

100% LEASED INVESTMENT PROPERTY W/ ADDITIONAL LAND



OFFERING SUMMARY

Sale Price:	\$499,000 \$88.63/SF
Lot Size:	1.5 Acres
Building Size:	5,630
Zoning:	Rural
Price / SF:	\$88.63

PROPERTY OVERVIEW

This beautiful and conveniently located office complex on S Sherwood Forest Blvd is For Sale.

This Newcastle Ave office complex has dual access from Newcastle and from S Sherwood Forest Blvd. Currently the property features two buildings, each 2,815 SF, but has room for additional development.

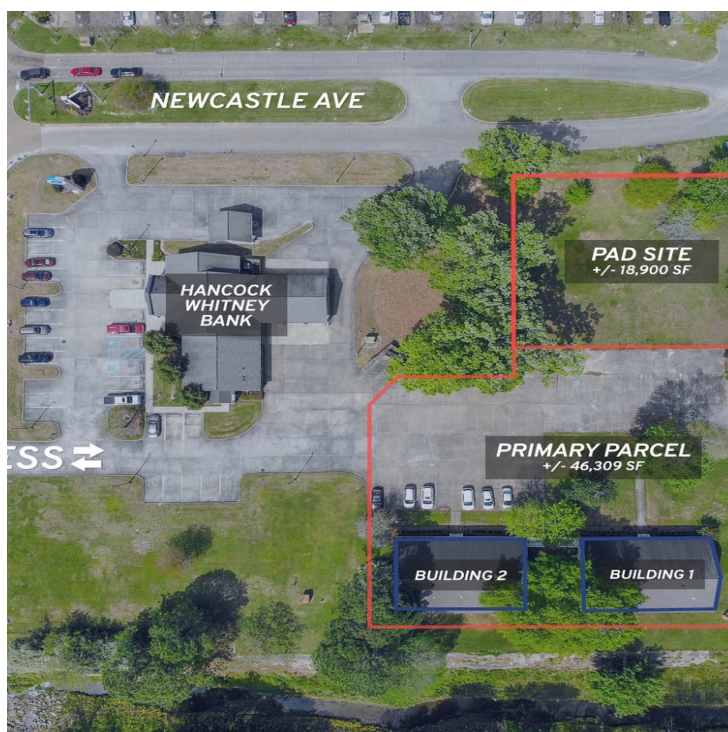
The property sits just off of S Sherwood Forest, behind the Hancock Whitney Bank. The S Sherwood Forest and Newcastle Ave intersection is controlled by a traffic light, and sees approximately 25,000 cars pass daily.

Building 1 is comprised of one large suite (2,815 SF), and Building 2 consists of three suites (806 SF, 935, SF, and 1,074 SF).

PROPERTY HIGHLIGHTS

- Cap Rate: 8.38% - 100% Leased
- Two buildings (2,815 SF Each) + Pad Site (18,900 SF)
- 1.497 Acres total along busy S Sherwood Forest Blvd

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George Bonvillain, Jr, JD (C) 337.302.0091



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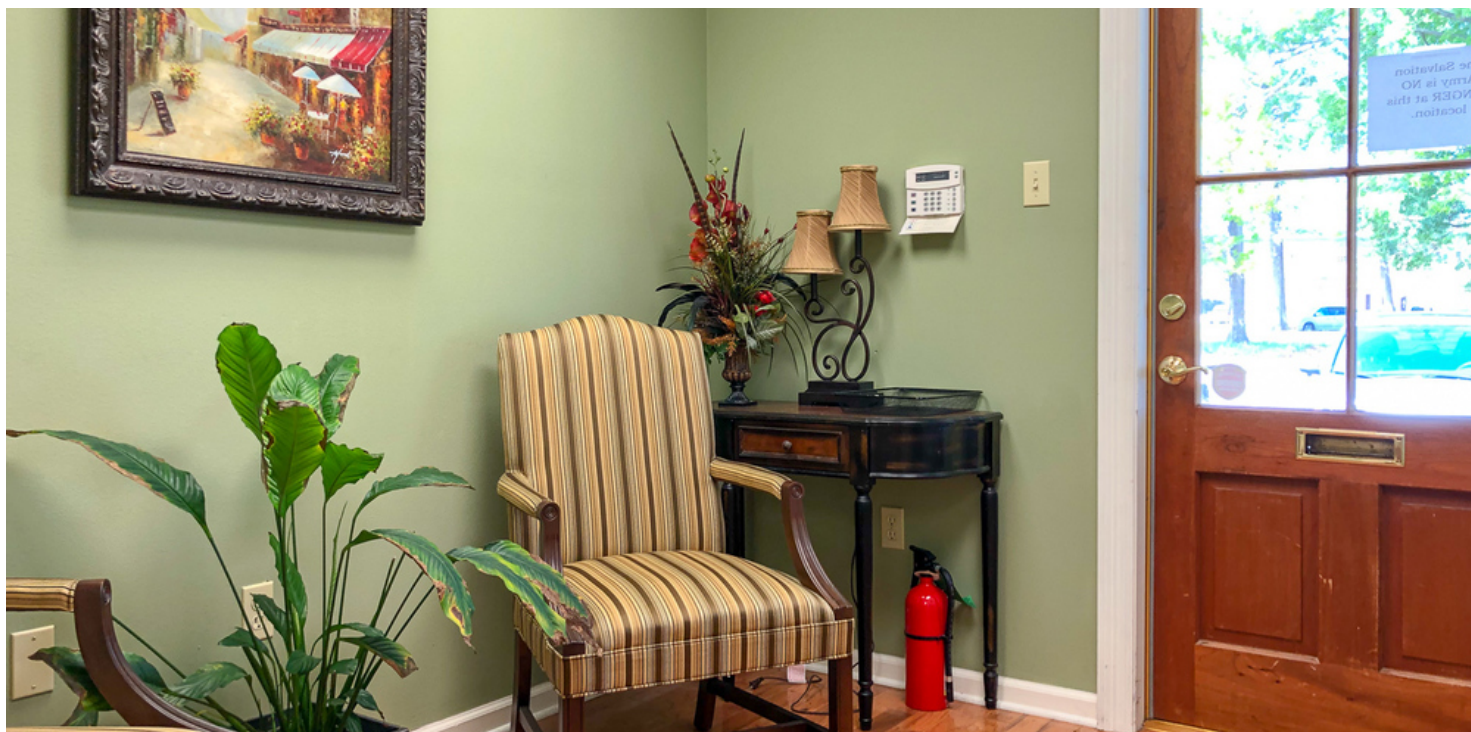
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November 06, 2023

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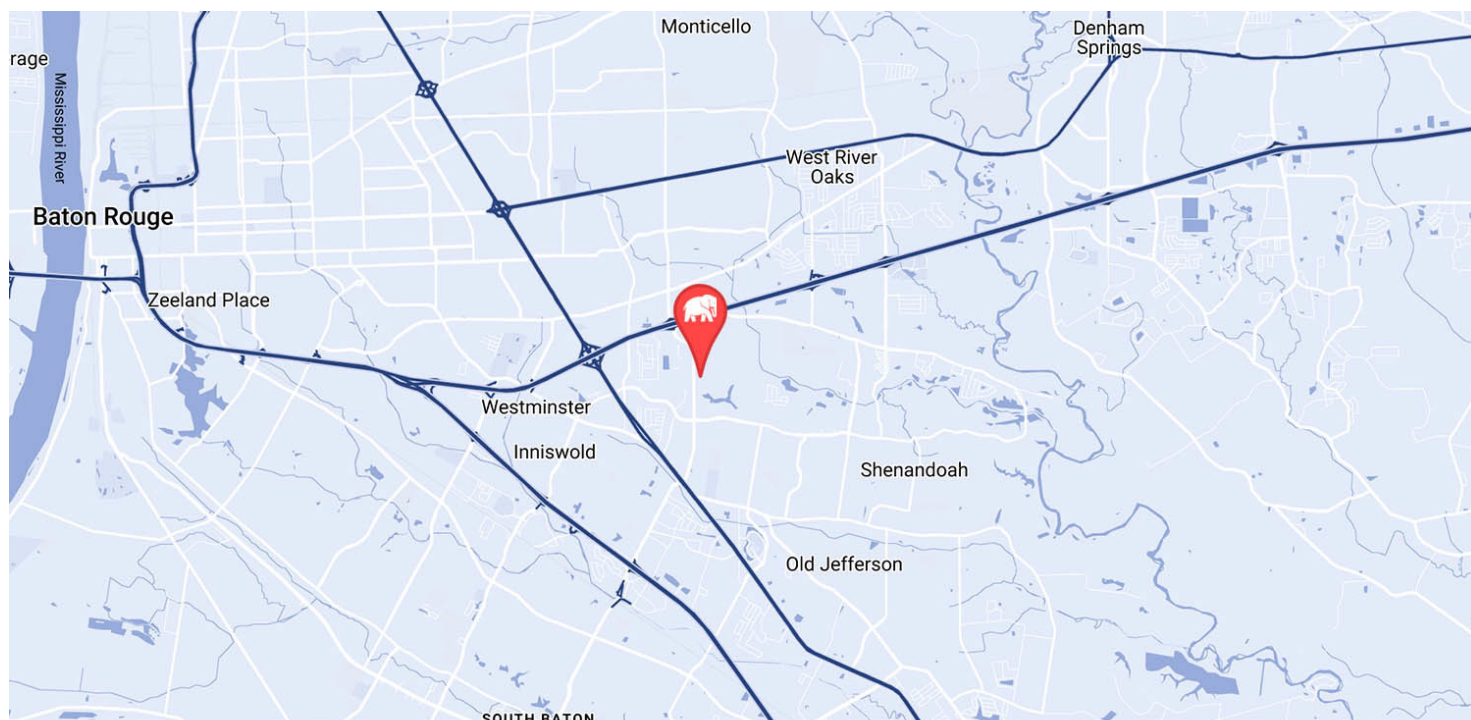
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MAP DATA ©2019 GOOGLE

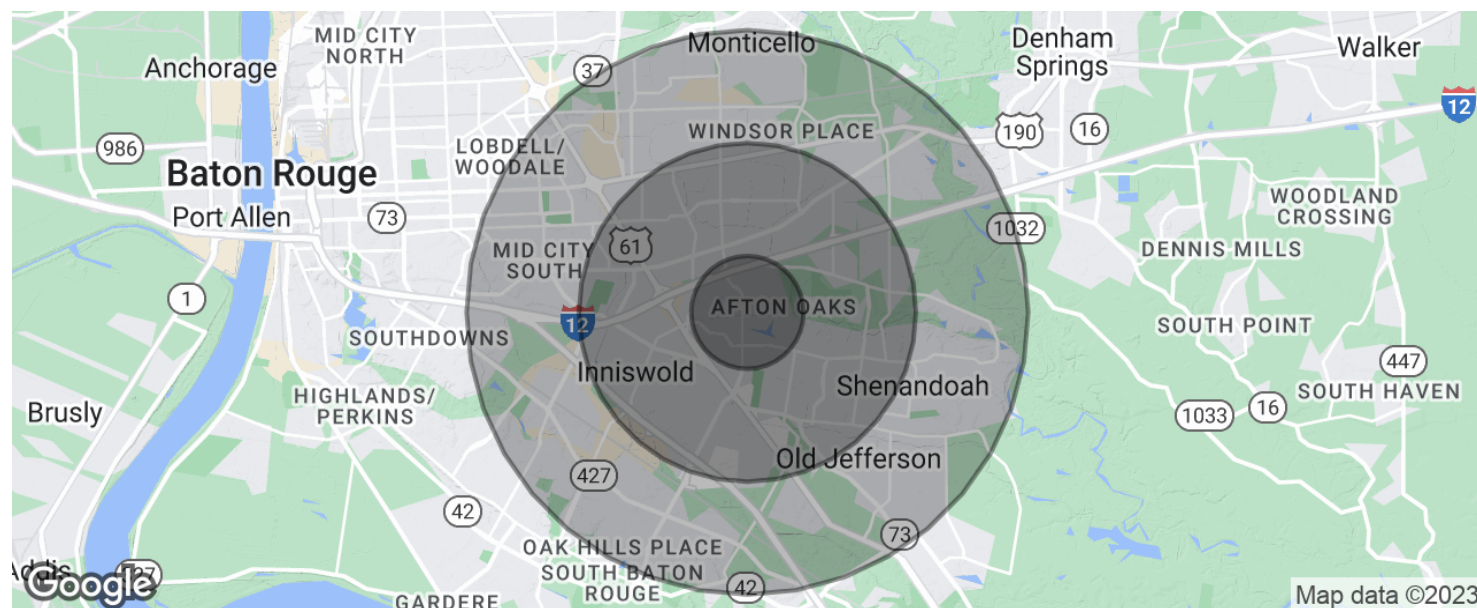


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POPULATION

	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

