



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SHERWOOD SQUARE SHOPPING CENTER FOR LEASE

**5830 S. Sherwood Forest Blvd.
Baton Rouge, LA 70816**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

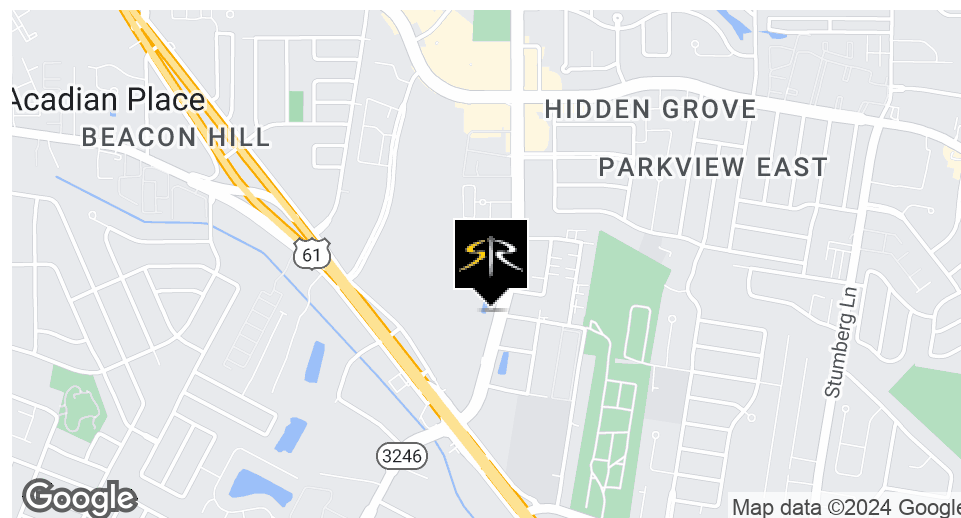
5830 S. SHERWOOD FOREST BLVD., SUITE A-8+9, BATON ROUGE, LA 70816

2,155 - 4,310 SF



OFFERING SUMMARY

Suite A-5:	2,715 SF	\$18.00 SF/yr (NNN)
Suite A-8&9 Size:	4,310 SF	\$16.00 - 18.00 SF/yr (NNN)
Building Size:	18,990 SF	
Available SF:	2,155 - 4,310 SF	
Stories:	2	
Lot Size:	1.22 Acres	
Zoning:	C-AB-2	
Visibility:	Excellent	
Frontage:	334 Feet	
Traffic Count:	32,357/Cars per Day	



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



PROPERTY HIGHLIGHTS:

- High Traffic Shopping Center for Lease at S. Sherwood Forest Blvd. near Siegen Lane
- Strong Residential Roof Tops and Dense Daytime Population
- Near Parkview Baptist and Woman's Hospital, and across from Our Lady of the Lake Hospital Corporate Headquarters
- Great Access and Excellent Visibility
- 3 Points of Ingress/Egress
- 334 Feet of Frontage on S Sherwood Forest
- High Traffic Counts - 32,375 Cars per Day
- Great Access to both I-10 and I-12 and Siegen Lane and Ascension Parish via Airline Hwy.
- Located near Siegen Lane at Sherwood Forest Prices
- Under New Ownership. Recent Face Lift and Renovations Modernizing this well-located Shopping Center with Ample Parking
- New Large Pylon Sign, New Roof
- Affordable Retail Rates and NNN
- Great Mix of both Local and National Tenants
- Current Tenants: Planet Donuts, School of Rock, Royal Hookah Lounge, and the adorable Pinspiration
- **Suite A-5: 2,715 SF Retail Space:** Former His and Hers Salon. Perfect for Hair Salon, Nail Salon, Spa, etc.
- **Suite A-8&9: 4,310 SF Retail Space:** Perfect for Restaurant, Boutique, Salon Suites, Recreational Shoe Store, Dance Studio

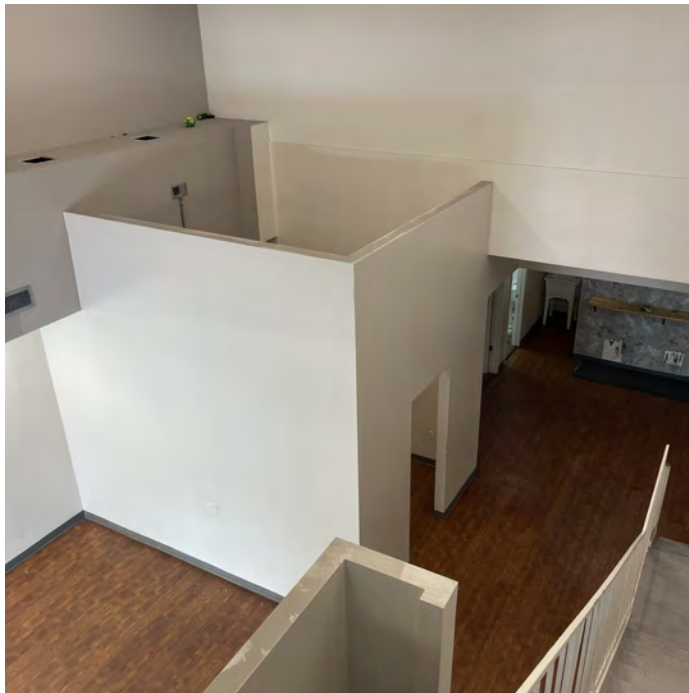
CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



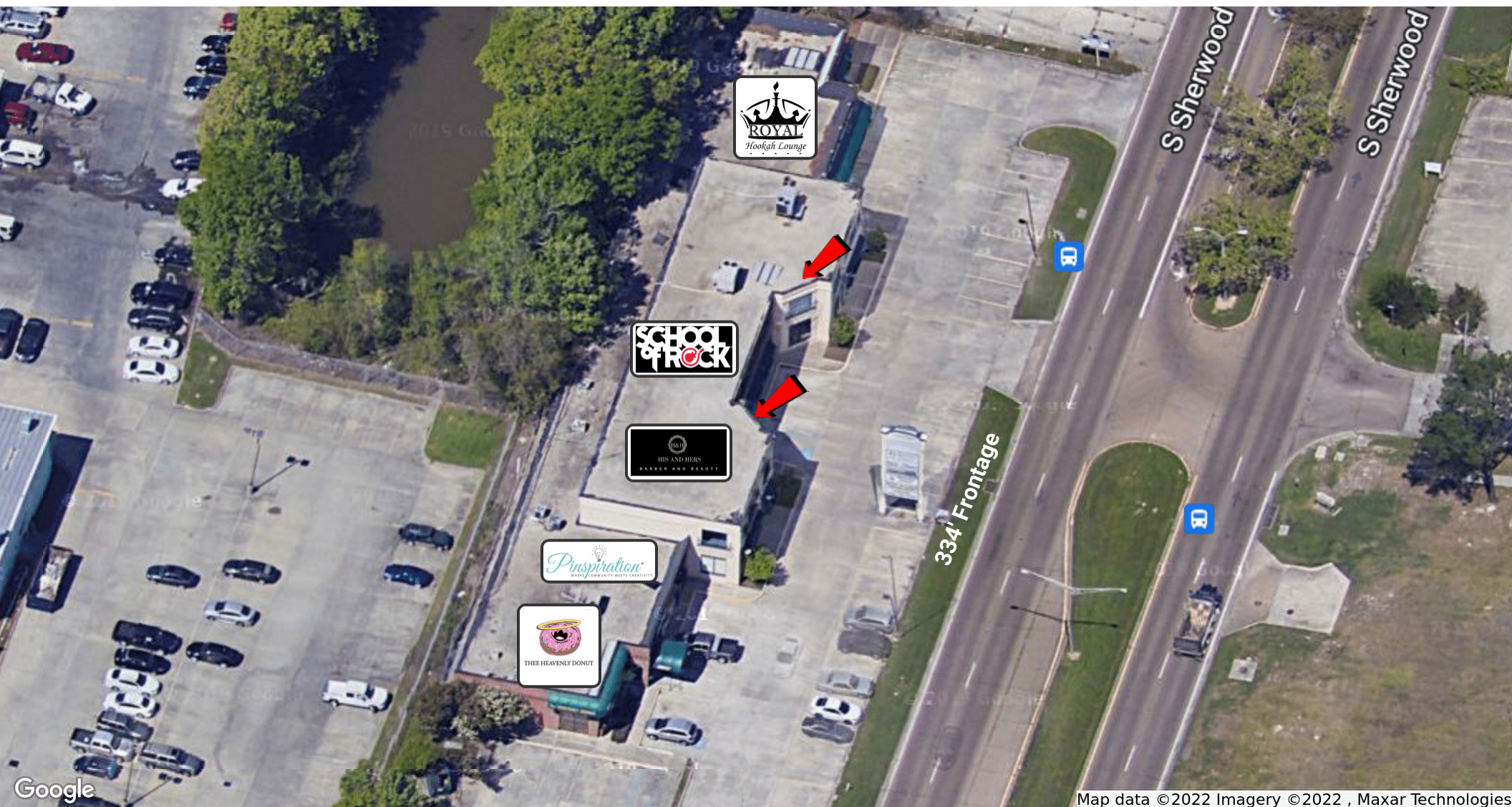
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



Map data ©2022 Imagery ©2022 , Maxar Technologies

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



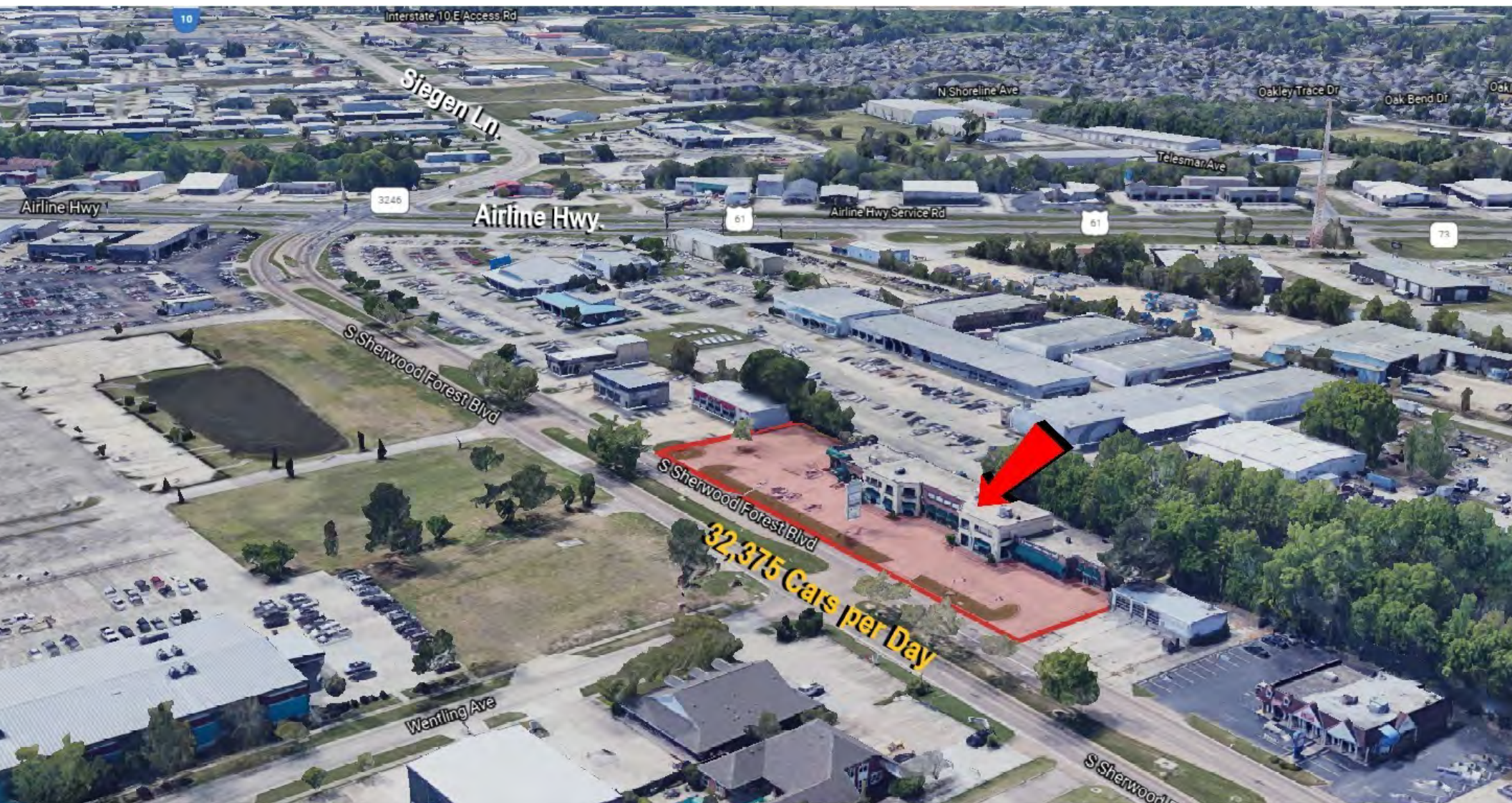
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



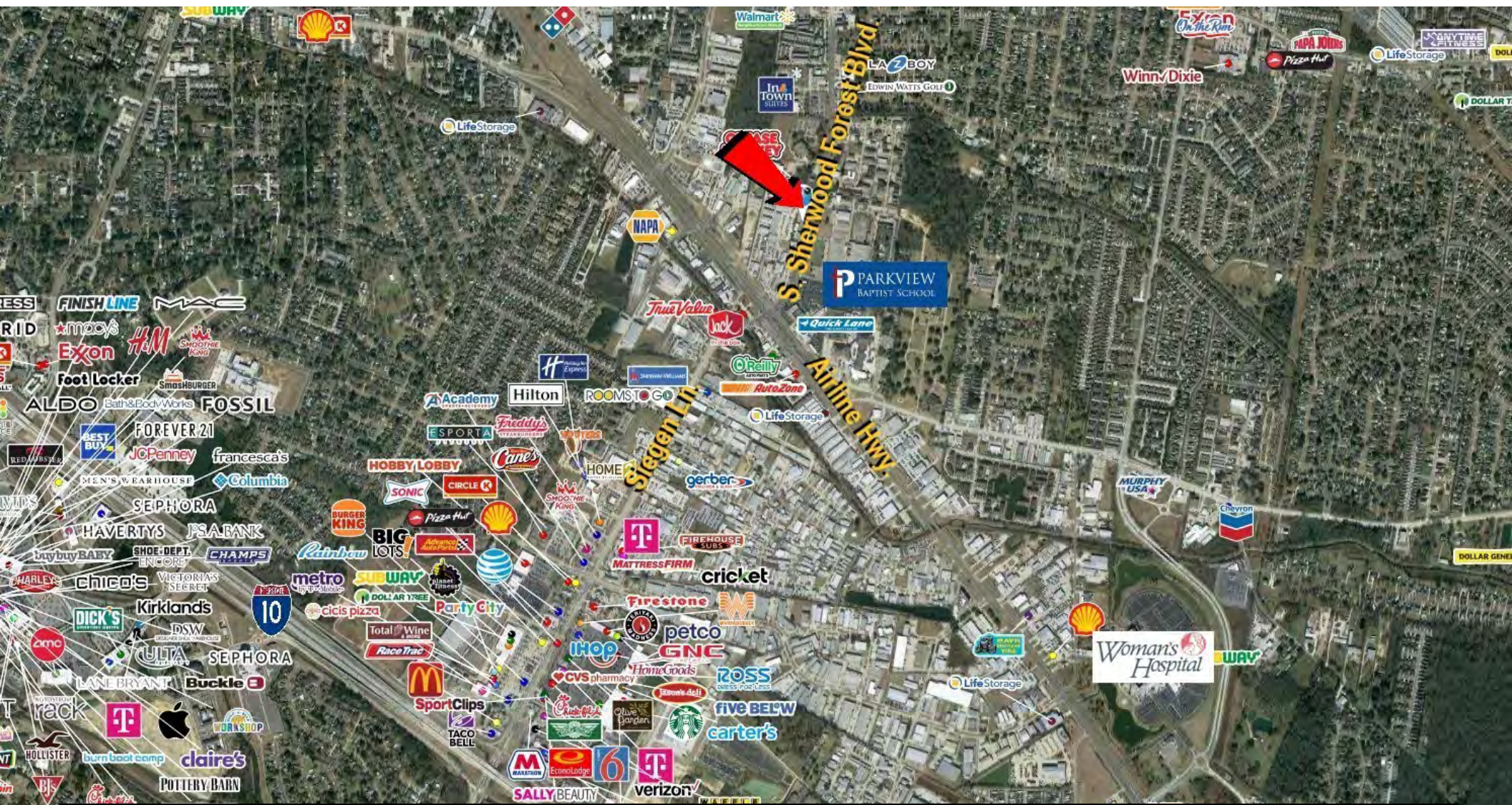
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



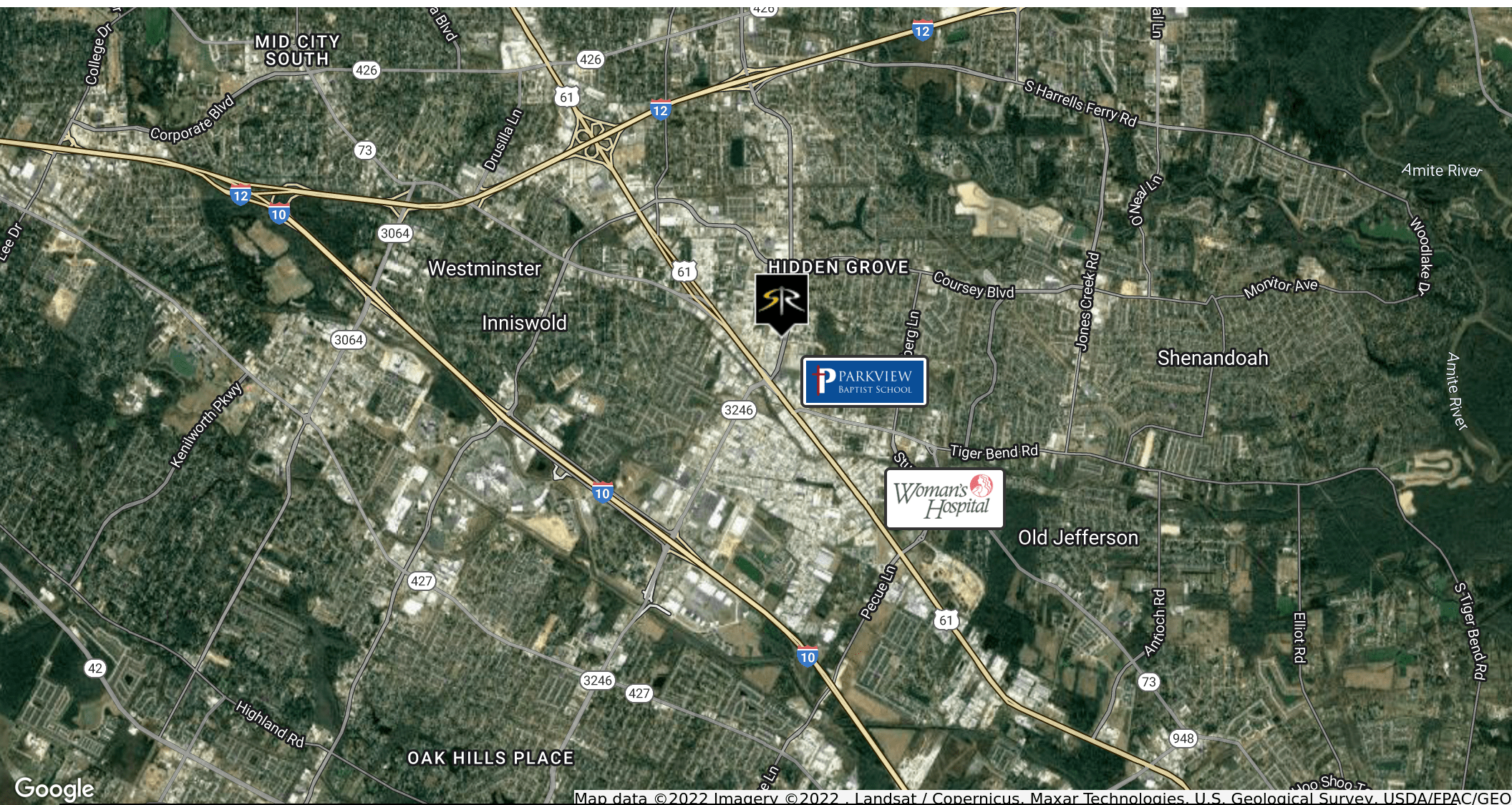
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



Map data ©2022 Imagery ©2022 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/EPAC/GE

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



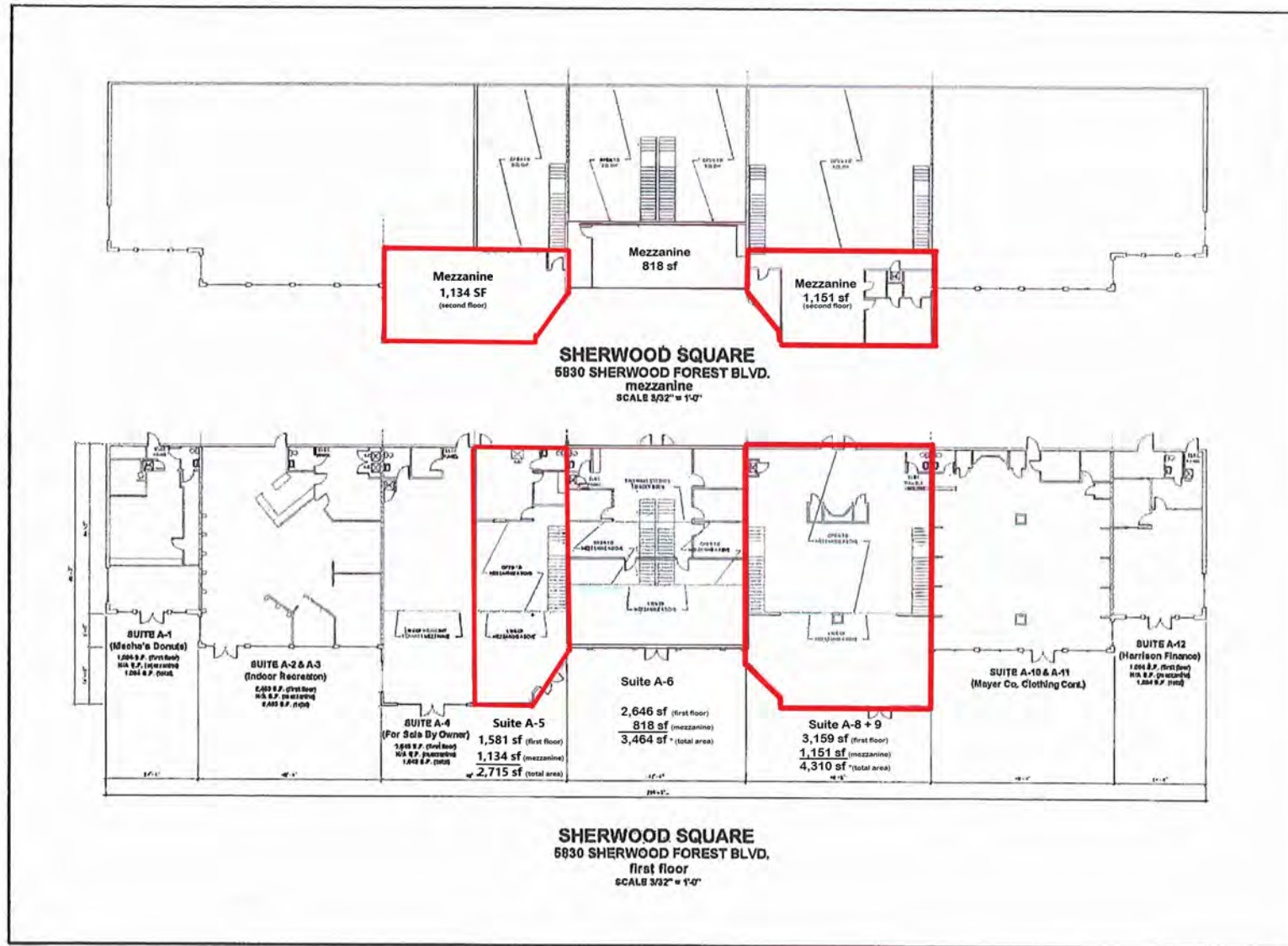
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



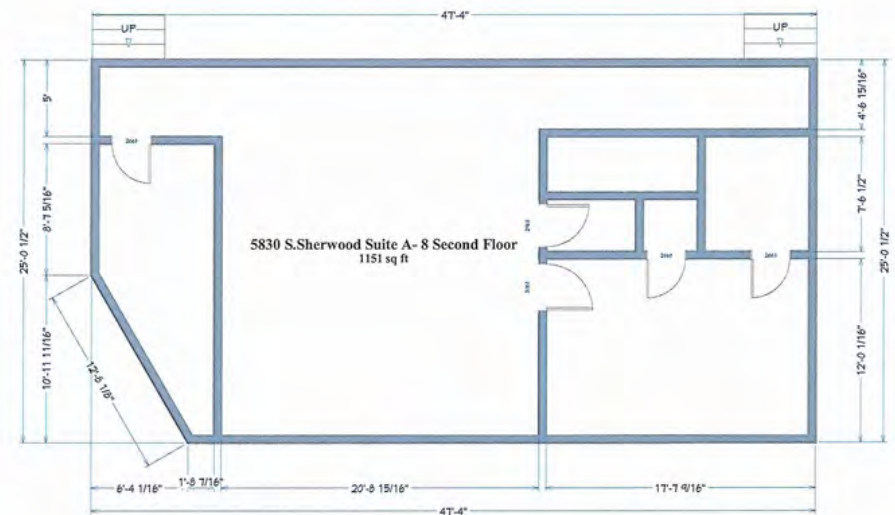
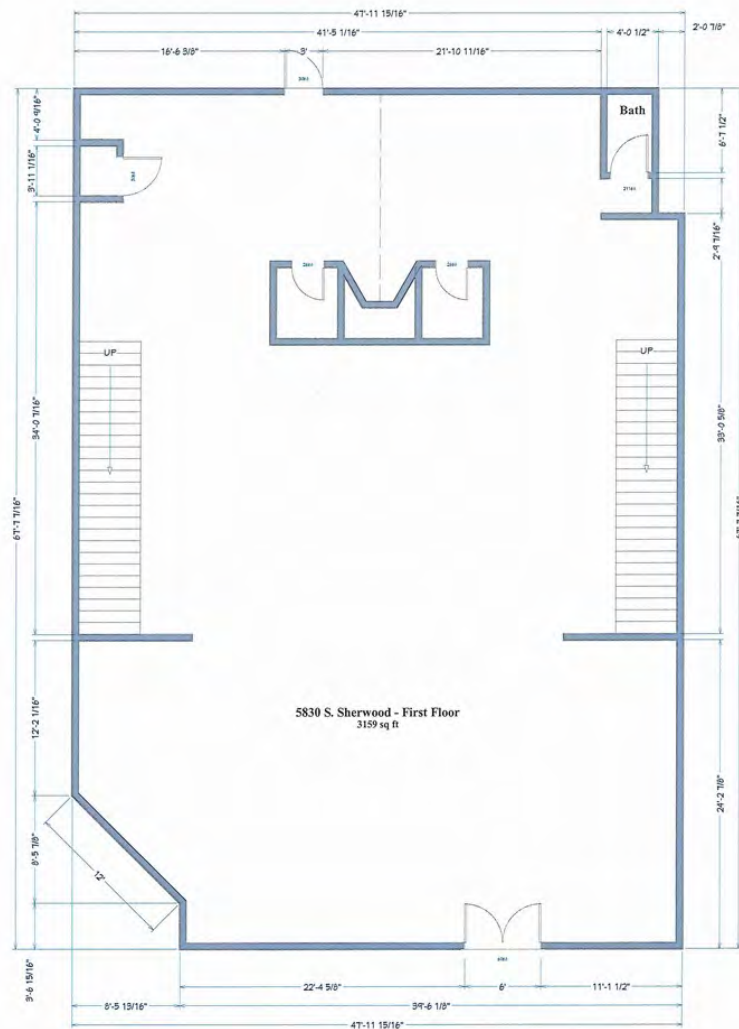
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

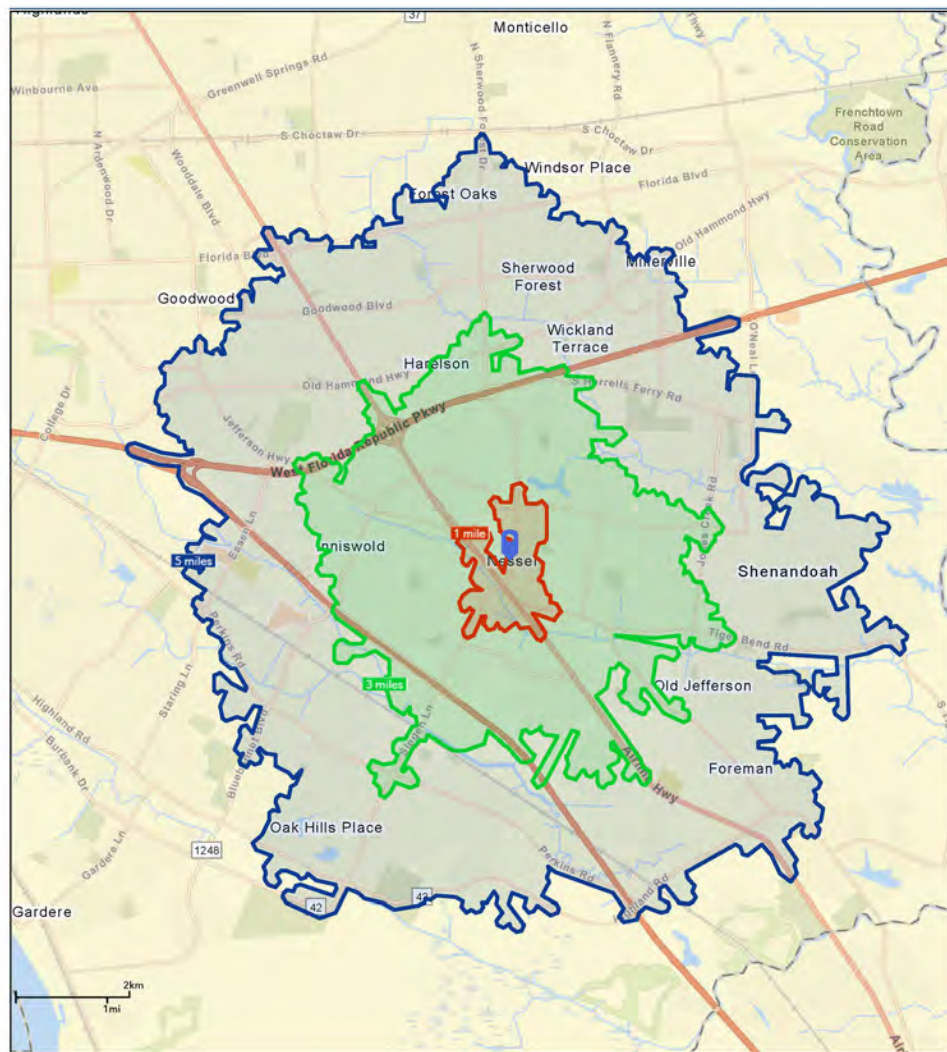
FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

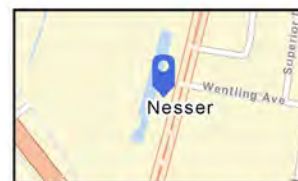
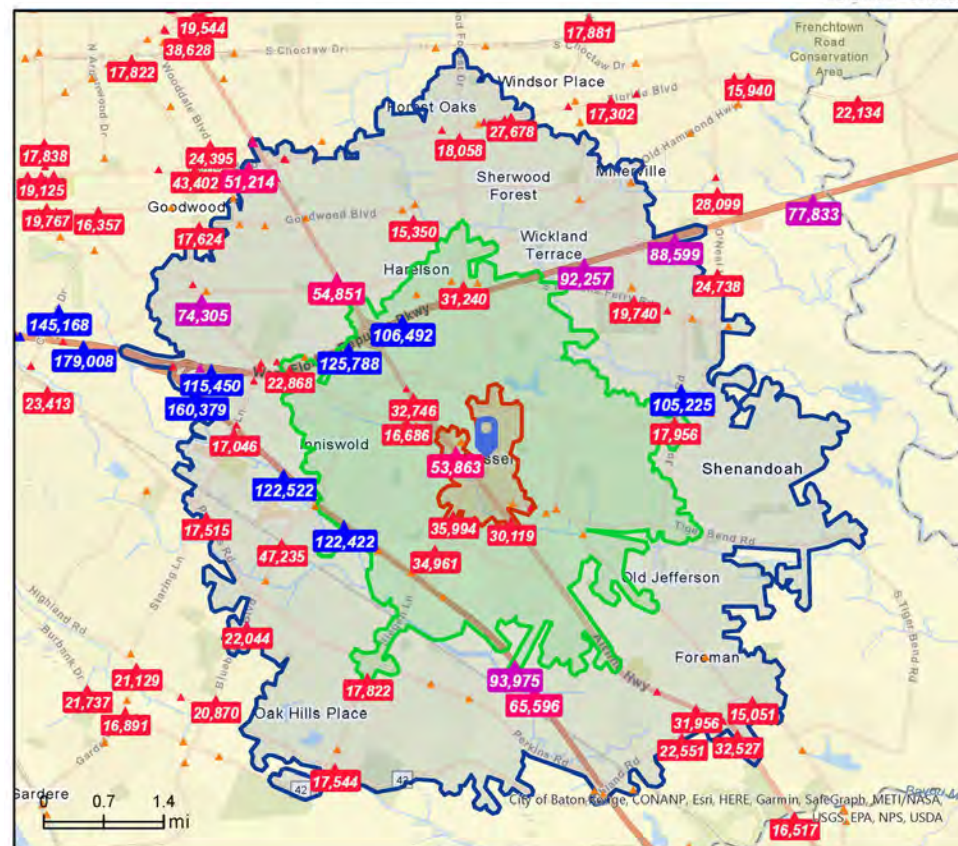
2,155- 4,310 SF

Drive Time Map



5830 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Drive Distance: 1, 3, 5 mi

Traffic Count Map



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHERWOOD SQUARE SHOPPING CENTER

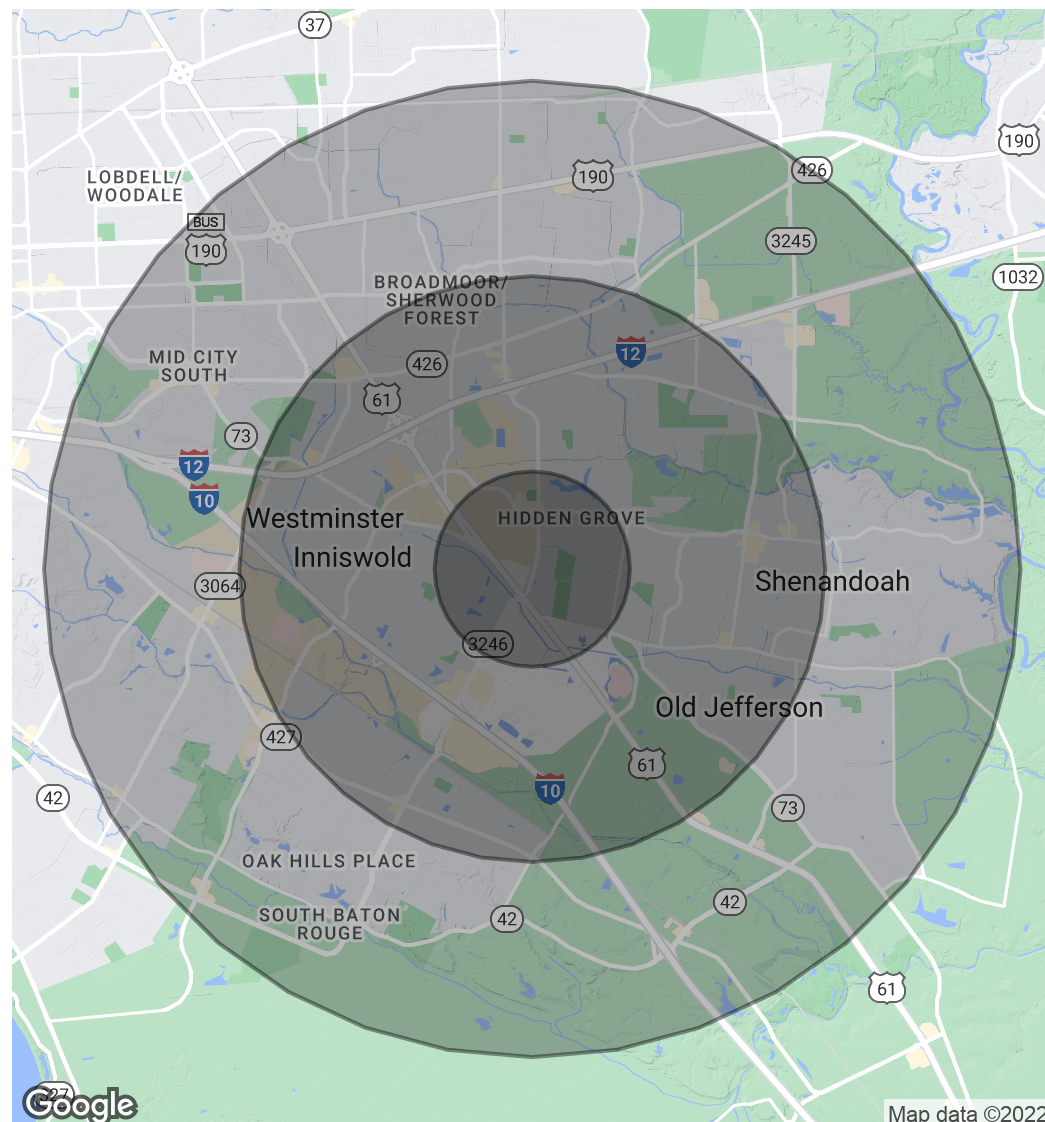
5830 S. SHERWOOD FOREST BLVD., BATON ROUGE, LA 70816

2,155- 4,310 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,787	68,678	165,324
Average Age	36.5	36.6	36.5
Average Age (Male)	36.3	34.8	34.1
Average Age (Female)	36.0	38.1	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,695	29,767	68,224
# Of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$69,578	\$74,314	\$78,633
Average House Value	\$221,961	\$228,817	\$238,620

* Demographic data derived from 2020 ACS - US Census



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist

DIRECT: 225.930.6256

MOBILE: 225.328.1778

OFFICE: 225.766.0000

EMAIL: carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

