



BRAND NEW OFFICE CONDO ON SHERWOOD COMMON BLVD

4626 SHERWOOD COMMON BLVD, SUITE 301 BATON ROUGE, LA 70816



OFFERED: FOR LEASE

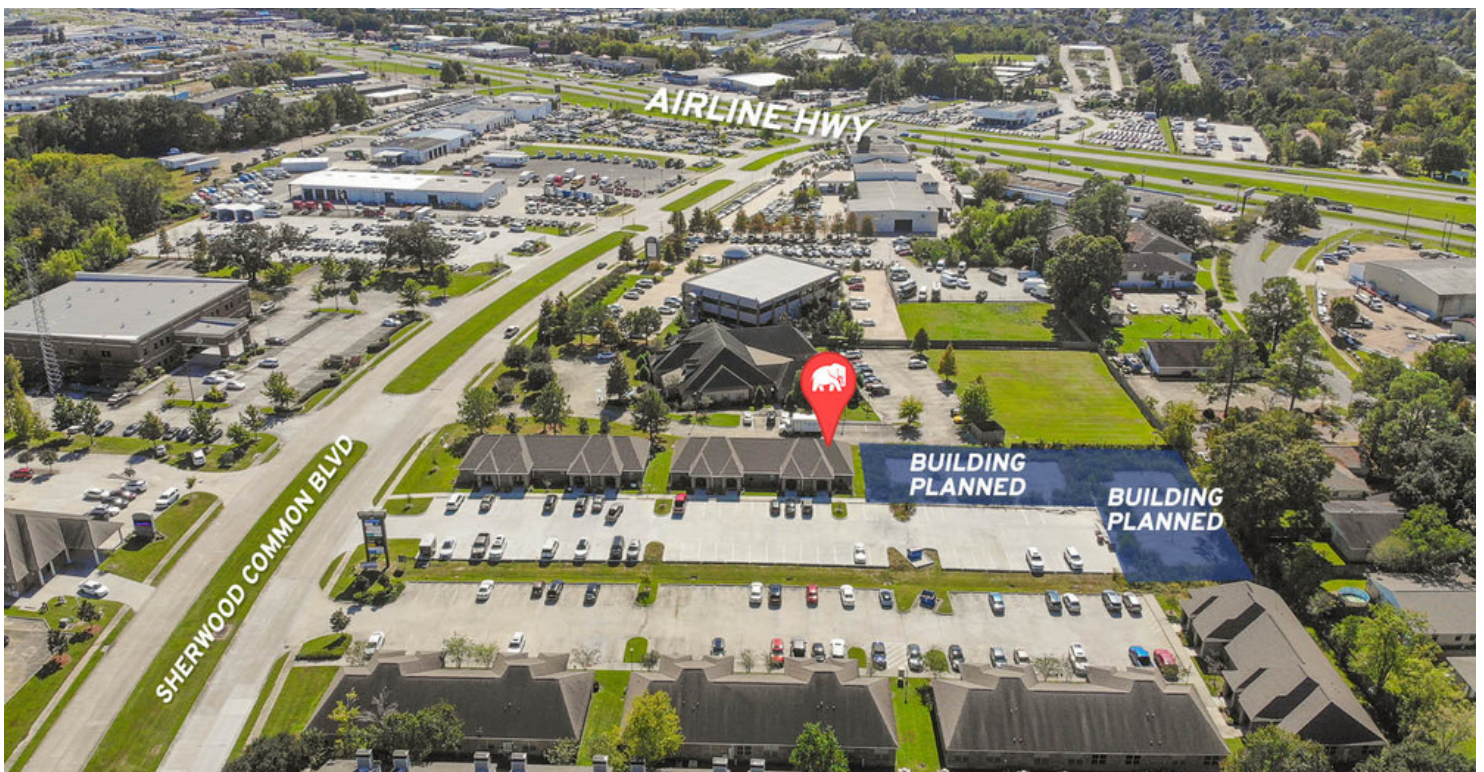
LEASE RATE: **NEGOTIABLE**

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | December 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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AERIAL PHOTOS

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INTERIOR PHOTOS

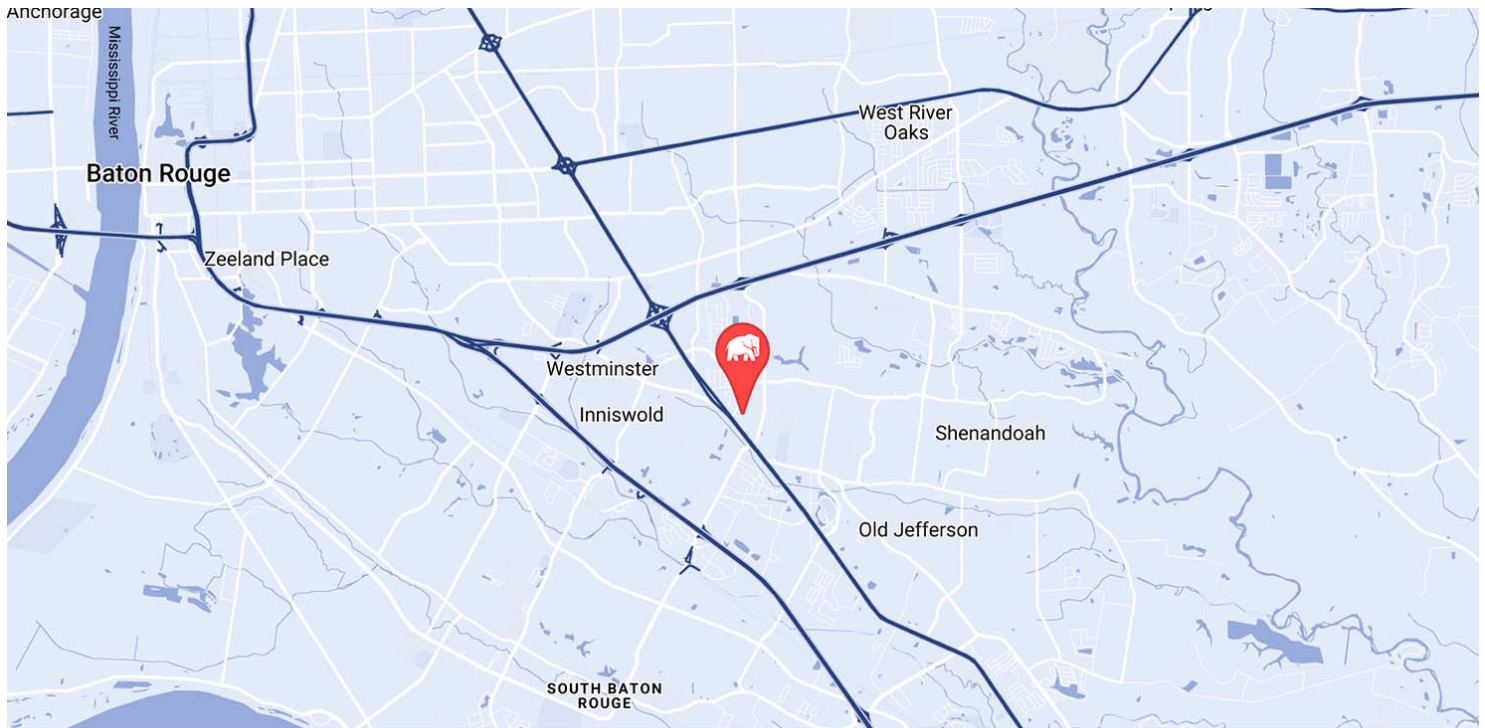
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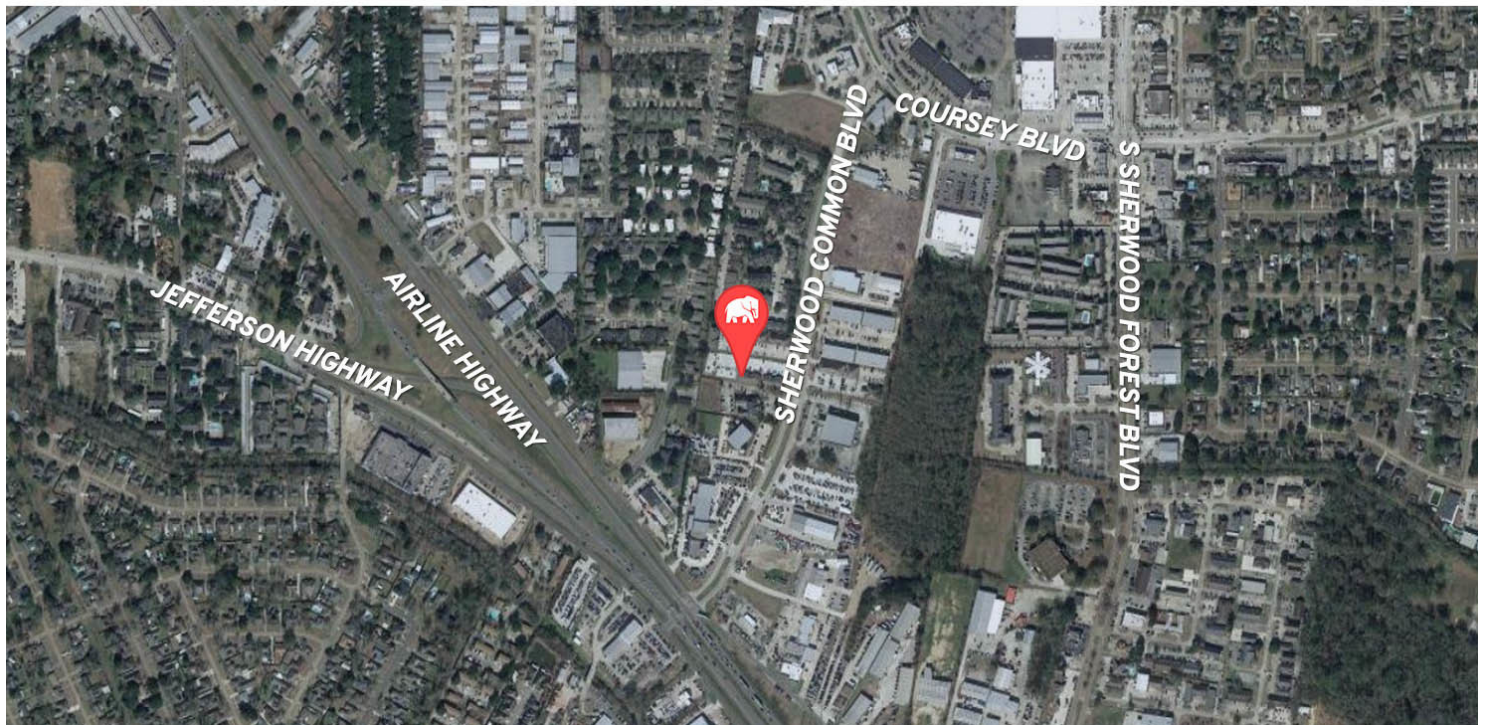
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LOCATION MAPS



MAP DATA ©2019 GOOGLE

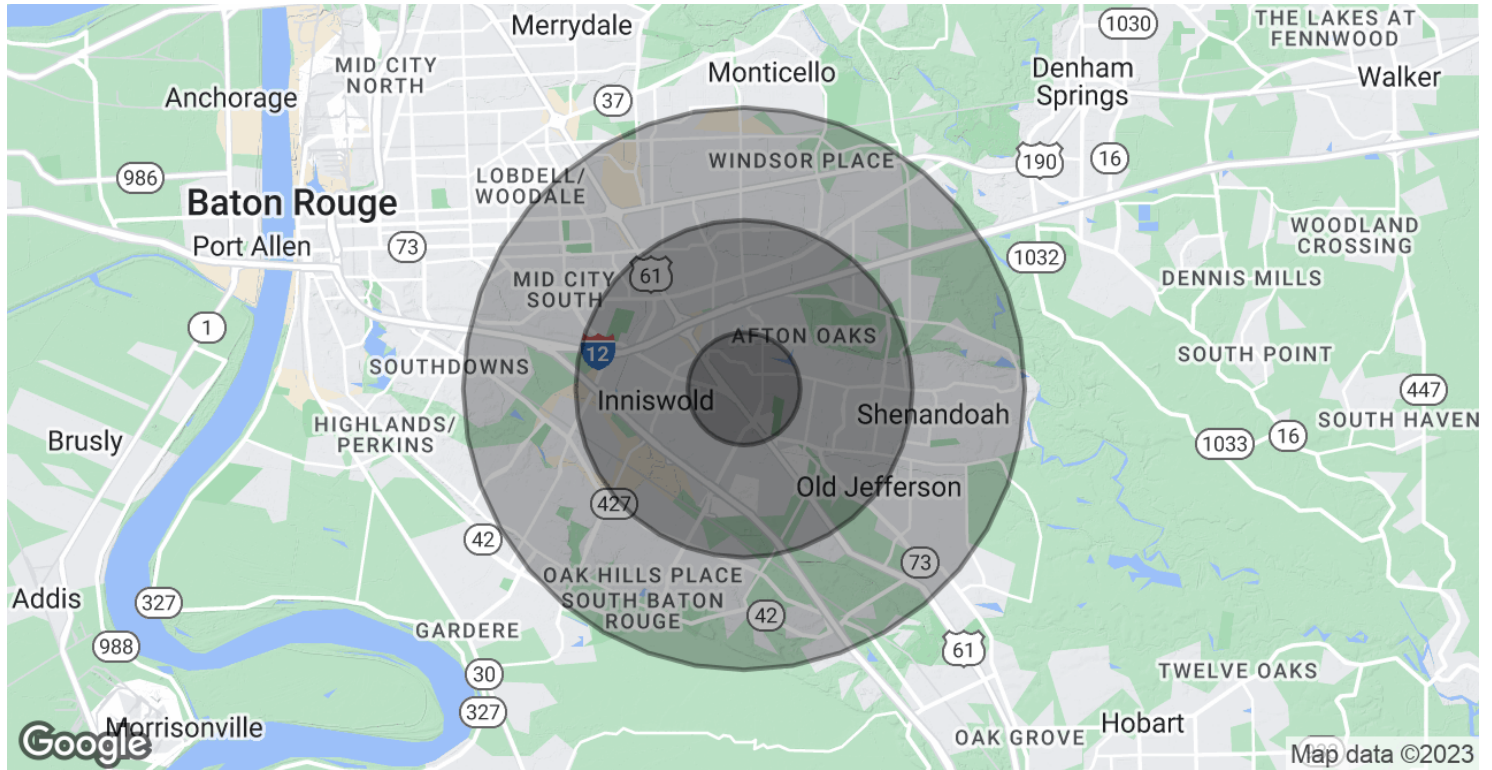
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	9,122	71,315	171,374
Median age	35.4	36.9	36.4
Median age (Male)	34.8	34.8	34.1
Median age (Female)	34.8	38.6	38.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,969	31,076	70,915
# of persons per HH	2.3	2.3	2.4
Average HH income	\$62,715	\$73,044	\$77,516
Average house value	\$207,657	\$225,590	\$236,462

* Demographic data derived from 2020 ACS - US Census

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