



STANDALONE BANK WITH DRIVE THRU FRONTING SHERWOOD FOREST BLVD

2927 S SHERWOOD FOREST BLVD BATON ROUGE, LA 70816



FOR SALE OR LEASE
SALE: CONTACT BROKER LEASE: \$12/SF (NNN)
±3,089 SF

- Great visibility at S Sherwood Forest and Bricksome Ave – ±20,456 Daily Traffic
- 4 Drive-thru lanes
- Ample parking and multiple access points
- ±0.5 Mile south of I-12

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | March 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

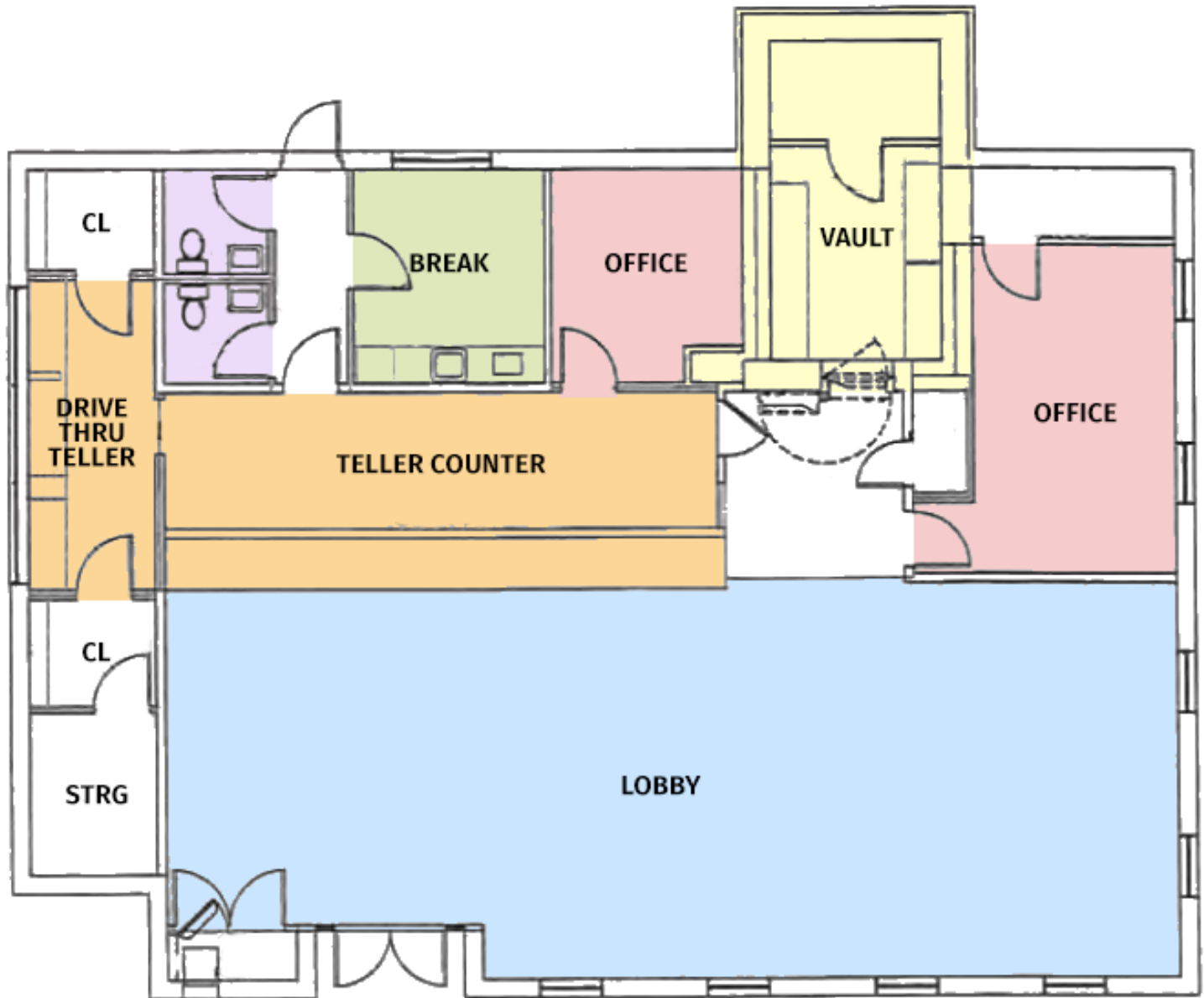
- Now available for sale or lease, 2927 S Sherwood Forest Blvd features a ±3,089 SF standalone building, formerly utilized as a bank.
- The property enjoys great visibility on the corner of S Sherwood Forest and Bricksome Ave (±20,456 Daily Traffic).
- There are two different access points – one fronting S Sherwood Forest Blvd and one fronting Bricksome Ave.
- Property is located just ±0.5 mile south of I-12 at S Sherwood Forest.
- S Sherwood Forest is a retail-dense corridor with everything that you could need. Enjoy easy access to restaurants, grocers, convenience stores, coffee, office supplies, gas stations, and more.

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FLOORPLAN

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INTERIOR PHOTOS



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EXTERIOR PHOTOS

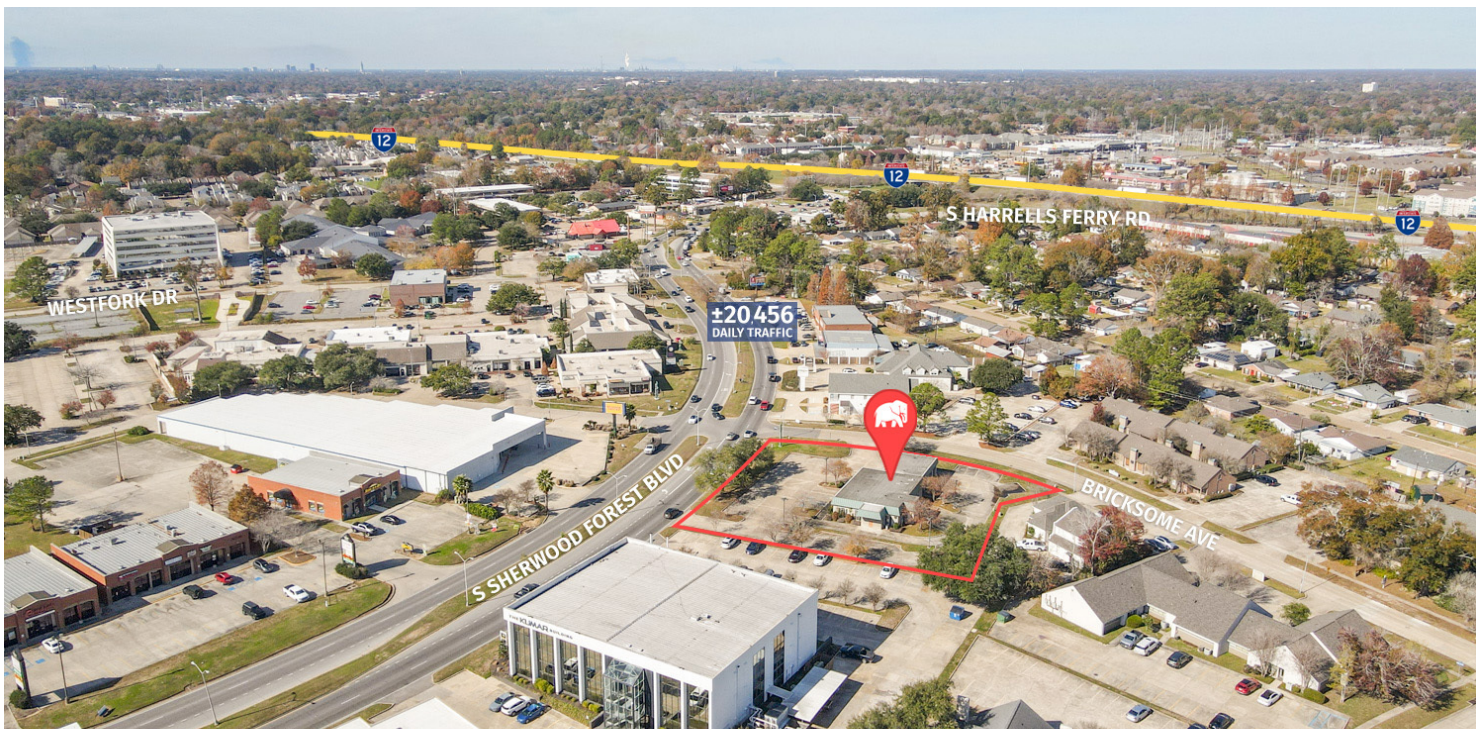
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AERIAL PHOTOS

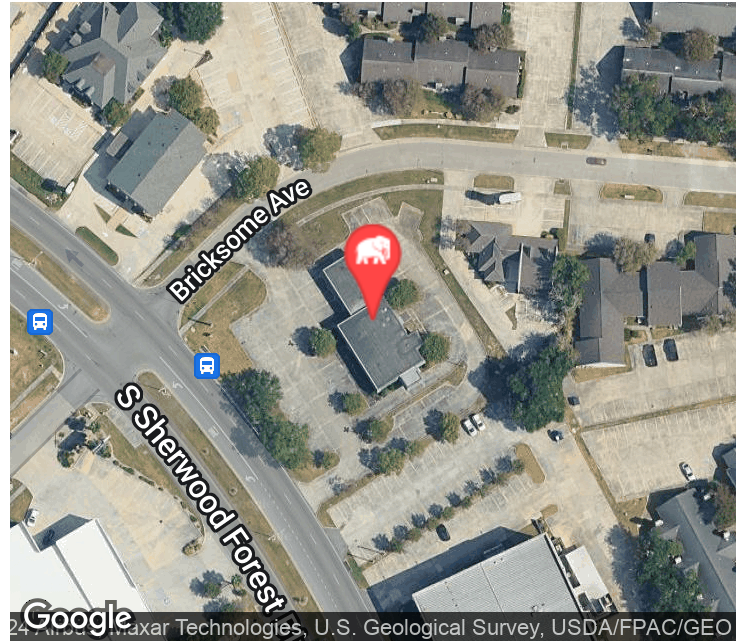
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2927 S Sherwood Forest Blvd
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge
Market	LA - Baton Rouge
Cross-Streets	Sherwood Forest Blvd / Bricksome Ave
Side Of The Street	Northeast
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	I-12
Nearest Airport	Baton Rouge Metro

PROPERTY INFORMATION

Property Type	Office / Retail (Formerly utilized as a bank)
Zoning	LC2 – Light Commercial Two
Lot Size	±1.02 Acres
APN #	3136337, 3136329
Lot Frontage	±195 ft
Lot Depth	±308 ft
Corner Property	Yes
Traffic Count	±20,456

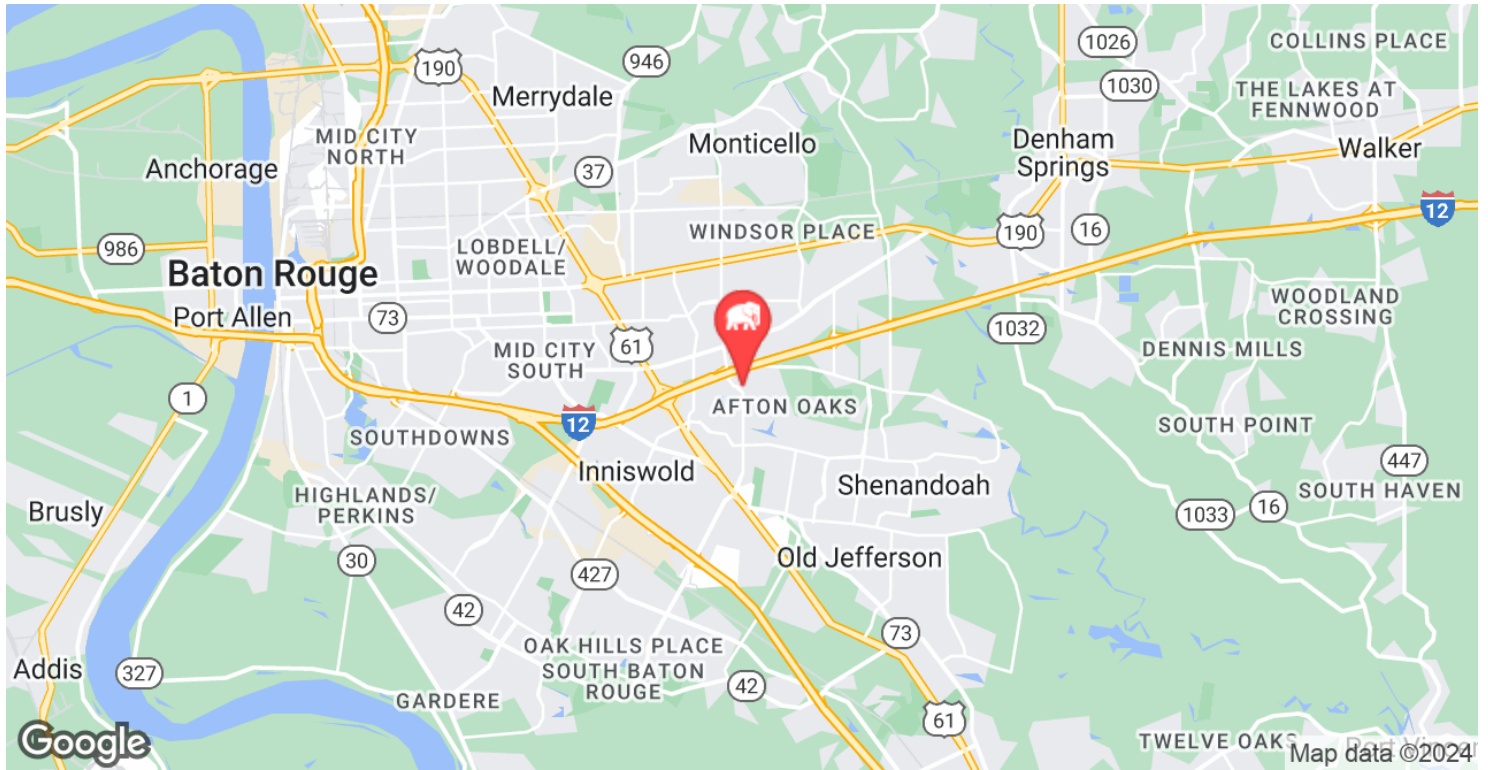
BUILDING INFORMATION

Building Size	±3,089 SF
Tenancy	Single
Number Of Floors	1
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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LOCATION MAP

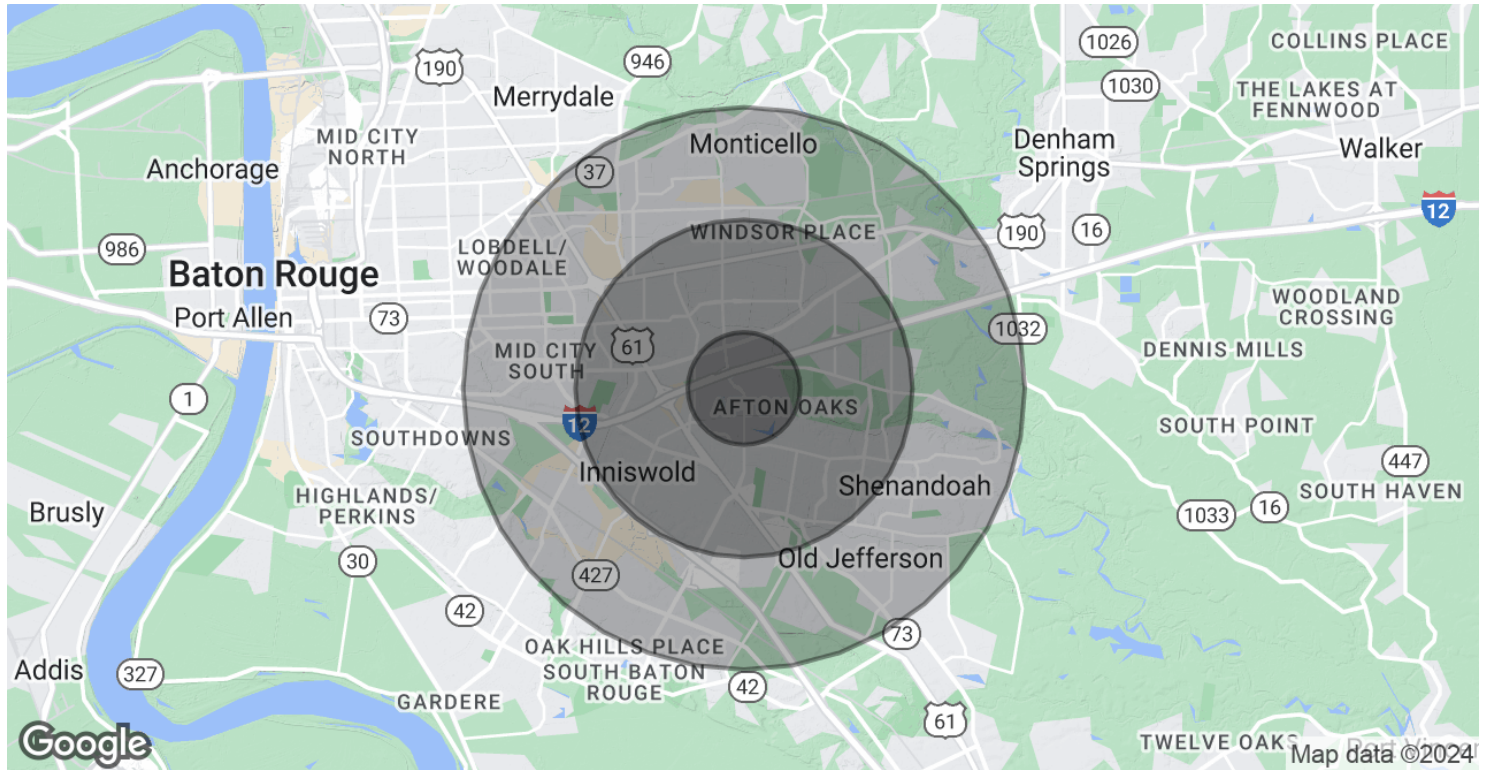


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,431	87,729	178,515
Average Age	34.8	37.0	37.7
Average Age (Male)	29.7	34.3	35.5
Average Age (Female)	36.6	38.8	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,980	38,511	80,005
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$54,402	\$72,144	\$75,186
Average House Value	\$158,758	\$184,110	\$205,834

* Demographic data derived from 2020 ACS - US Census

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