



QUIET OFFICE SPACE IN S SHERWOOD FOREST CORRIDOR

11822 JUSTICE AVE BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$690 PER MONTH

740 SF

CONTACT:

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504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY DESCRIPTION

- The available unit (Suite B4) at 11822 Justice Ave are located in the quiet and beautifully landscaped Wolfe's Creek office park. Sitting under tall pine trees and between 2 large parking lots for tenants and guests, Wolfe's Creek stands out from the other surrounding offices and provides an excellent experience both inside and outside of the suites.
- The remaining space is 740 SF. This property is conveniently located 0.5 miles from Interstate 12 and 500 feet from S Sherwood Forest Blvd.
- A tenant here will have fantastic access to the many businesses, shops, and restaurants along the Sherwood corridor and place themselves in a strategic location for commerce.

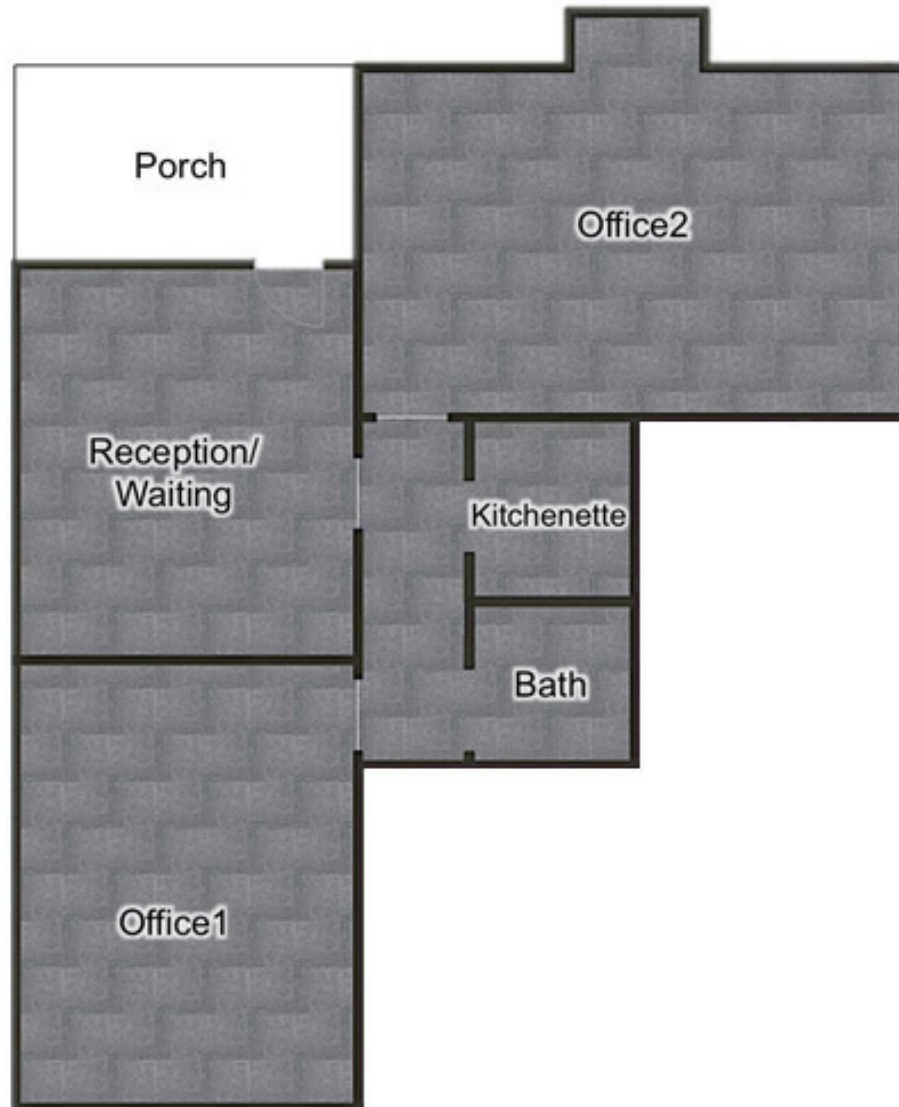
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FLOORPLAN

Unit B4 - 740 SF



*Measurements and floor plans are approximate.

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EXTERIOR PHOTOS

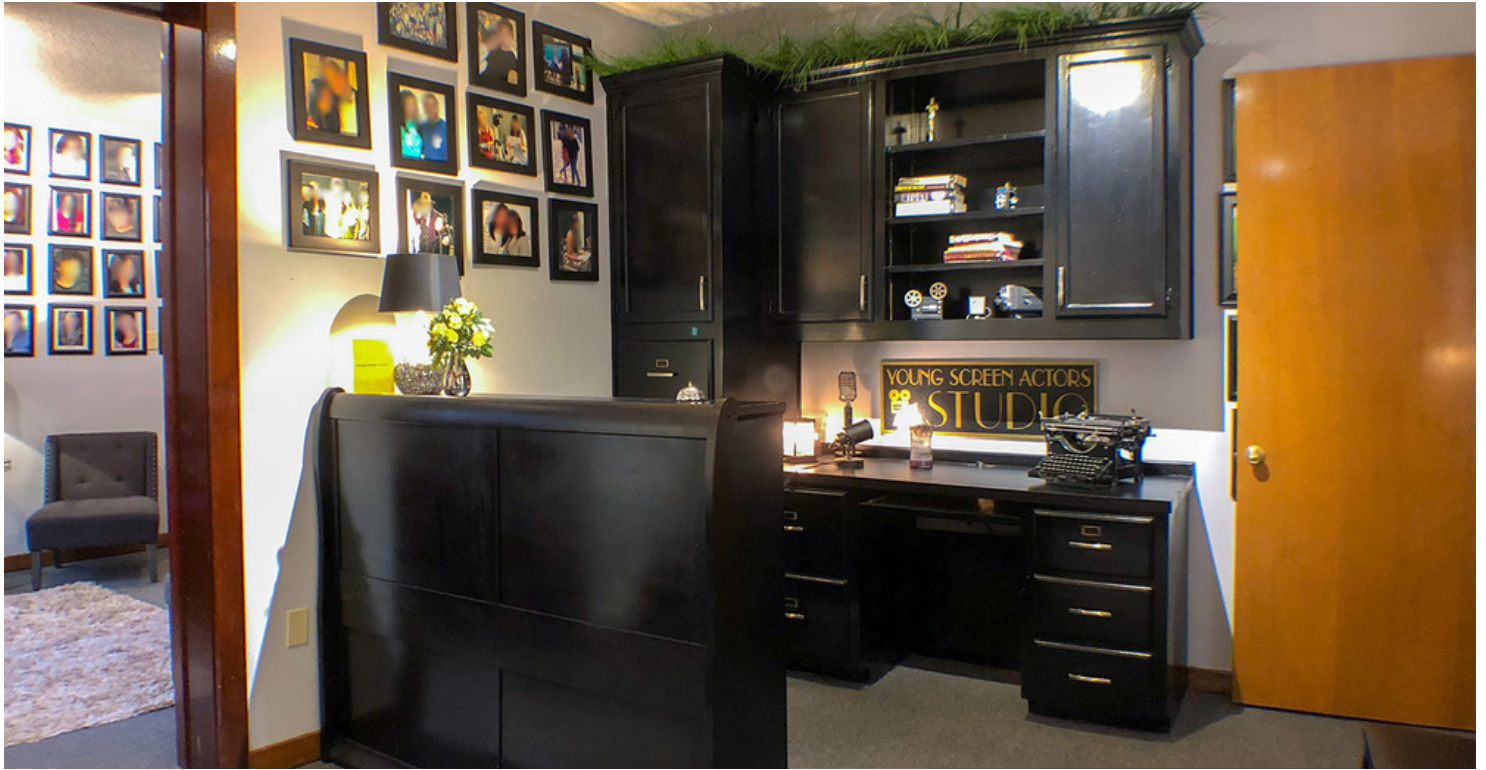
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INTERIOR PHOTOS

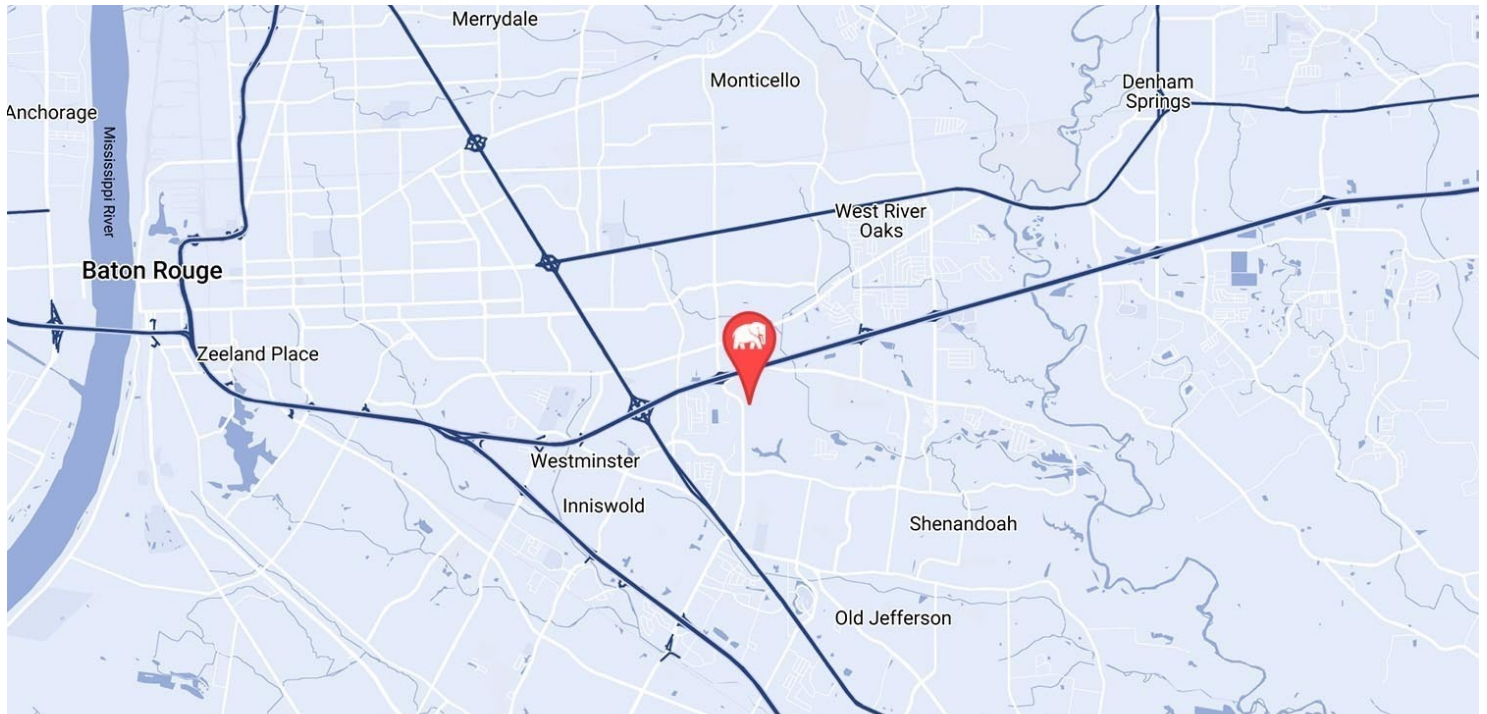
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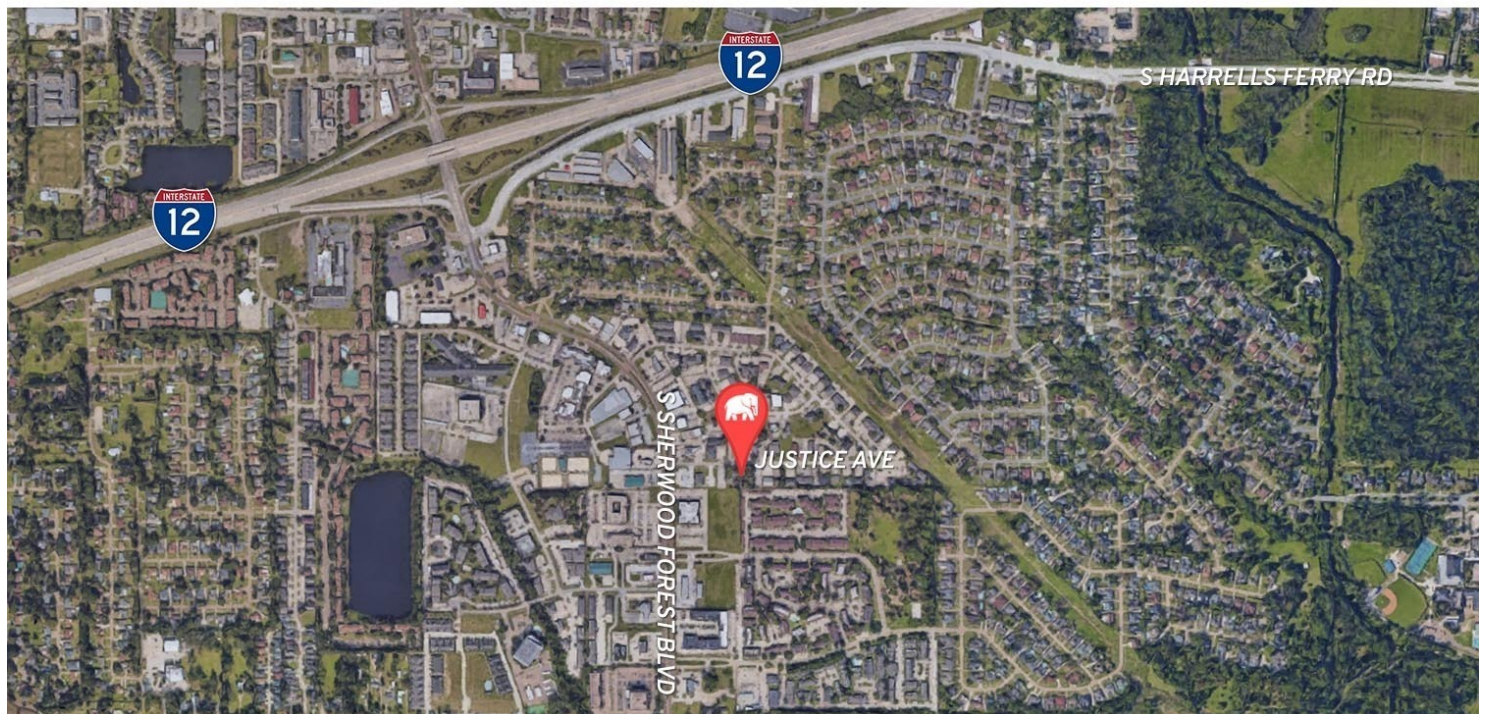
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LOCATION MAPS



MAP DATA ©2019 GOOGLE



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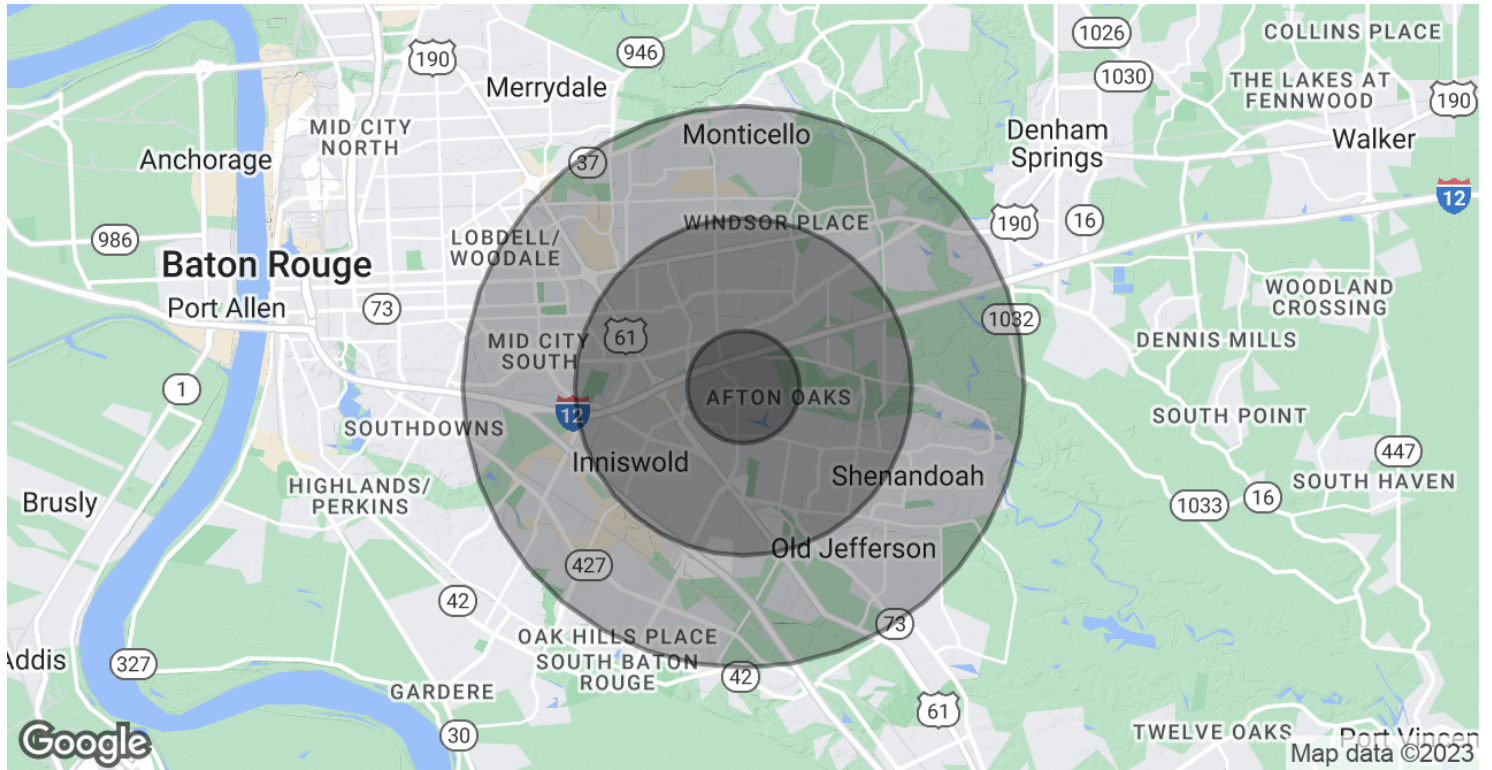
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,073	79,723	174,134
Average age	33.7	35.9	36.1
Average age (Male)	32.4	34.0	33.9
Average age (Female)	35.1	37.7	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,698	33,609	71,135
# of persons per HH	2.1	2.4	2.4
Average HH income	\$62,486	\$68,386	\$73,263
Average house value	\$222,342	\$194,202	\$214,973

* Demographic data derived from 2020 ACS - US Census

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