



INCOME PRODUCING CLASS A OFFICE BUILDING AND ADJACENT BANK

2927, 3029 S SHERWOOD FOREST BLVD BATON ROUGE, LA 70816



OFFERED: FOR SALE

SALE PRICE: \$2,900,000 (\$74.19/SF)

39,089 SF

- ±3,089 SF standalone bank building and ±36,000 SF Class A office building
- ±20,456 Daily Traffic, Zoned LC2, Flood Zone X
- Value-add potential for owner occupant or investor

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | June 2026
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, 2927 and 3029 S Sherwood Forest Blvd is an adjacent property portfolio featuring one ±36,000 SF, Class A office building and one ±3,089 standalone bank sitting on ±2.56 acres.
- The office building has immediate cash flow with numerous long term tenants in place. There is strong value-add potential for an owner occupant or investor.
- The properties are located just ±0.5 mile south of I-12 at S Sherwood Forest, a retail-dense corridor.
- Financials available upon request. Contact list agent.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2927, 3029 S Sherwood Forest Blvd
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side Of The Street	Northeast
Road Type	Paved
Nearest Highway	I-12
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Zoning	LC2 – Light Commercial Two
Lot Size	±2.56 Acres
APN #	3136337, 3136329, 3136353, 3136361, 3136345
Lot Depth	±308 ft
Traffic Count	±20,456

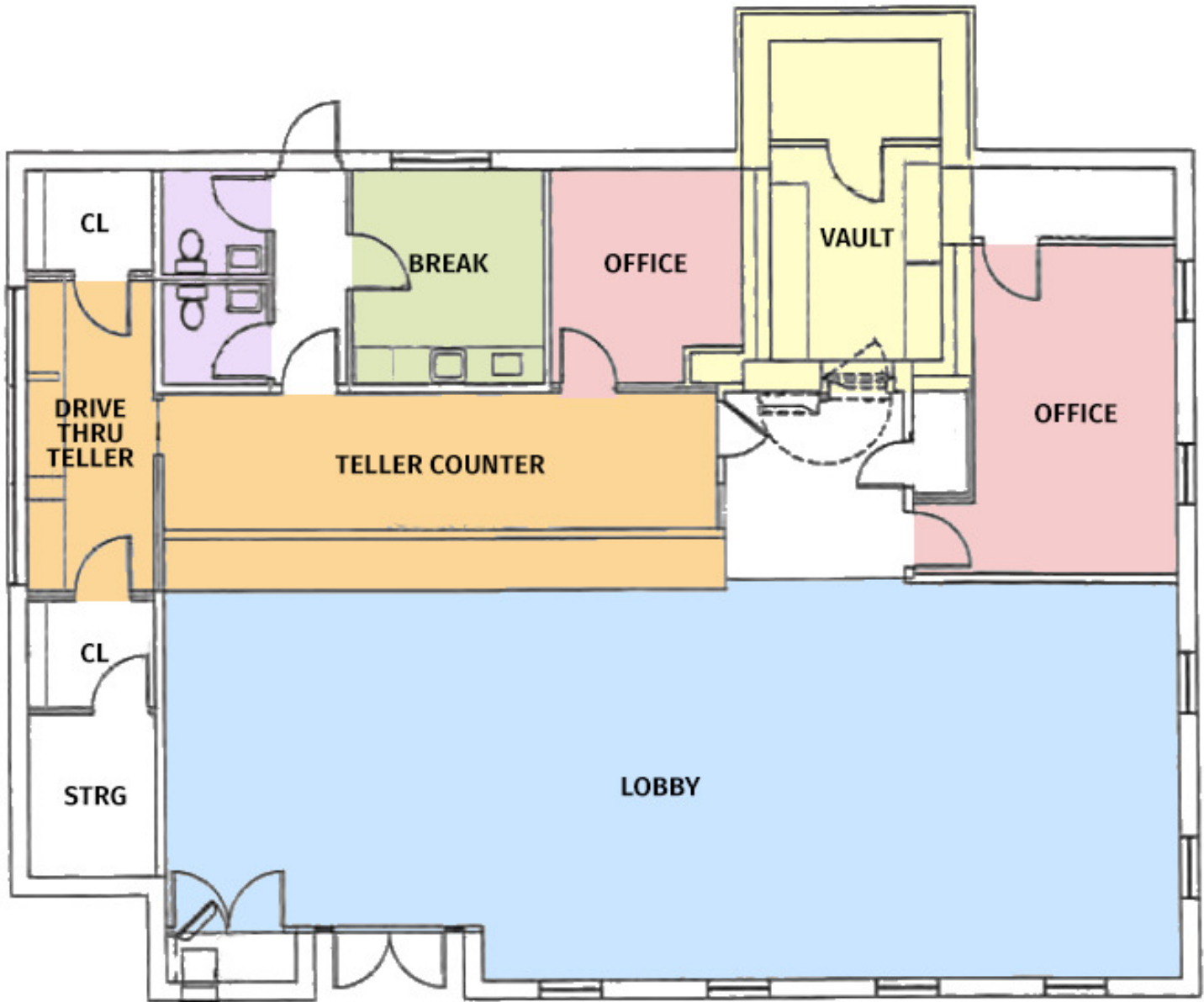
BUILDING INFORMATION

Total Building Size	±39,089 SF
<i>Building Size</i> 2927S Sherwood Forest Blvd	±3,089 SF
<i>Building Size</i> 3029 S Sherwood Forest Blvd	±36,000 SF
Parking Type	Surface
Free Standing	Yes

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FLOOR PLANS - 2927 S SHERWOOD FOREST BLVD



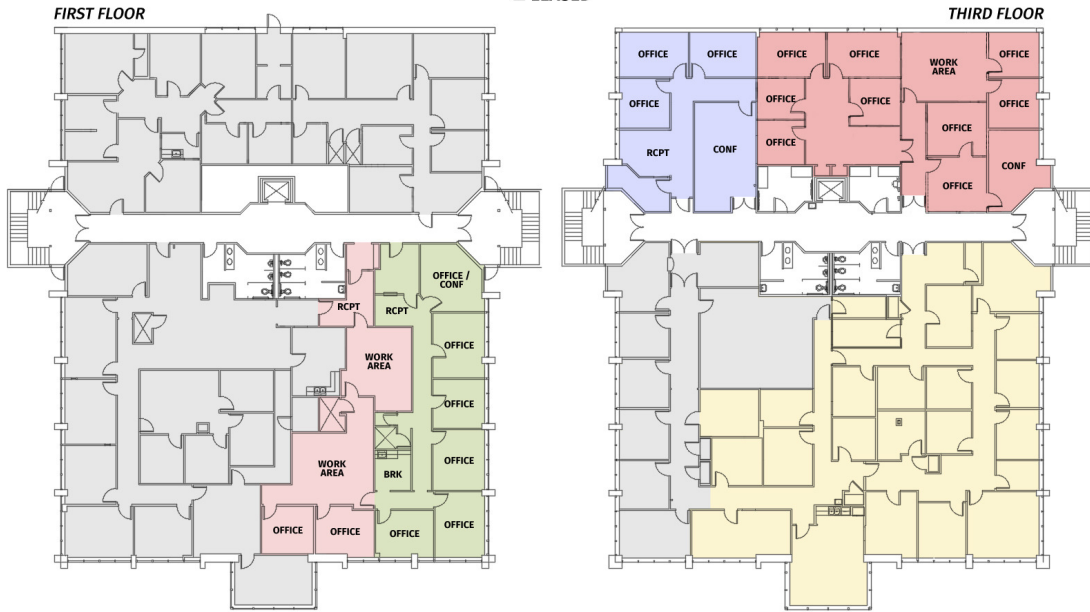
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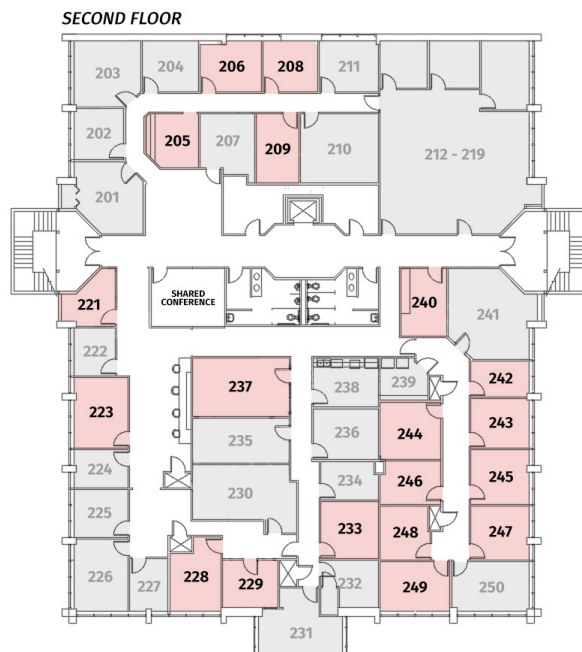
3029 S SHERWOOD FOREST BLVD

- SUITE 100 ■ SUITE 110B
- SUITE 300 □ SUITE 325 ■ SUITE 350
- LEASED



3029 S SHERWOOD FOREST BLVD

- AVAILABLE □ LEASED



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INTERIOR PHOTOS - 2927 S SHERWOOD FOREST BLVD



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EXTERIOR PHOTOS



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AERIAL PHOTOS



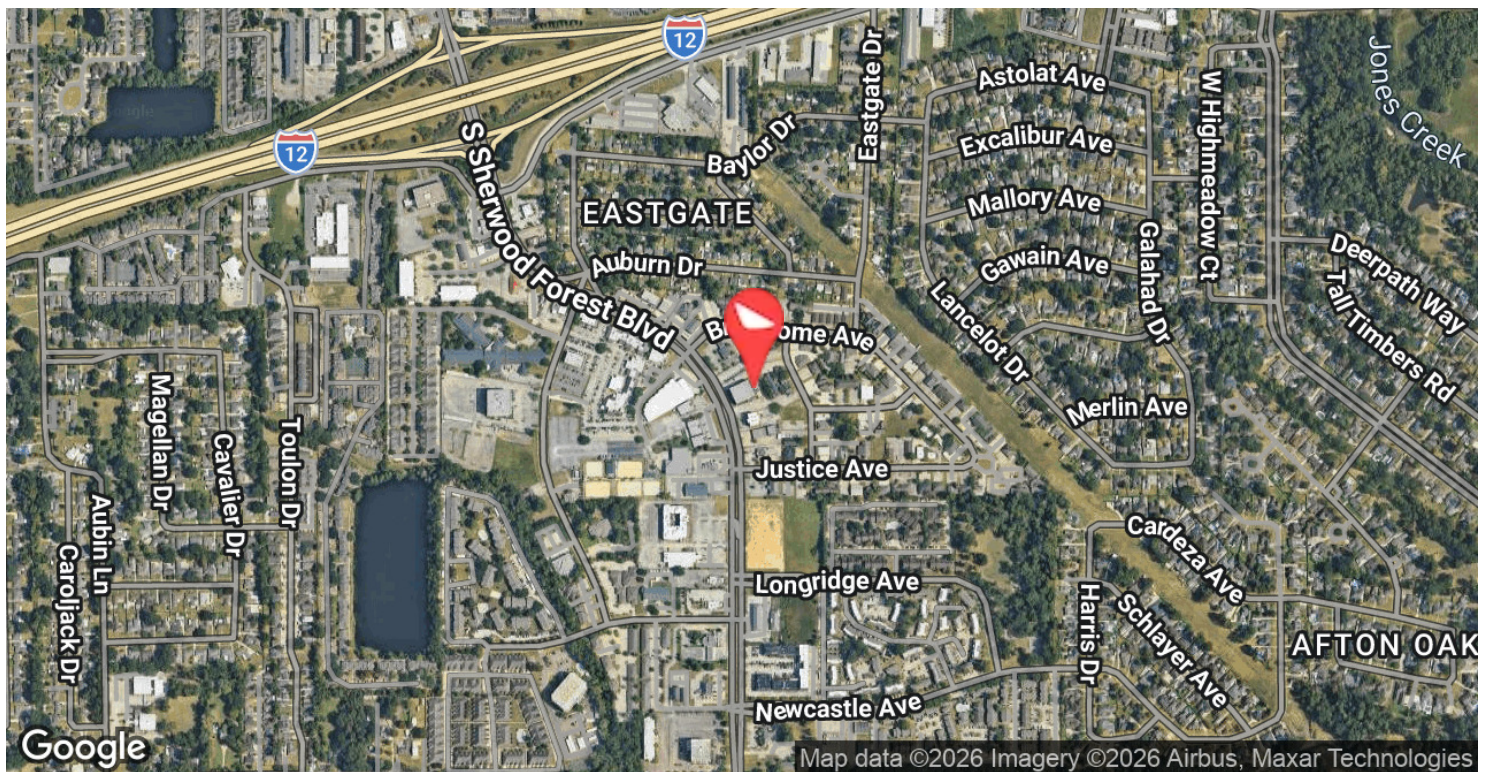
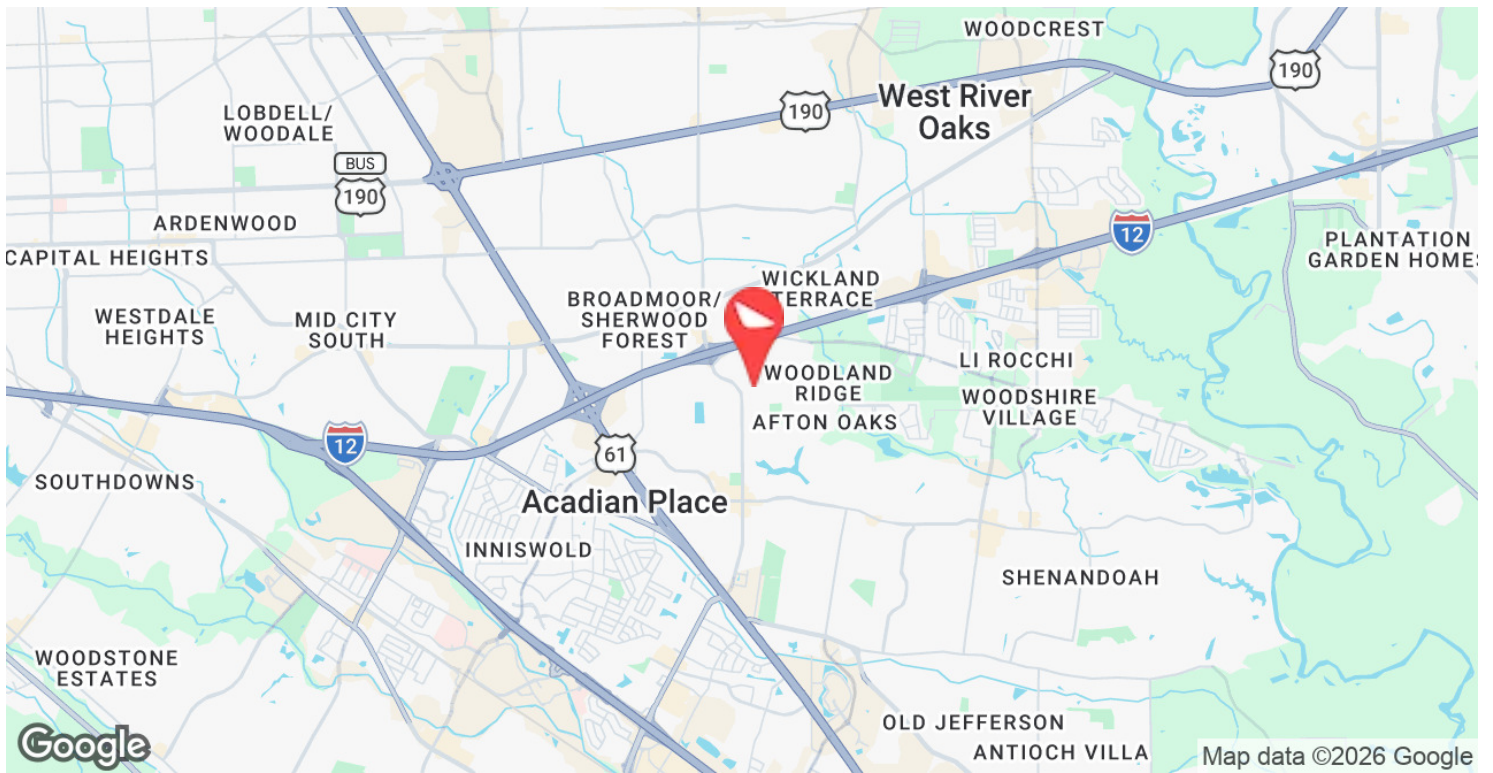
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LOCATION MAPS



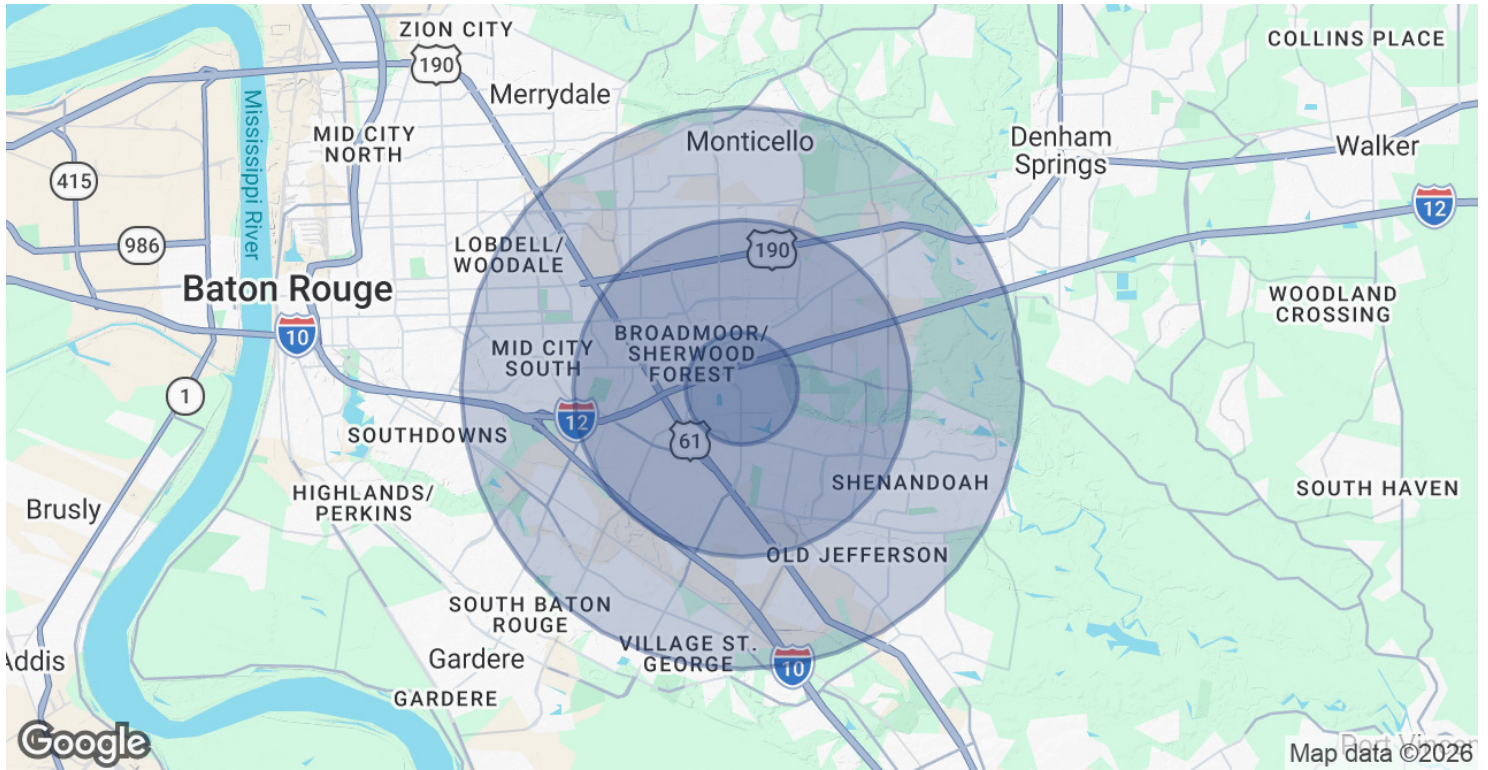
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,016	86,917	176,692
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,134	36,668	74,011
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$72,837	\$89,016	\$95,976
Average House Value	\$249,670	\$260,438	\$307,673

2020 American Community Survey (ACS)

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ZONING MAP



LC2 – LIGHT COMMERCIAL TWO

Source: The municipality in which the property is located

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FLOOD ZONE MAP




Pt. 1 (30.4254, -91.0515) 

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
FIRM Panel ID: 22033C0270E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: 45.1 ft

[Community Info](#) [What Does This Mean?](#)

Pt. 2 (30.4260, -91.0518) 

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
FIRM Panel ID: 22033C0270E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: 42.6 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Source: maps.lsuagcenter.com/floodmaps

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