

RETAIL/COMMERCIAL SPACE AVAILABLE FOR LEASE



5185 S Sherwood Forest Blvd, Baton Rouge, LA 70816



OFFERING SUMMARY

AVAILABLE SF:	1,525 - 3,050 SF
LEASE RATE:	\$16.00 SF/yr (NNN)
LOT SIZE:	0.75 Acres

PROPERTY OVERVIEW

Newly built retail, office or medical space available for lease at 5185 S Sherwood Forest. Conveniently located near S Sherwood and Airline Hwy in Baton Rouge, La. This space is delivered with Vanilla Box buildout and is currently one contiguous 3,050 sf suite. Landlord will erect a demising wall to create two 1,525 sf suites if preferred by Tenant. Adjacent to Salon Cosmo Hair & Nail Bar. Contact Broker for additional information.

PROPERTY HIGHLIGHTS

- Abundant Parking
- New Construction
- Retail, Office or Medical Use
- Flexible Buildout Options
- \$3.50 sf CAM

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

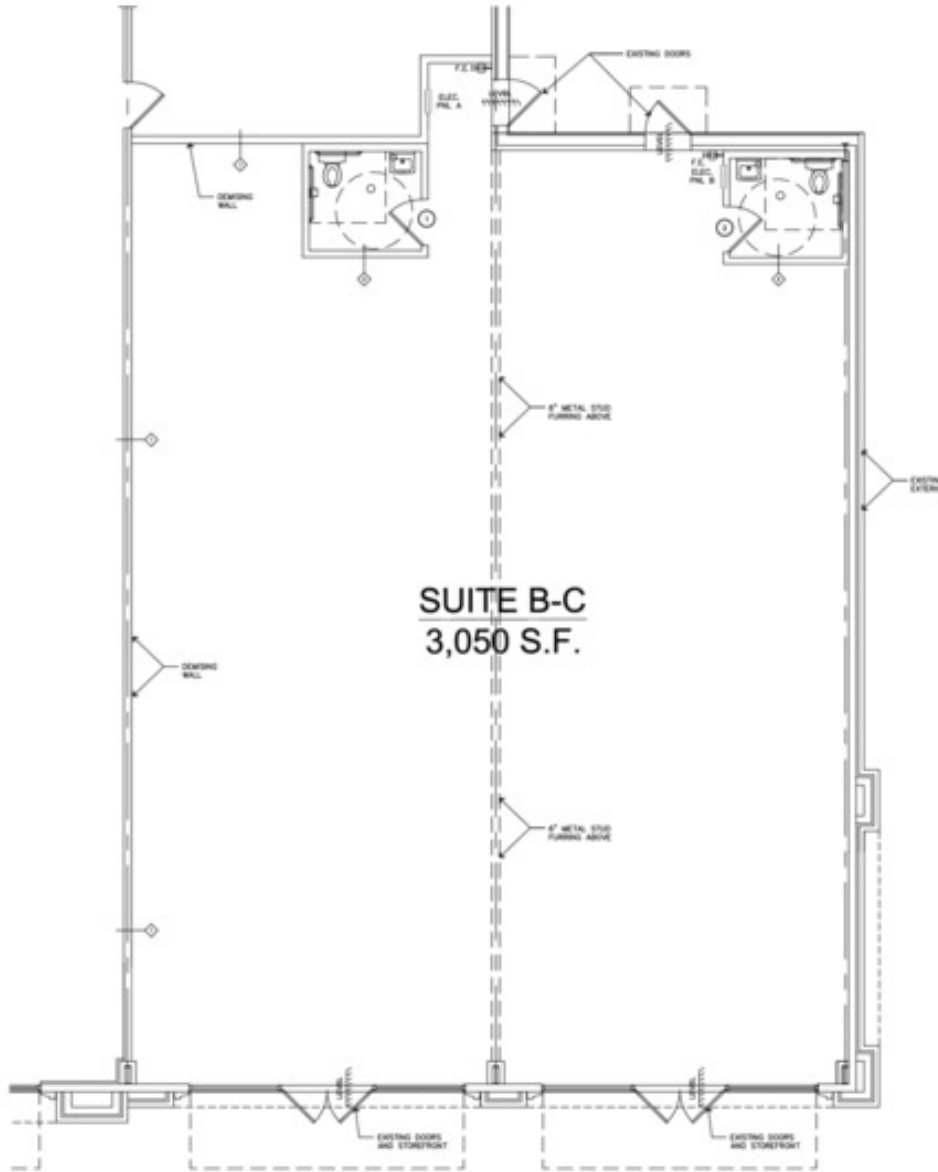
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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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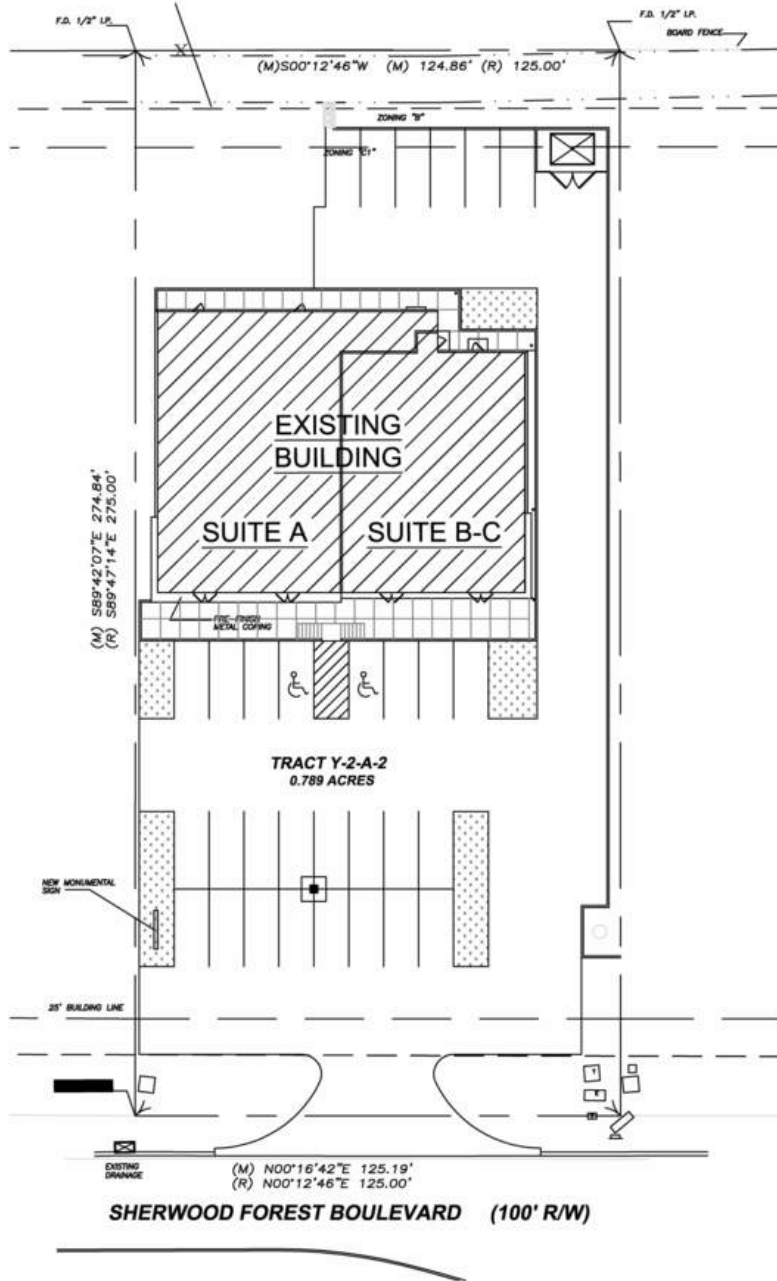
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Existing Site Plan

NTS

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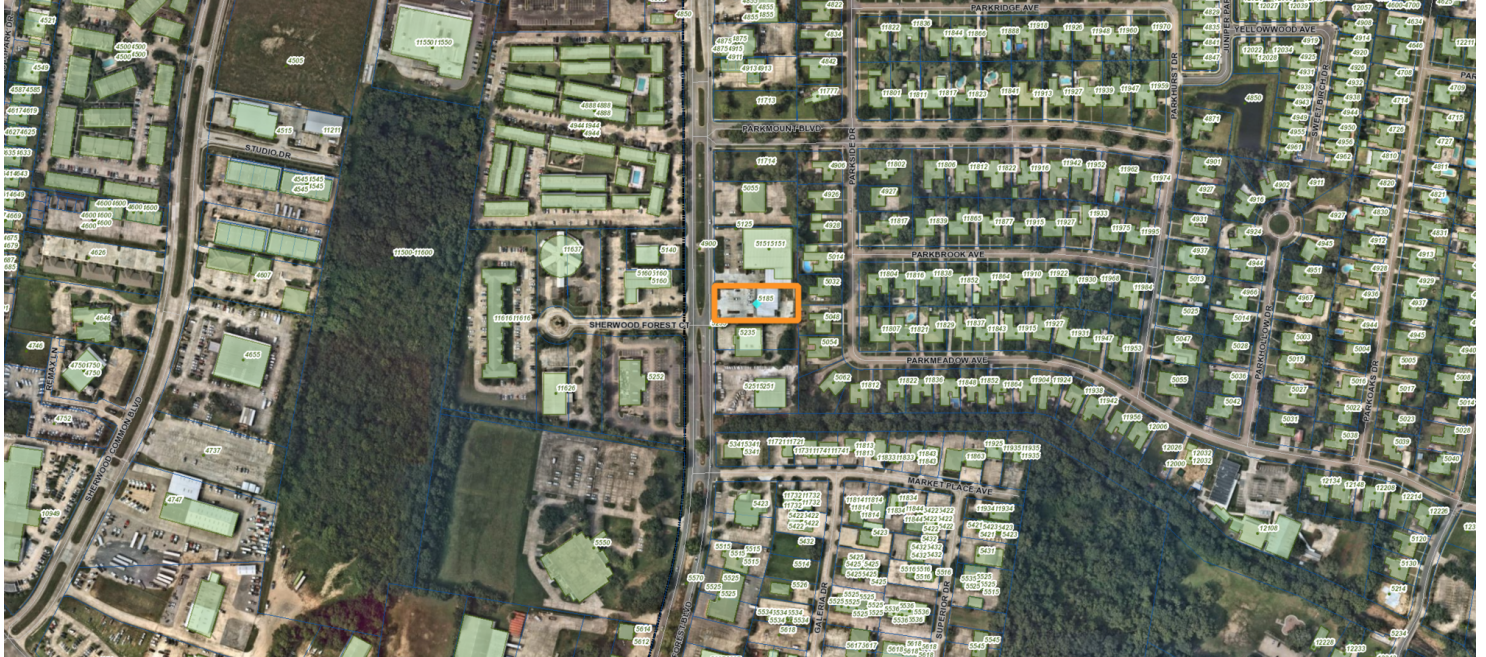
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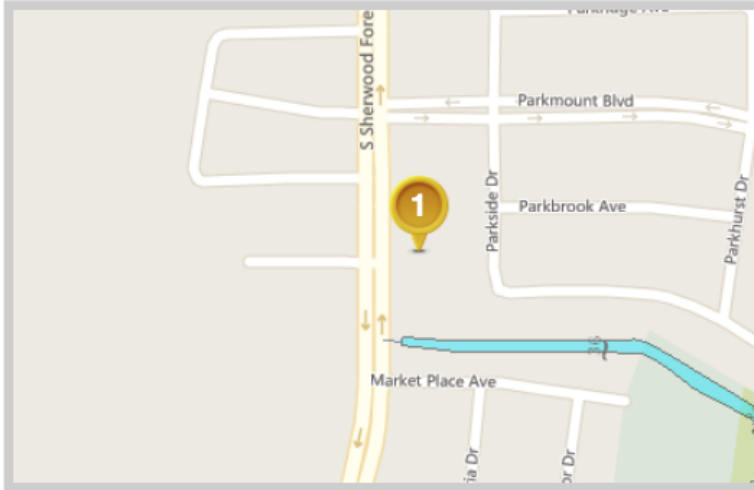
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Louisiana Flood Map

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Visible Layers

Effective FIRM

Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.4074, -91.0509

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	43.2	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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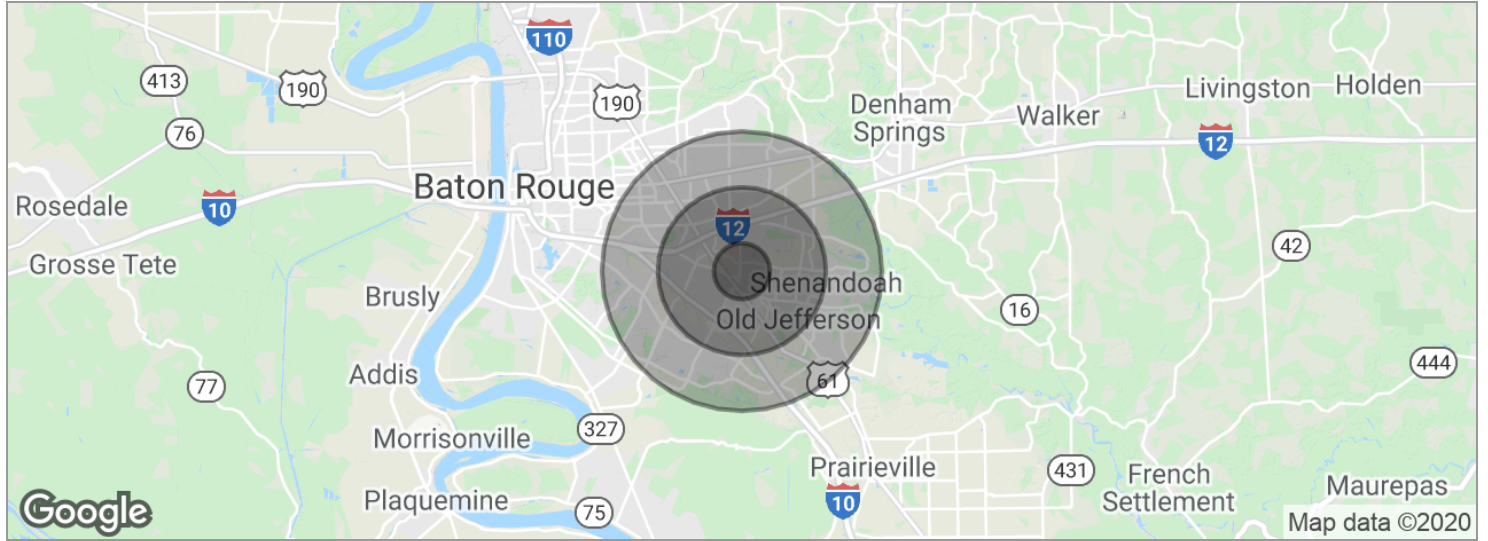
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,163	70,652	168,180
Median age	36.2	36.4	36.4
Median age (male)	36.0	34.6	34.1
Median age (Female)	35.7	38.1	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,395	30,457	69,174
# of persons per HH	2.3	2.3	2.4
Average HH income	\$67,610	\$72,950	\$77,573
Average house value	\$217,608	\$222,613	\$232,271

* Demographic data derived from 2010 US Census

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