

QUIET OFFICE COMPLEX ON S SHERWOOD FOREST BLVD



OFFERING SUMMARY

Available SF:	
Lease Rate:	N/A
Monthly Rate:	\$2,815.00
Lot Size:	1.5 Acres
Building Size:	2,815
Zoning:	Rural

PROPERTY OVERVIEW

One suite in Building 2 is available measuring 770 square feet.

Take advantage of this excellent location and join the busy S Sherwood Forest corridor. This Newcastle Ave office complex has dual access from Newcastle and from S Sherwood Forest Blvd and sits just off of S Sherwood Forest, behind the Hancock Whitney Bank. The S Sherwood Forest and Newcastle Ave intersection is controlled by a traffic light, and sees approximately 25,000 cars pass daily.

This property is also For Sale. Listed separately.

PROPERTY HIGHLIGHTS

- Dual access to Newcastle and S Sherwood Forest
- Located in the middle of the highly popular S Sherwood Forest corridor
- Quick access to I-12, Airline Hwy, and Siegen Lane

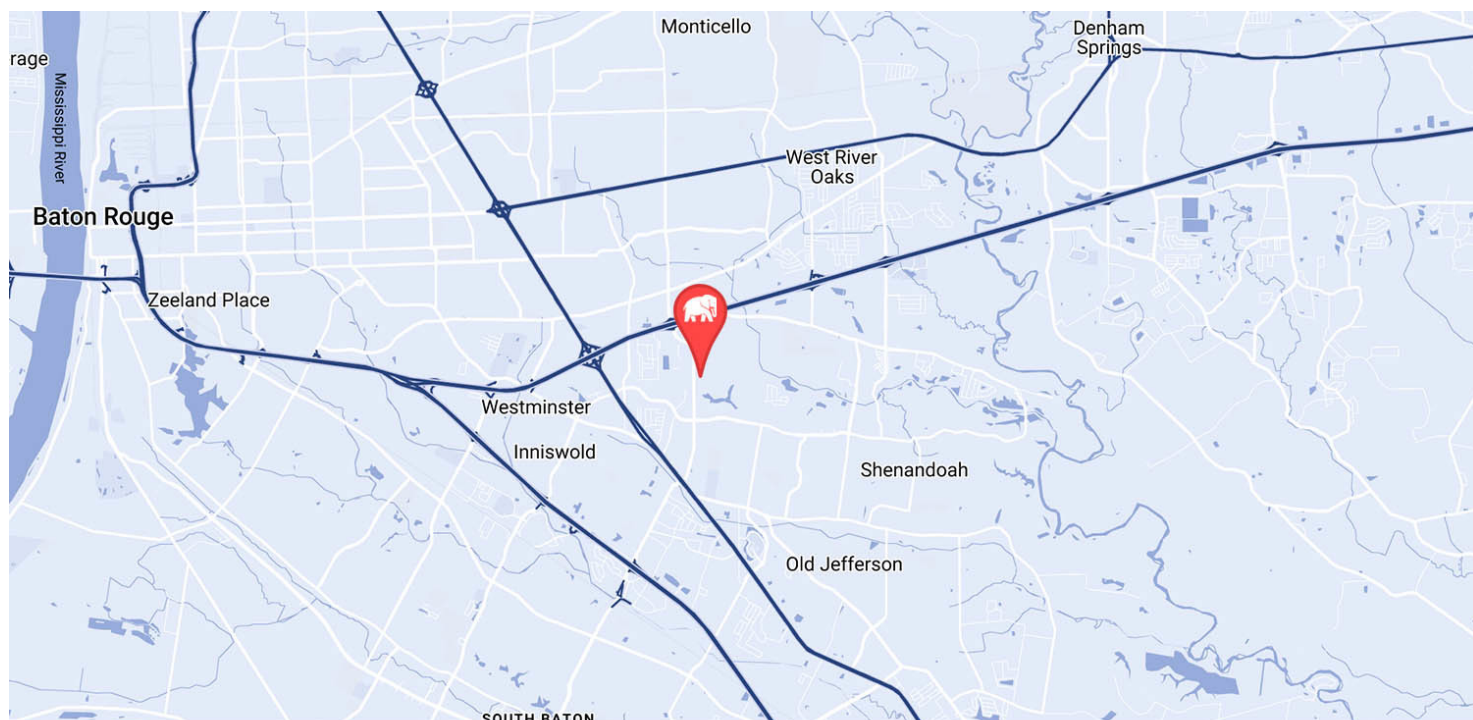
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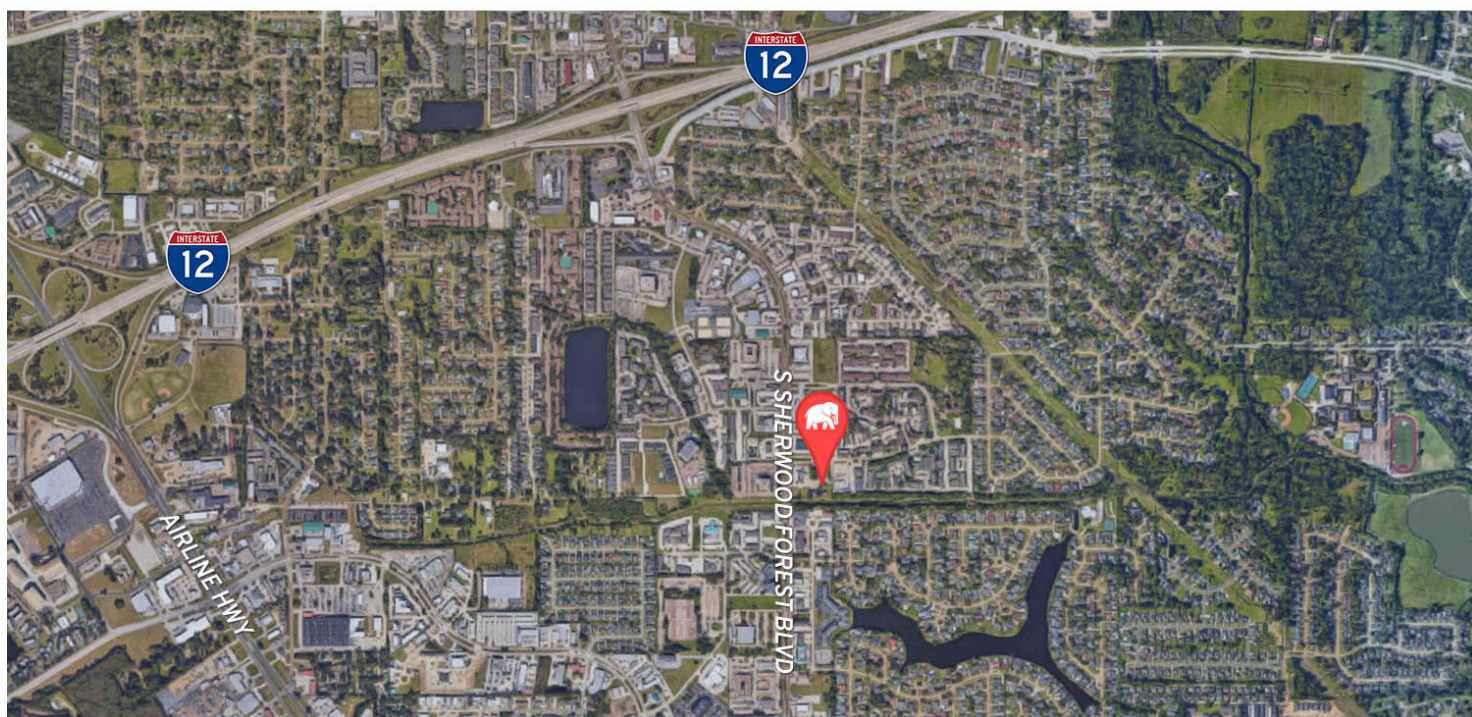
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MAP DATA ©2019 GOOGLE

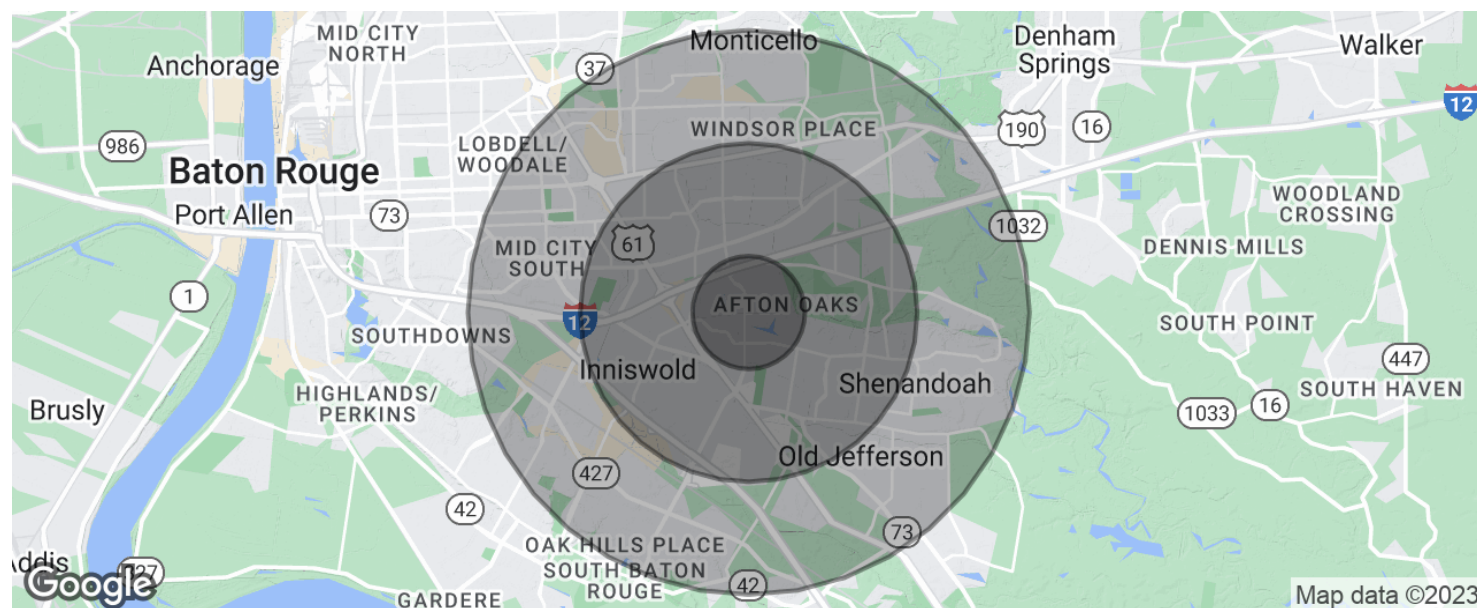


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,686	76,974	174,287
Median age	34.4	36.3	36.2
Median age (Male)	33.4	34.4	34.0
Median age (Female)	35.1	38.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,438	32,676	71,305
# of persons per HH	2.1	2.4	2.4
Average HH income	\$63,620	\$70,334	\$74,535
Average house value	\$227,163	\$204,217	\$220,008

* Demographic data derived from 2020 ACS - US Census

