

Bd

Jones Creek

Old Jefferso

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.



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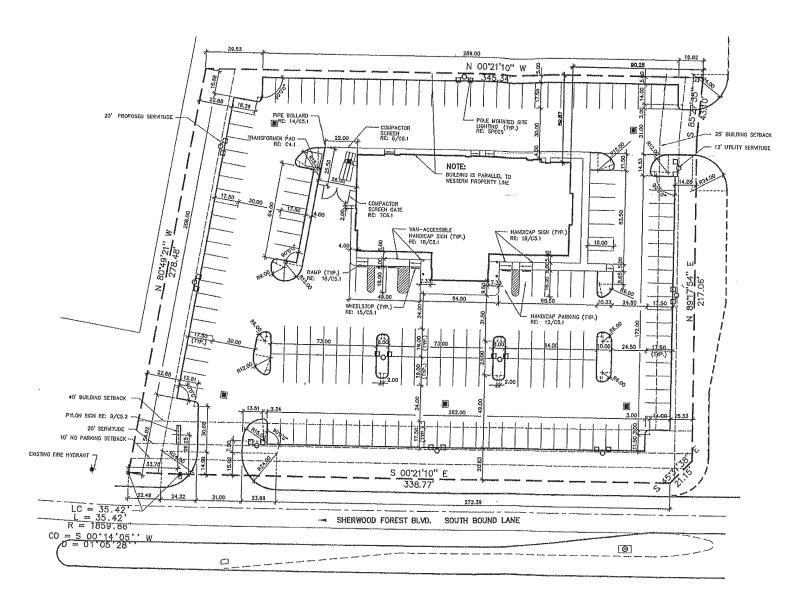
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SITE PLAN



	SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LI	.c				
	5135 BLUEBONNET BLVD	TEL	225 766-0000	WEB	SAURAGEROTENBERG.COM	
	BATON ROUGE, LA 70809	FAX	225 766-2229			
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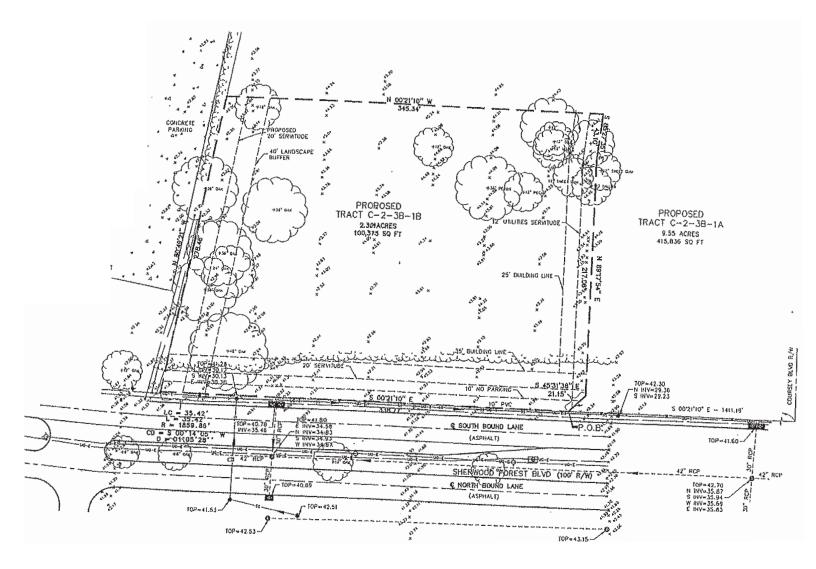
COMMERCIAL REAL ESTATE

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SURVEY



	SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC					
	5135 BLUEBONNET BLVD BATON ROUGE, LA 70809		225 766-0000 225 766-2229	WEB	SAURAGEROTENBERG.COM	
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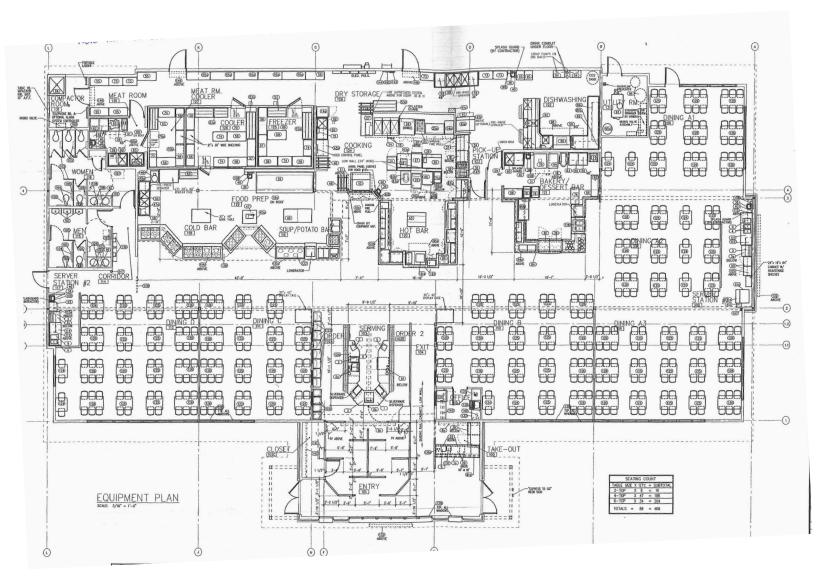
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EDWARD ROTENBERG, SIOR

EQUIPMENT PLAN



SAURAGE ROTENBERG COMMERCIAL REAL EST	ATE, LLC		
5135 BLUEBONNET BLVD	TEL	225 766-0000	WEB SAUR
BATON ROUGE, LA 70809	FAX	225 766-2229	

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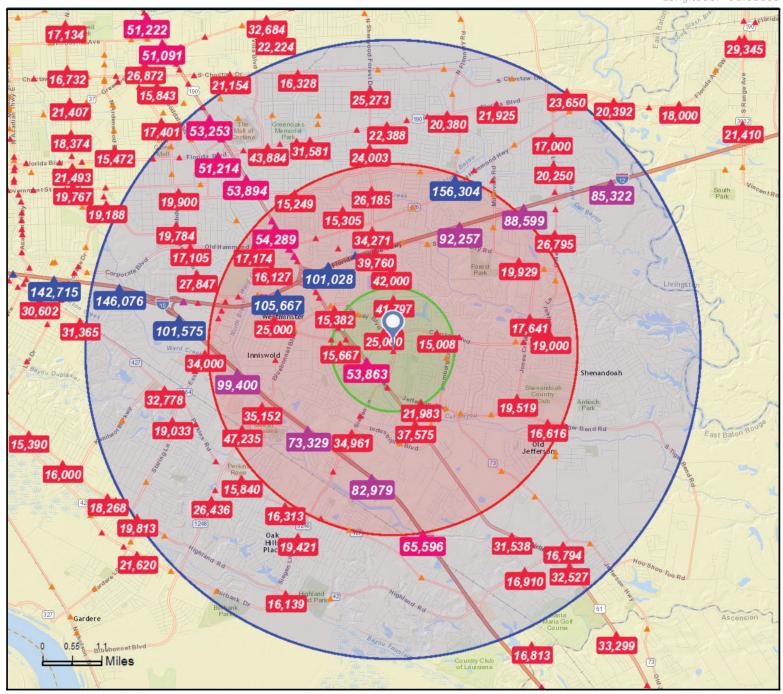
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Traffic Count Map

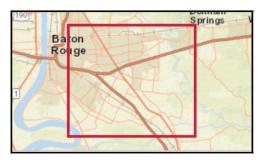
5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana, Rings: 1, 3, 5 mile radii

Prepared by Carmen R. Austin, CCIM Latitude: 30.40680 Longitude: -91.05163





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





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	Cer	ısus 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%
			2	015	20	020
Households by Income			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	
	Census 20	010	2	015	20	020
Population by Age	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%
	Census 20			015		020
Race and Ethnicity	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.						

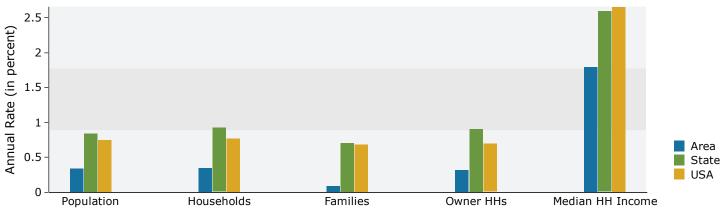
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

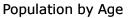


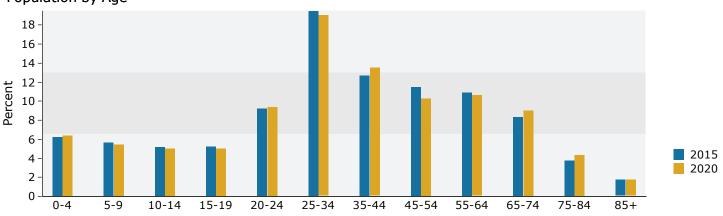
5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana, Ring: 1 mile radius

Prepared by Carmen R. Austin, CCIM Latitude: 30.40680 Longitude: -91.05163

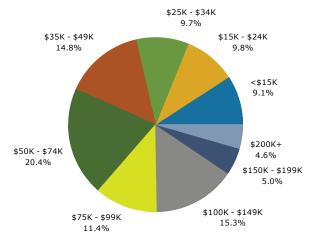
Trends 2015-2020



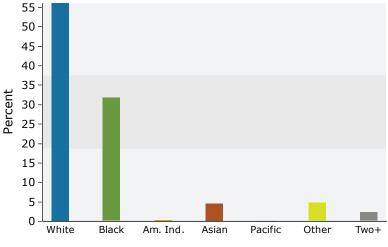




2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 10.6%



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 Censes 2010 2015 2020 Population 71,587 73,611 75,620 Households 31,066 32,160 32,238 Families 12,868 12,727 2,227 Comen Occupied Housing Units 12,073 14,890 15,200 Median Age 35.0 35.8 35.8 35.8 Frendis: 2015 - 2020 Annual Rate Area State National Rate Population 0.45% 0.94% 0.75% Conner Occupied Housing Units 0.25% 0.75% 0.75% Population 0.45% 0.95% 0.75% Conner Hits 0.56% 0.95% 0.75% Conner Hits 0.56% 0.94% 2,179 0.66% Median Household Income 2.18% 2.178 0.66% 2.178 S5,000 - \$43,999 3.030 3.23% 3.278 3.23% S5,000 - \$43,999 3.030 3.278 3.278 3.28% S5,000 - \$43,999 3.030 3.278		-					
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85+ 1,334 1.9% 1,501 2.0% 1,554 2.1% Census 2010 2015 2020 Race and Ethnicity Number Percent Number Percent White Alone 47,047 65.7% 45,938 62.4% 44,426 59.0% Black Alone 47,047 65.7% 45,938 62.4% 44,426 59.0% American Indian Alone 205 0.3% 211 0.3% 22,908 30.4% 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% Hispanic Origin (Any Race) 3,681 5.1% 4,211 5.7% 4,844 6.4%	65 - 74	4,710	6.6%	6,153	8.4%	7,325	9.7%
Census 2010 2015 2027 Race and Ethnicity 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% Hispanic Origin (Any Race) 3,681 5.1% 4,211 5.7% 4,844 6.4%	75 - 84	2,992	4.2%	3,111	4.2%	3,529	4.7%
Race and Ethnicity 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% Hispanic Origin (Any Race) 3,681 5.1% 4,211 5.7% 4,844 6.4%	85+	1,334	1.9%	1,501	2.0%	1,554	2.1%
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%		Census 20	010	20	015	20	20
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%	Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
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%	White Alone	47,047	65.7%	45,938	62.4%	44,426	59.0%
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%	Black Alone	18,966	26.5%	20,966	28.5%	22,908	30.4%
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%	American Indian Alone		0.3%		0.3%	215	0.3%
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%	Asian Alone	2,771	3.9%	3,365	4.6%	4,023	5.3%
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%	Pacific Islander Alone	28	0.0%	32	0.0%	34	0.0%
Hispanic Origin (Any Race) 3,681 5.1% 4,211 5.7% 4,844 6.4%	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%
Data Note: Income is expressed in current dollars.	Hispanic Origin (Any Race)	3,681	5.1%	4,211	5.7%	4,844	6.4%
	Data Note: Income is expressed in current dollars.						

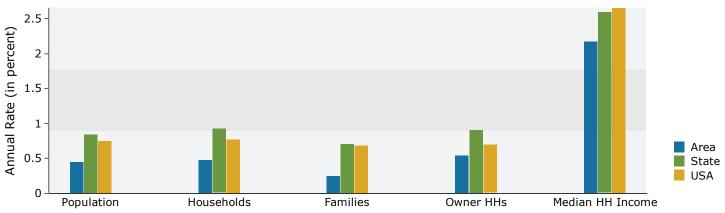
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

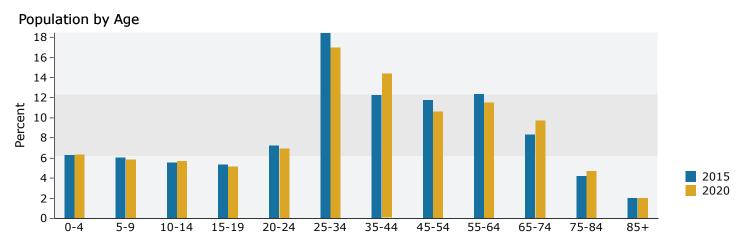


5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana, Ring: 3 mile radius

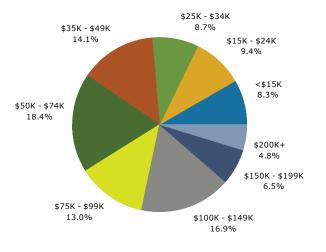
Prepared by Carmen R. Austin, CCIM Latitude: 30.40680 Longitude: -91.05163

Trends 2015-2020

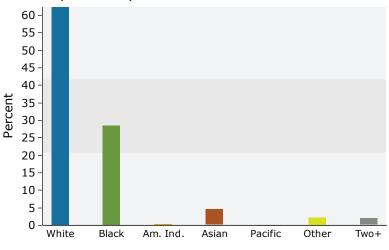




2015 Household Income



2015 Population by Race



²⁰¹⁵ Percent Hispanic Origin: 5.7%



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

Prepared by Carmen R. Austin, CCIM Latitude: 30.40680 Longitude: -91.05163

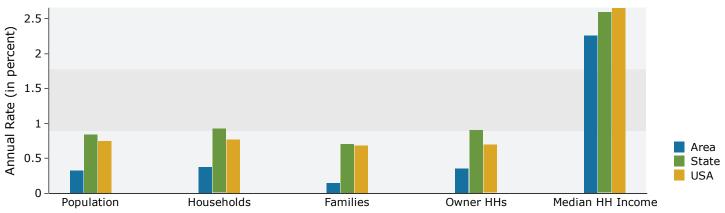
Summary	Cer	nsus 2010		2015		2020
Population		167,674		170,321		173,136
Households		69,609		71,274		72,615
Families		43,408		43,856		44,178
Average Household Size		2.39		2.37		2.36
Owner Occupied Housing Units		43,911		42,008		42,773
Renter Occupied Housing Units		25,698		29,266		29,842
Median Age		36.0		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%
			20	15	20	20
Households by Income			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	
	Census 20	010	20	15	20	20
Population by Age	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%
	Census 20	010		15		20
Race and Ethnicity	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.						

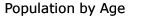
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

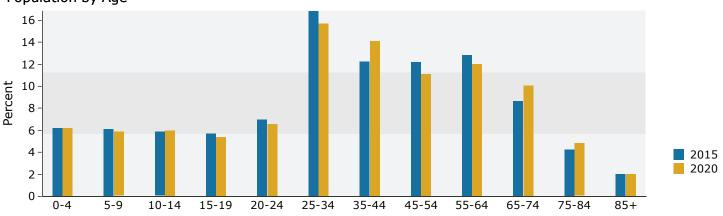


5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana, Ring: 5 mile radius Prepared by Carmen R. Austin, CCIM Latitude: 30.40680 Longitude: -91.05163

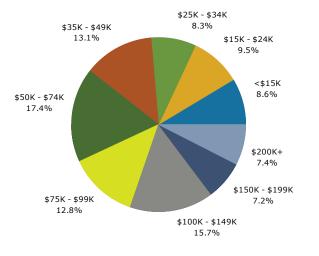
Trends 2015-2020



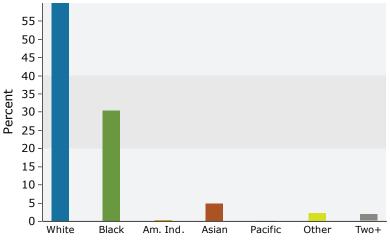




2015 Household Income



2015 Population by Race



²⁰¹⁵ Percent Hispanic Origin: 5.7%