



PROPERTY DESCRIPTION

Office/Warehouse + Showroom for lease on Sherwood Common Blvd. in South Baton Rouge, LA. The subject property is a two-building, 21,136 SF office/warehouse and showroom campus on 1.46 acres, zoned CW3 Commercial Warehousing. The front building, with frontage on Sherwood Common Blvd, totals 12,914 SF (3,865 SF office / showroom + 9,049 SF warehouse). The rear building, situated directly behind on a shared concrete yard with full drive-around access, totals 8,222 SF (1,094 SF office + 7,128 SF warehouse). The space will be available January 1, 2027.

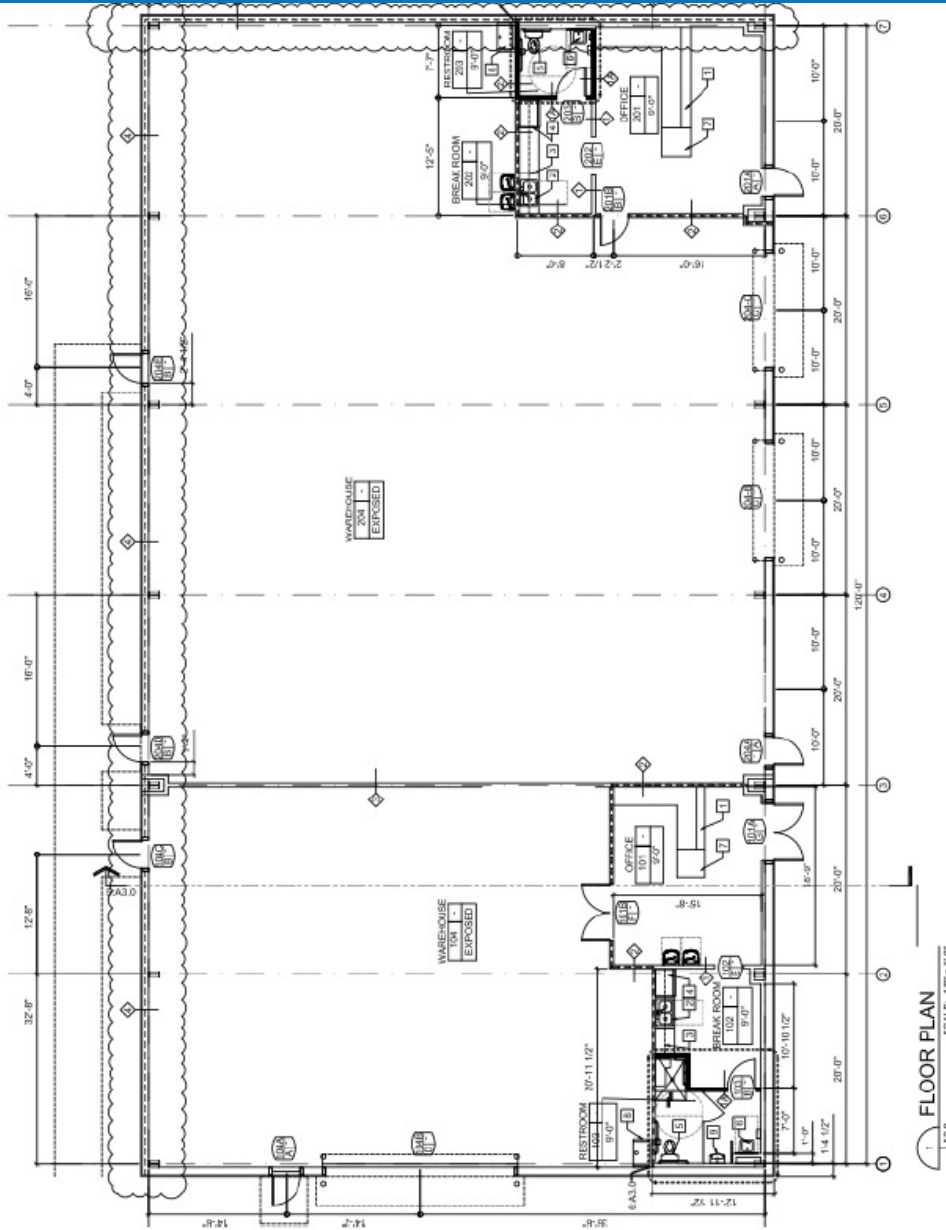
The configuration supports a true hybrid use, well suited to wholesale distribution, contractor supply, building products, e-commerce fulfillment, light assembly, or showroom-driven retail users. With strong frontage, proximity to the Airline Hwy. / Sherwood Forest retail node and immediate access to I-10 and I-12, this is a rare opportunity to backfill a proven location in one of Baton Rouge's most active commercial corridors.

LOCATION DESCRIPTION

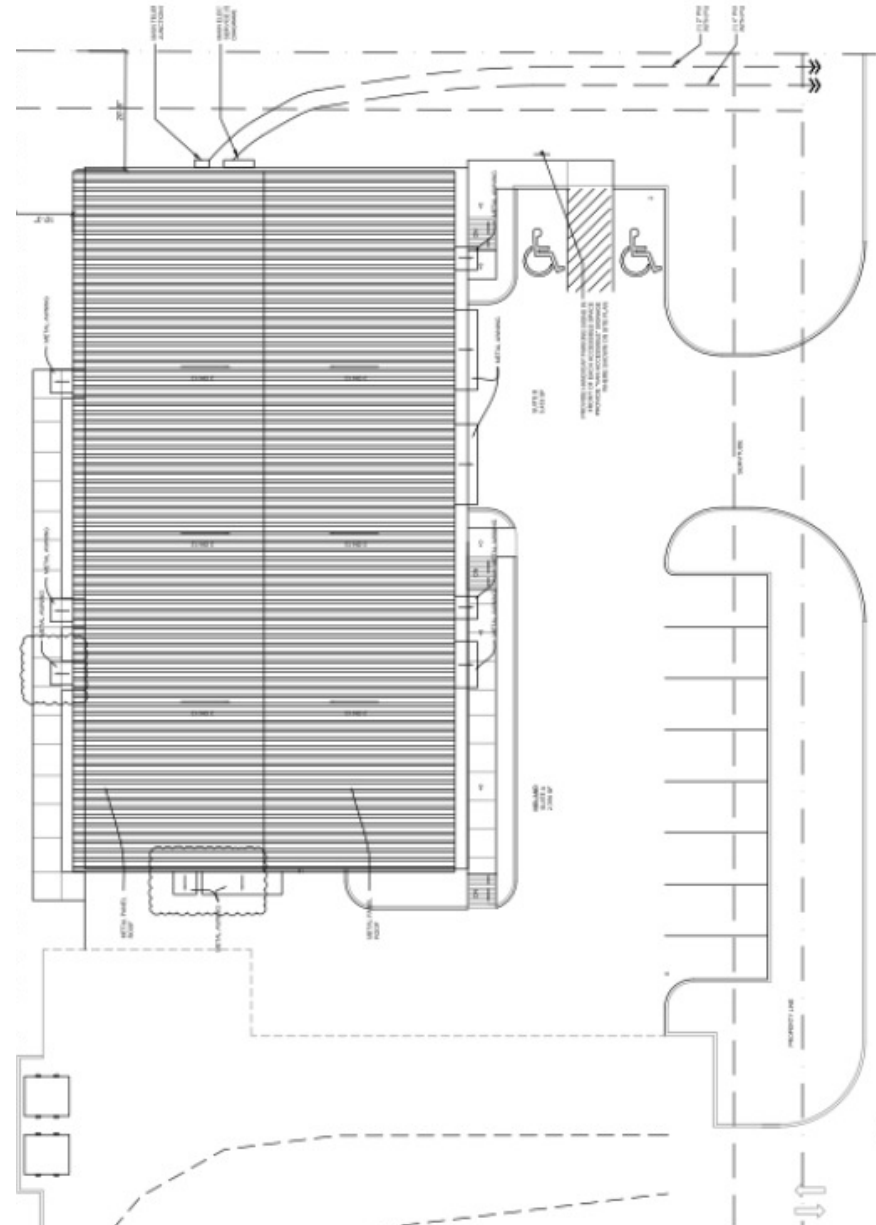
Sherwood Common Blvd. is located between Airline Hwy. and Sherwood Forest Blvd. in South Baton Rouge. The corridor offers immediate access to both I-10 and I-12, with a three-mile trade area of approximately 84,800 residents and 35,000+ households. Surrounding uses include national and regional retailers (The Home Depot, Walmart, Walgreens, Starbucks, Mercedes Benz of Baton Rouge, Royal Buick GMC, & All-Star Chevrolet), professional and medical office, and the 300-unit Sherwood Place Apartments fronting Sherwood Common Blvd., supporting a durable, high-visibility corridor priced well below the Bluebonnet and Siegen Lanre submarkets.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	21,136 SF
Lot Size:	1.46 Acres
Zoning:	CW3 - Commercial Warehousing



FLOOR PLAN
SCALE: 1/8" = 1'-0"

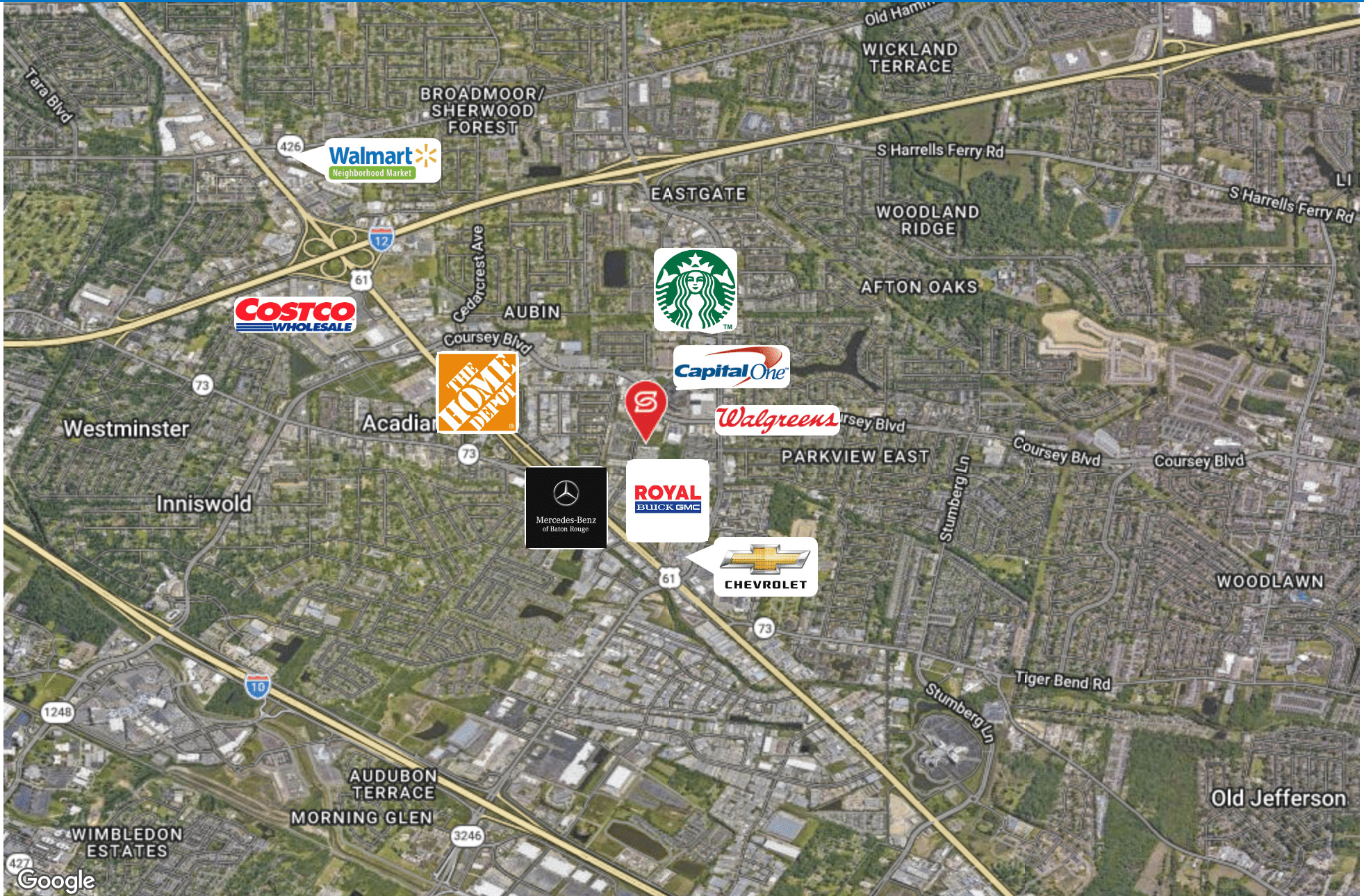


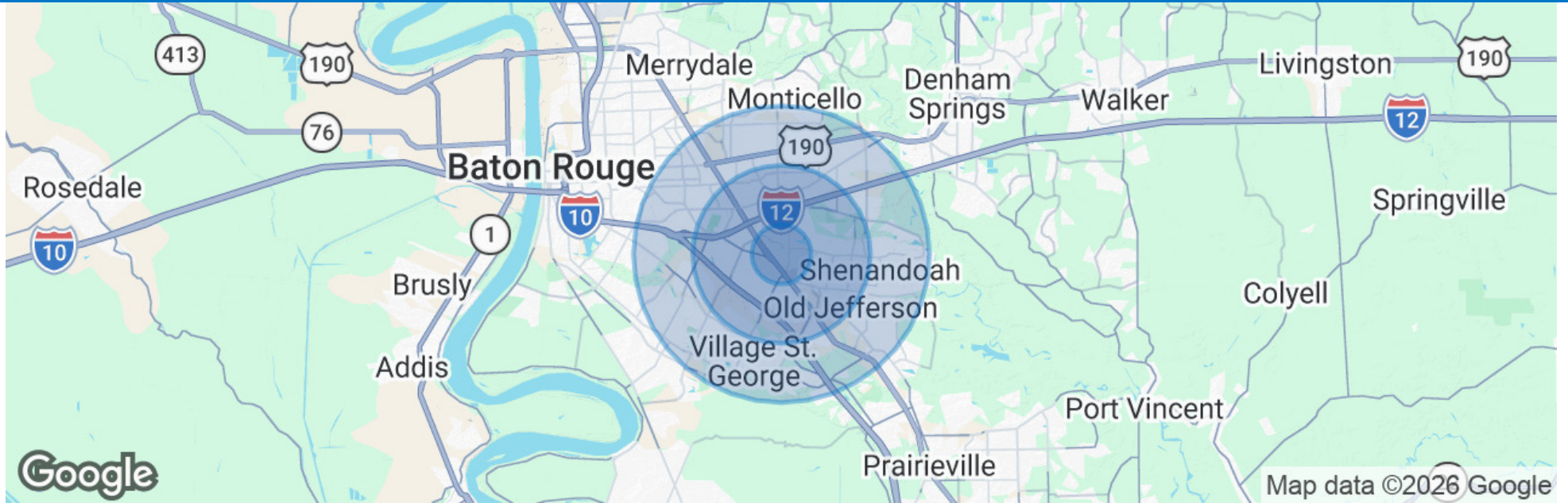
Site Plan - Rear Office/Warehouse

Floor Plan - Rear Office/Warehouse









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,303	75,136	184,852
Average Age	36.7	37.7	37.3
Average Age (Male)	34.1	36.3	36.7
Average Age (Female)	37.3	39.0	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,966	31,850	73,971
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$93,545	\$102,066	\$108,303
Average House Value	\$256,201	\$281,748	\$319,922

2023 American Community Survey (ACS)