



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
COMMERCIAL FRONTAGE OUTPARCEL ON HARD CORNER
3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2.29 ACRES

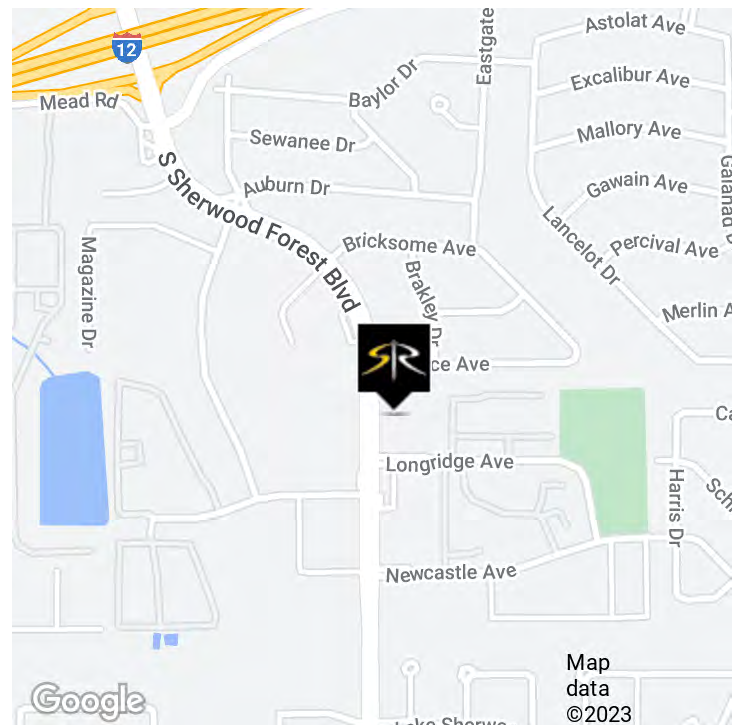


OFFERING SUMMARY

Sale Price:	\$15.00 / SF
Lot Size:	2.29 Acres
Zoning:	C-1 LIGHT COMMERCIAL

PROPERTY HIGHLIGHTS

- Frontage Commercial Zoning
- All Utilities to Site
- High Traffic Retail Land For Sale Ready for Development or Build to Suit Drive Thru Opportunity
- Ideal for Car Wash, Oil Change, QSR, Restaurant, Medical or Fuel User
- Immediate Interstate On/Off Ramp Accessible
- High Exposure near I-10 Interstate
- Ever Expanding Area of Residential and Retail Development
- Access to I-10 & I-12



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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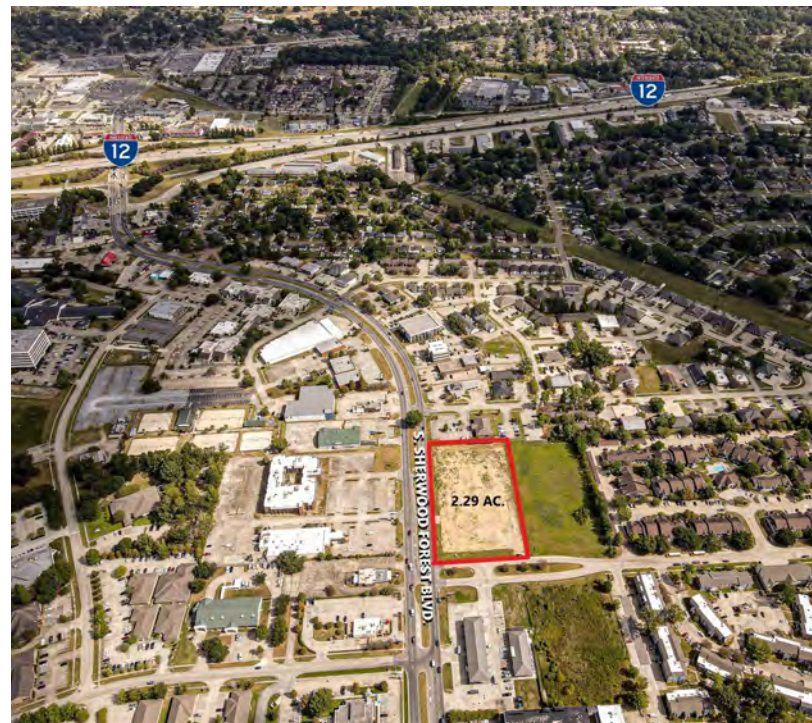
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RETAIL MAP COMMERCIAL FRONTAGE OUTPARCEL ON HARD CORNER 3233 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

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Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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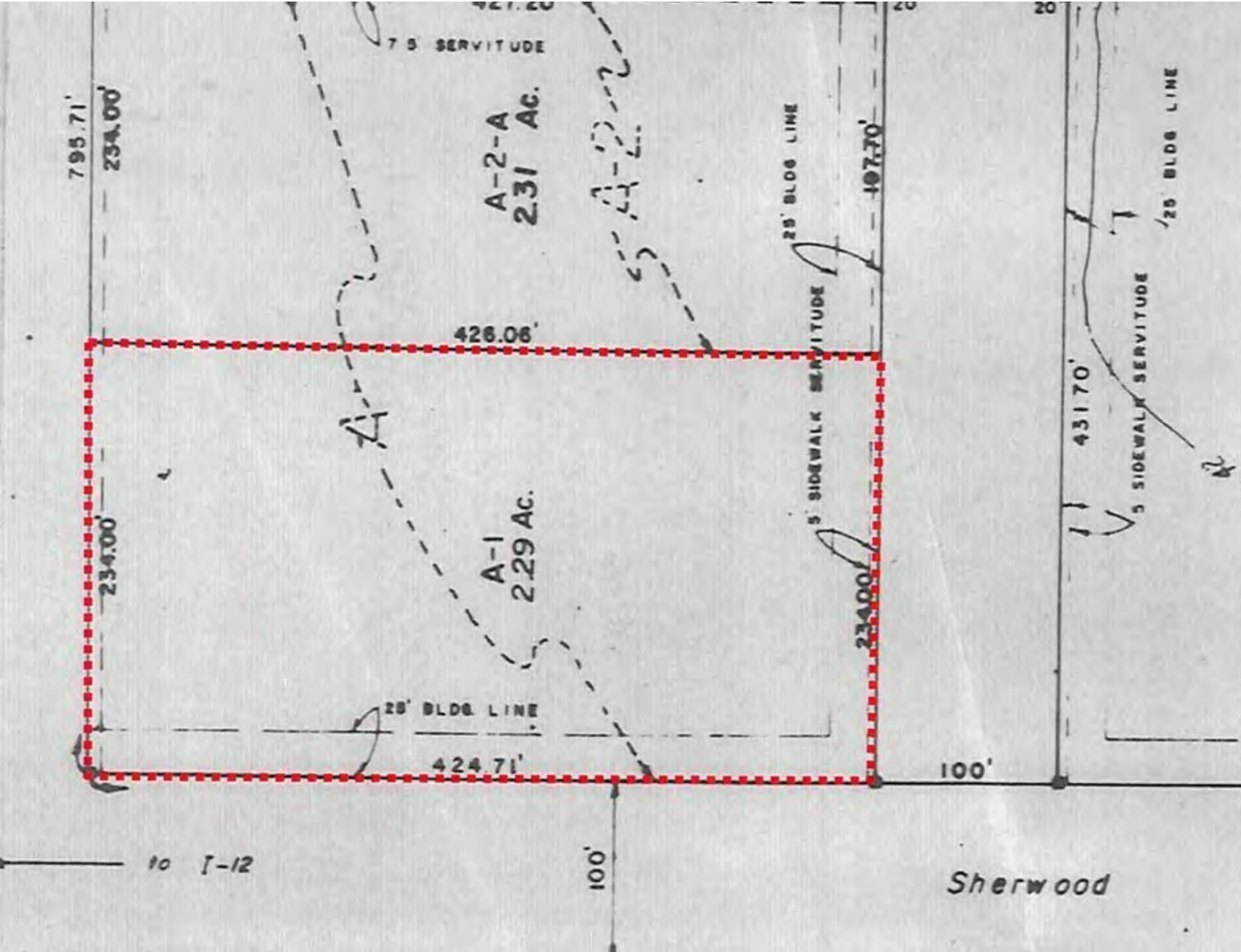
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SURVEY
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TRAFFIC COUNT MAP

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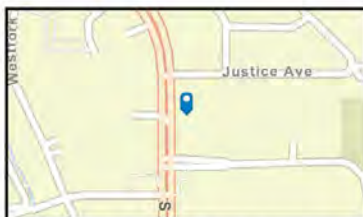
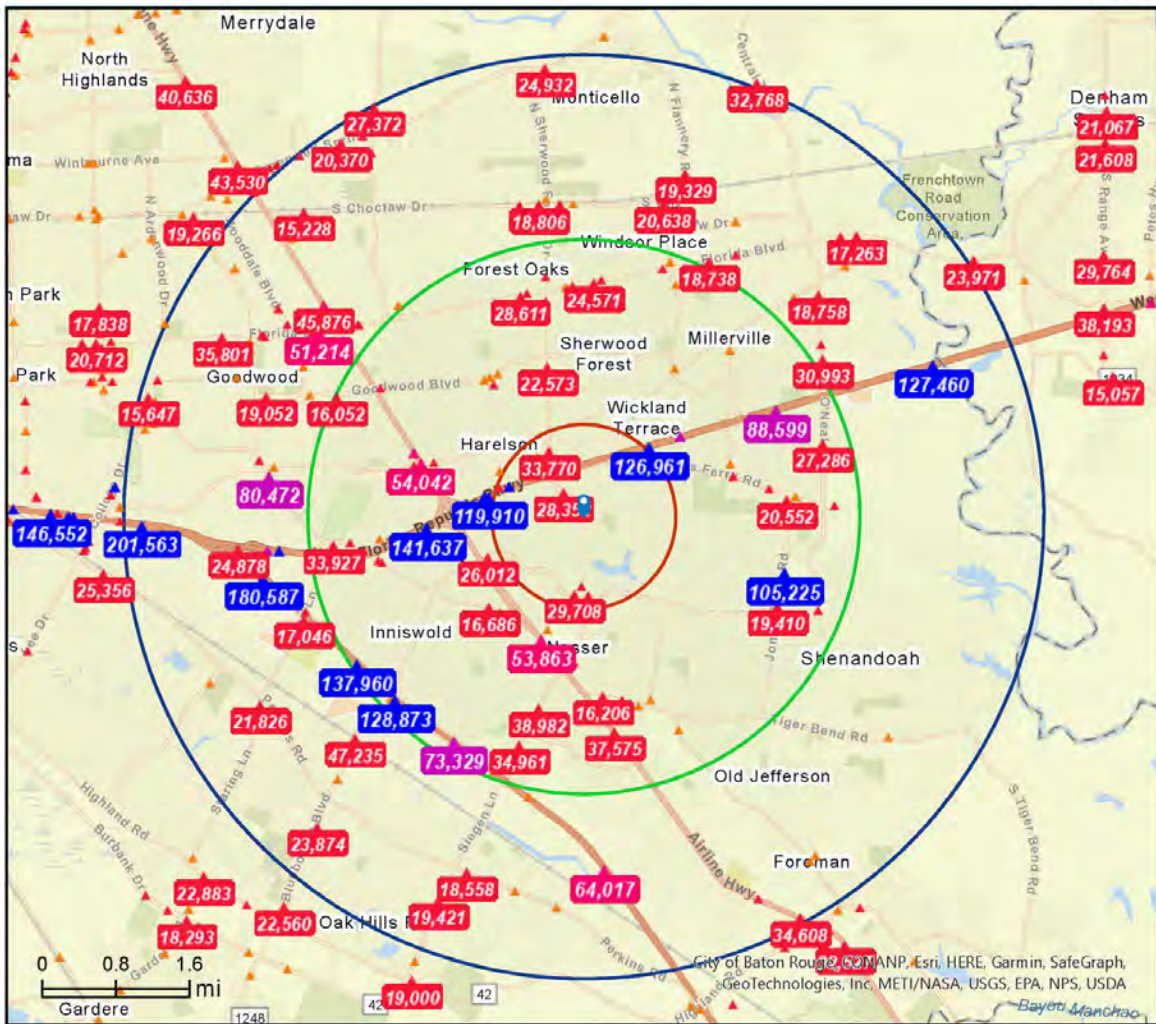
2.29 ACRES



Traffic Count Map

3233 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.42336
Longitude: -91.05108



Source: ©2023 Kalibrate Technologies (Q2 2023).

- 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



August 21, 2023

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DRIVE TIME MAP: 5, 10, 15 MINUTES

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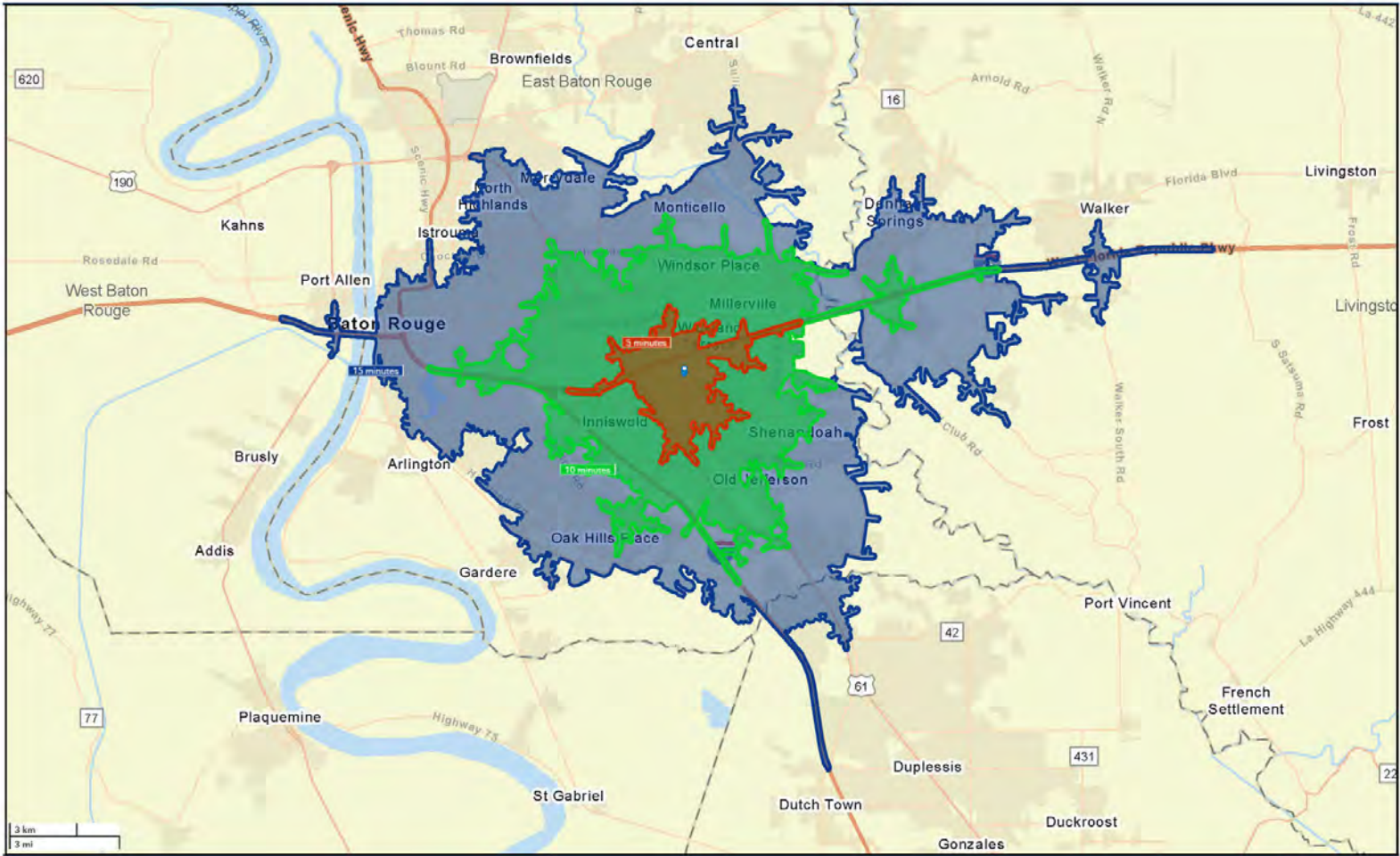
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Drive Time Map: 5, 10, 15 Minutes

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August 21, 2023

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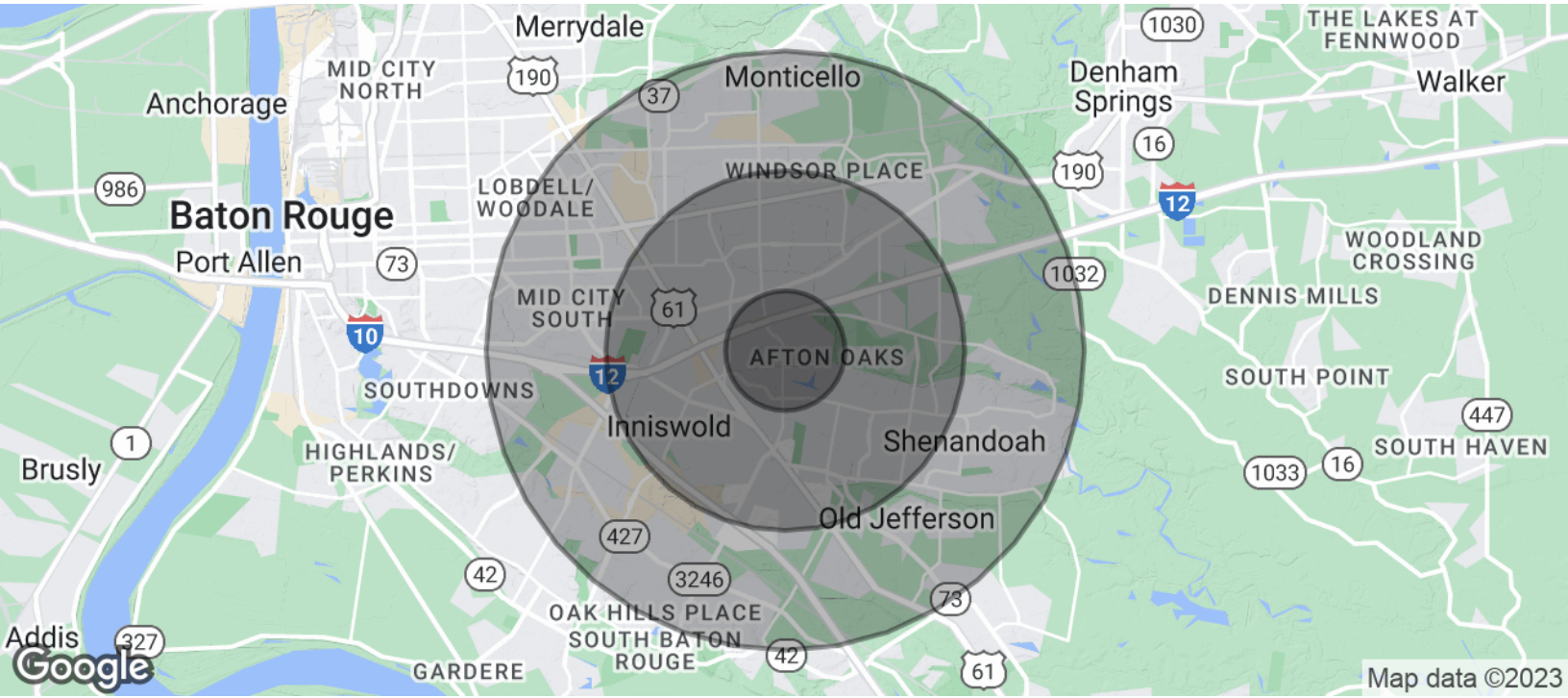
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DEMOGRAPHICS
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,831	86,210	179,049
Average Age	34.5	37.1	37.9
Average Age (Male)	29.8	34.5	35.6
Average Age (Female)	36.2	38.8	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,213	37,693	80,004
# Of Persons Per HH	2.1	2.3	2.2
Average HH Income	\$56,460	\$73,377	\$76,465
Average House Value	\$163,857	\$185,973	\$208,499

* Demographic data derived from 2020 ACS - US Census

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