



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CARMEN AUSTIN, CCIM

EDWARD ROTENBERG, SIOR

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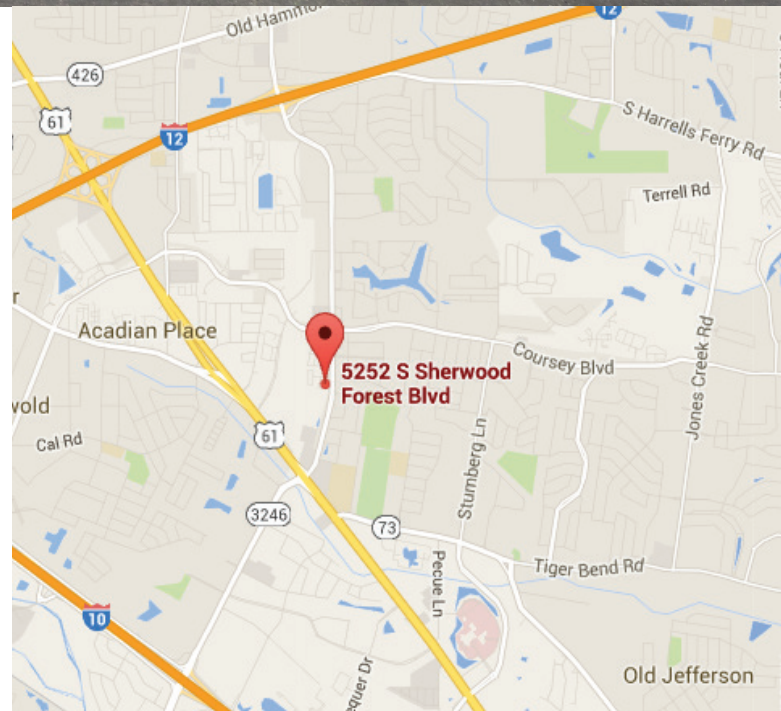
FOR LEASE



**5252 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA 70816**

\$17.35 PSF ANNUAL NNN 10,375 SQ. FT.

- Fully-equipped commercial restaurant
- Includes all restaurant components
- High traffic commercial corridor
- 338' frontage on S. Sherwood Forest Blvd.
- Ample parking
- Densely populated commercial area
- Between Siegen Ln., Airline Hwy., Coursey Blvd.
- Access to I-10 and I-12
- Zoned C-2
- 174 parking spaces



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

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.



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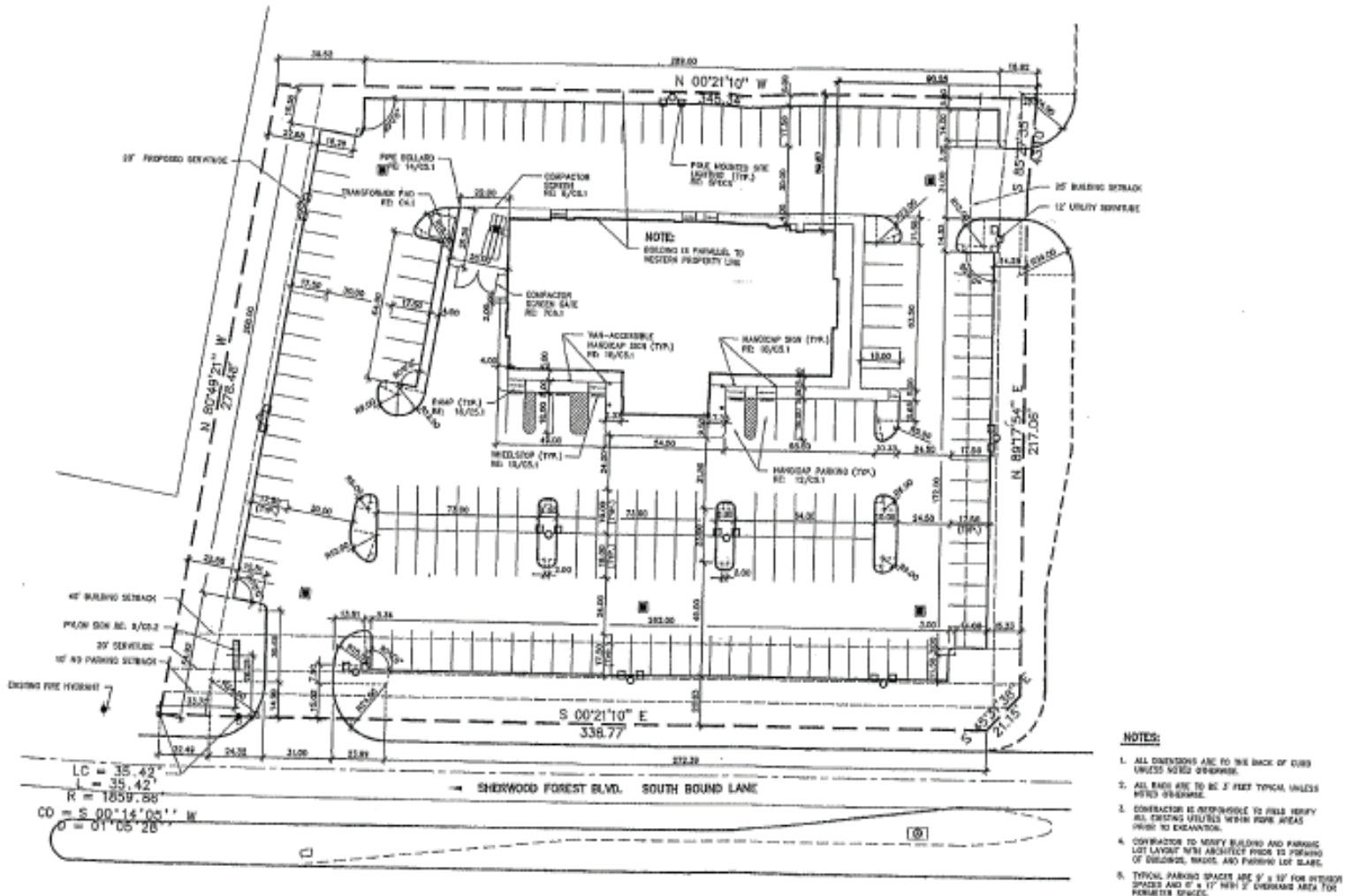
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SITE PLAN



NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADIUS ARE TO BE 5' FEET TYPICAL, UNLESS NOTED OTHERWISE.
3. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN PUMP AREAS PRIOR TO EXCAVATION.
4. CONTRACTOR TO VERIFY BUILDING AND PARKING LOT LAYOUT WITH ARCHITECT PRIOR TO FORMING OF BUILDING, DRIVE, AND PARKING LOT SLABS.
5. TYPICAL PARKING SPACES ARE 9' x 18' FOR INTERIOR SPACES AND 10' x 17' FOR EXTERIOR SPACES.



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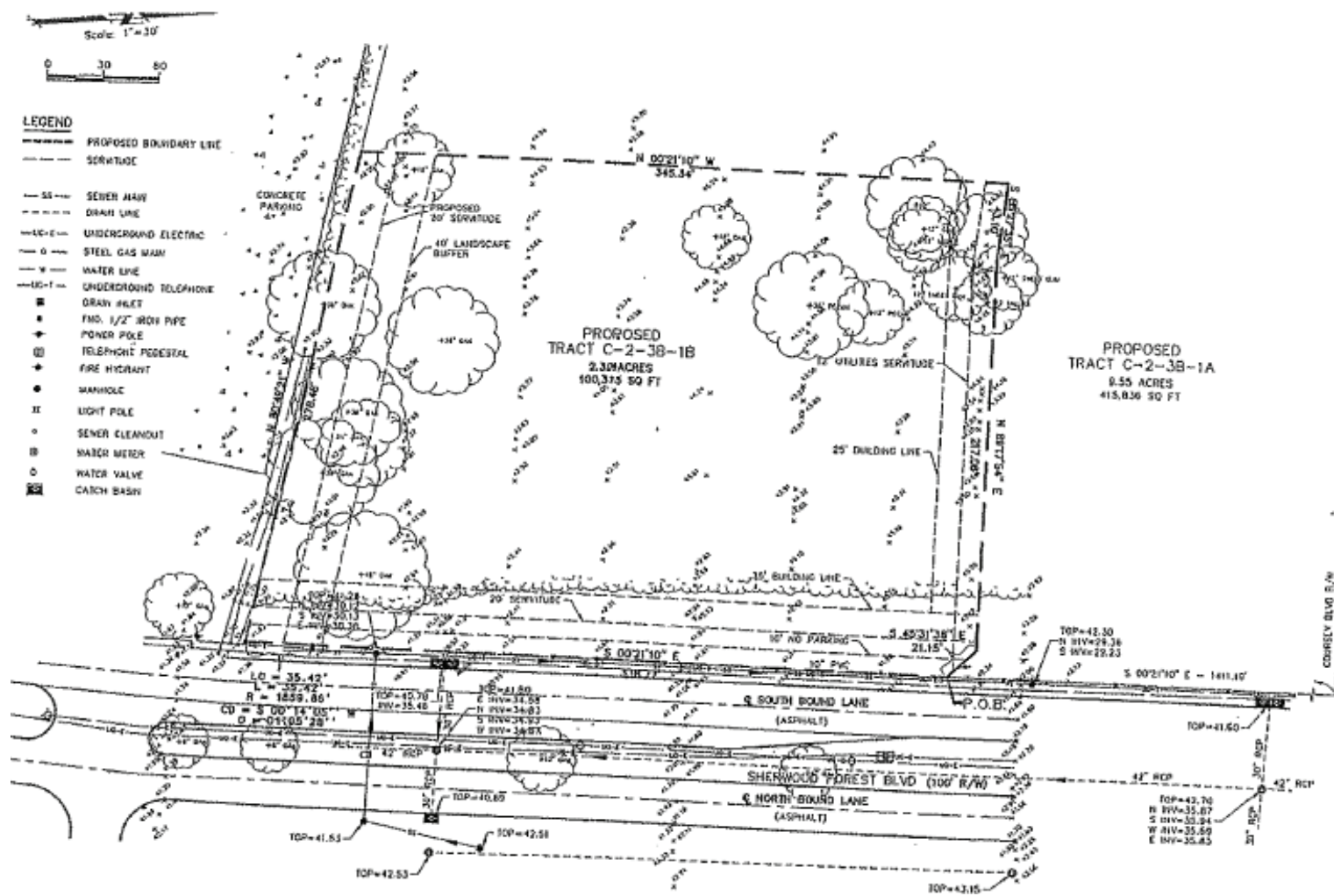
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SURVEY

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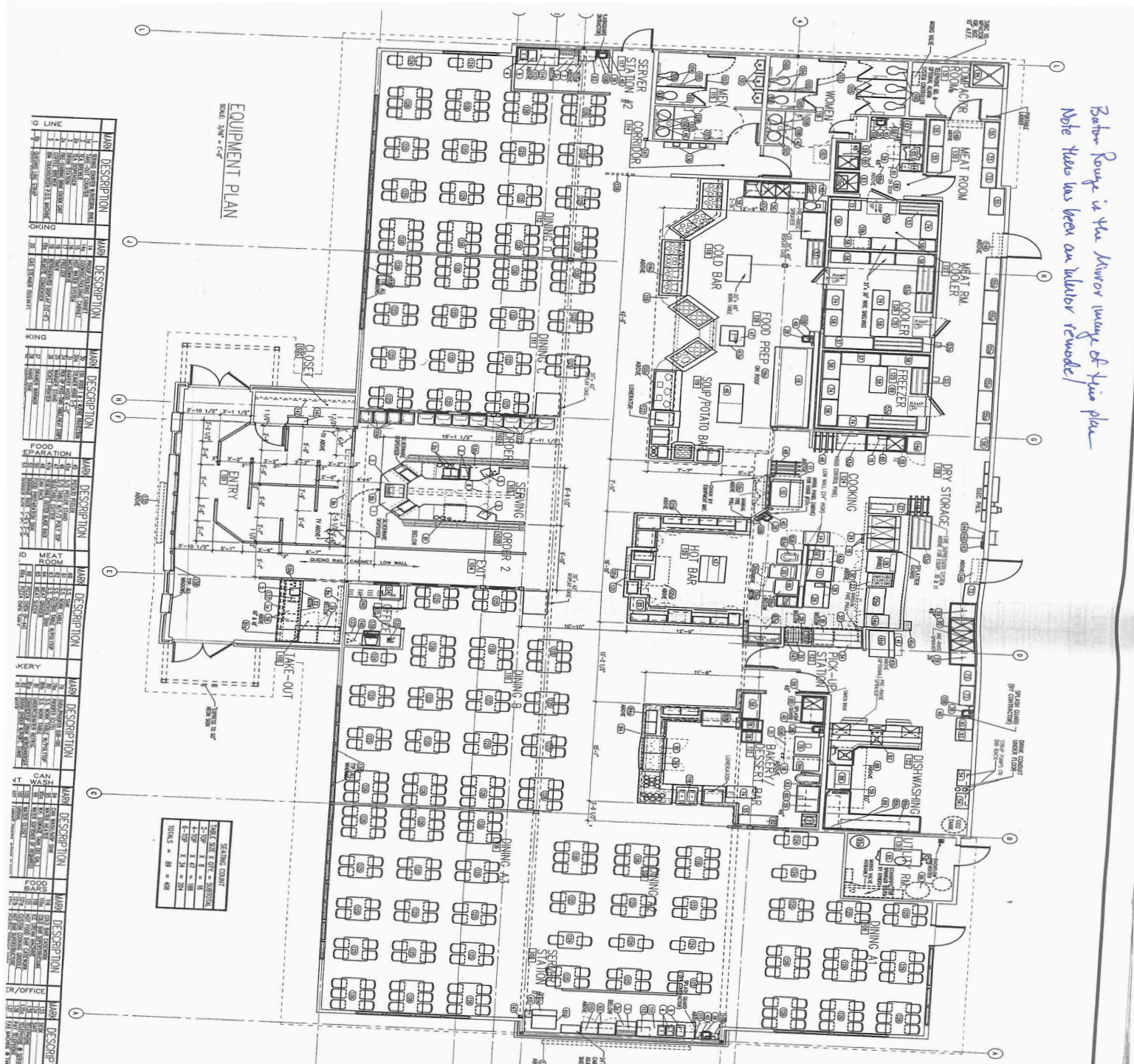
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EQUIPMENT PLAN



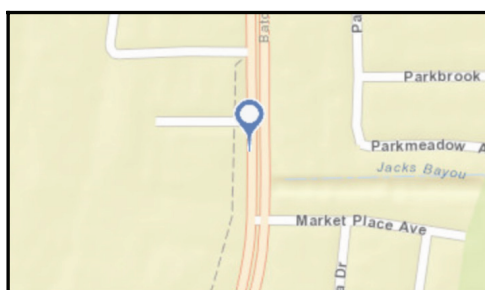
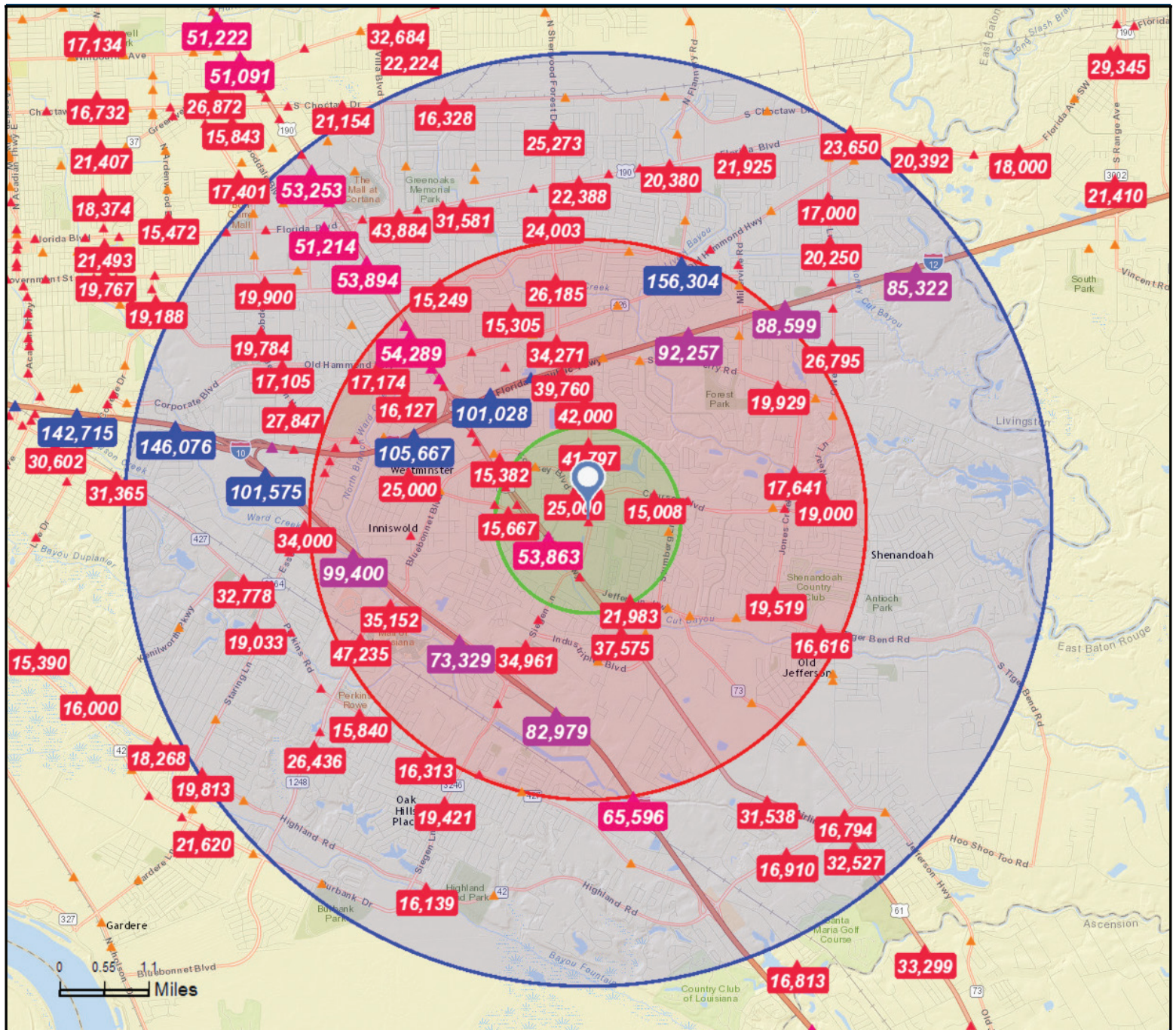
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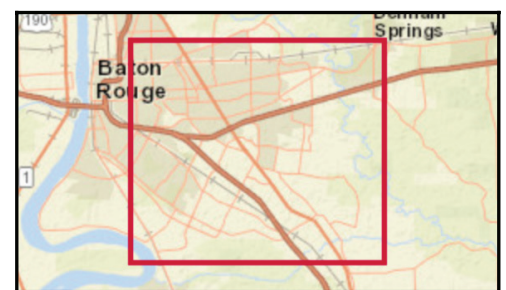
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Average Daily Traffic Volume

- ▲ 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





Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Ring: 1 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680
Longitude: -91.05163

Summary	Census 2010		2015		2020	
Population	10,245		10,542		10,722	
Households	4,786		4,971		5,059	
Families	2,583		2,652		2,664	
Average Household Size	2.14		2.12		2.12	
Owner Occupied Housing Units	2,105		2,020		2,053	
Renter Occupied Housing Units	2,681		2,951		3,007	
Median Age	33.7		34.4		34.8	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.34%		0.84%		0.75%	
Households	0.35%		0.93%		0.77%	
Families	0.09%		0.71%		0.69%	
Owner HHs	0.32%		0.91%		0.70%	
Median Household Income	1.80%		2.60%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	451	9.1%	401	7.9%		
\$15,000 - \$24,999	488	9.8%	346	6.8%		
\$25,000 - \$34,999	481	9.7%	416	8.2%		
\$35,000 - \$49,999	736	14.8%	760	15.0%		
\$50,000 - \$74,999	1,013	20.4%	1,098	21.7%		
\$75,000 - \$99,999	568	11.4%	578	11.4%		
\$100,000 - \$149,999	759	15.3%	902	17.8%		
\$150,000 - \$199,999	248	5.0%	299	5.9%		
\$200,000+	227	4.6%	260	5.1%		
Median Household Income	\$55,990		\$61,217			
Average Household Income	\$76,220		\$84,929			
Per Capita Income	\$34,874		\$38,824			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	674	6.6%	658	6.2%	682	6.4%
5 - 9	589	5.7%	594	5.6%	583	5.4%
10 - 14	517	5.0%	546	5.2%	543	5.1%
15 - 19	560	5.5%	555	5.3%	543	5.1%
20 - 24	1,000	9.8%	972	9.2%	1,013	9.4%
25 - 34	1,999	19.5%	2,056	19.5%	2,040	19.0%
35 - 44	1,254	12.2%	1,341	12.7%	1,449	13.5%
45 - 54	1,308	12.8%	1,210	11.5%	1,103	10.3%
55 - 64	1,160	11.3%	1,149	10.9%	1,140	10.6%
65 - 74	651	6.4%	878	8.3%	967	9.0%
75 - 84	358	3.5%	399	3.8%	472	4.4%
85+	175	1.7%	183	1.7%	187	1.7%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,095	59.5%	5,921	56.2%	5,673	52.9%
Black Alone	3,059	29.9%	3,357	31.8%	3,607	33.6%
American Indian Alone	29	0.3%	29	0.3%	28	0.3%
Asian Alone	408	4.0%	491	4.7%	578	5.4%
Pacific Islander Alone	6	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	445	4.3%	496	4.7%	544	5.1%
Two or More Races	203	2.0%	242	2.3%	286	2.7%
Hispanic Origin (Any Race)	1,021	10.0%	1,121	10.6%	1,240	11.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016



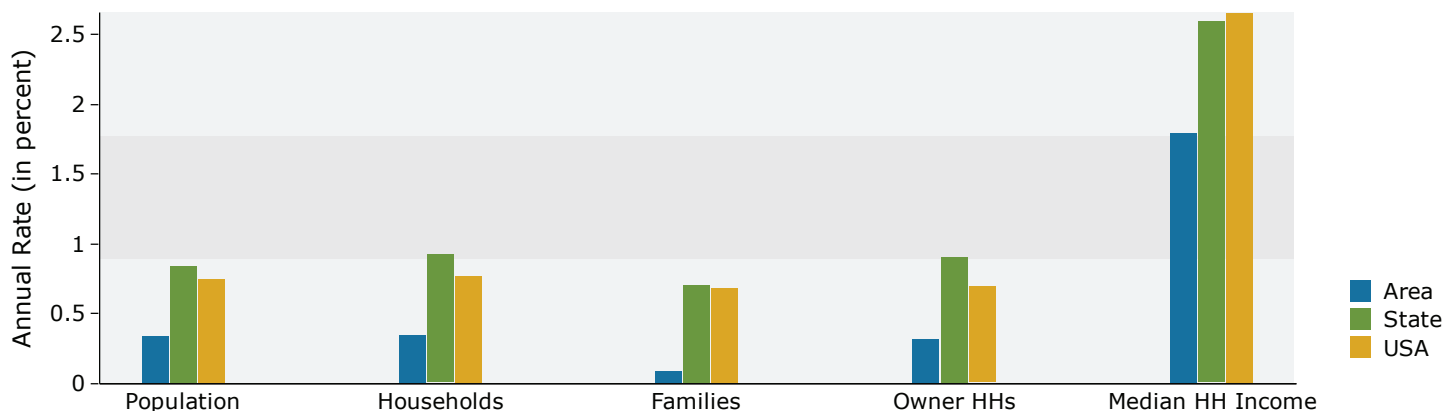
Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Ring: 1 mile radius

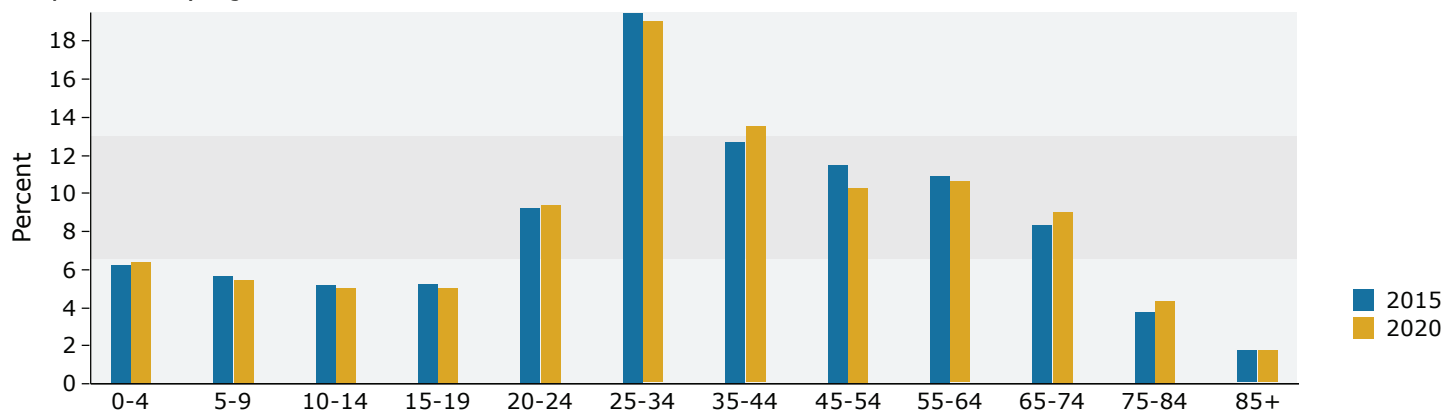
Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680
Longitude: -91.05163

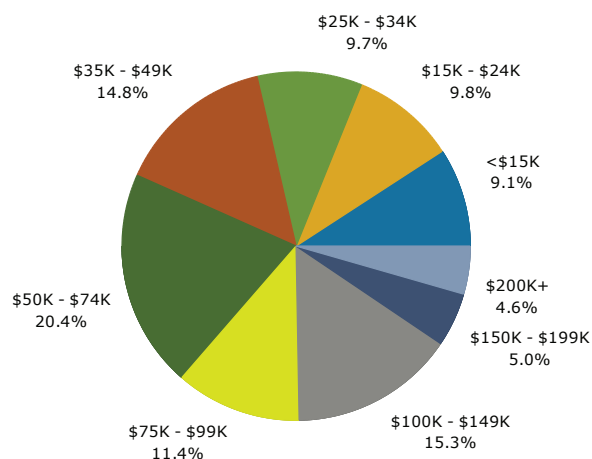
Trends 2015-2020



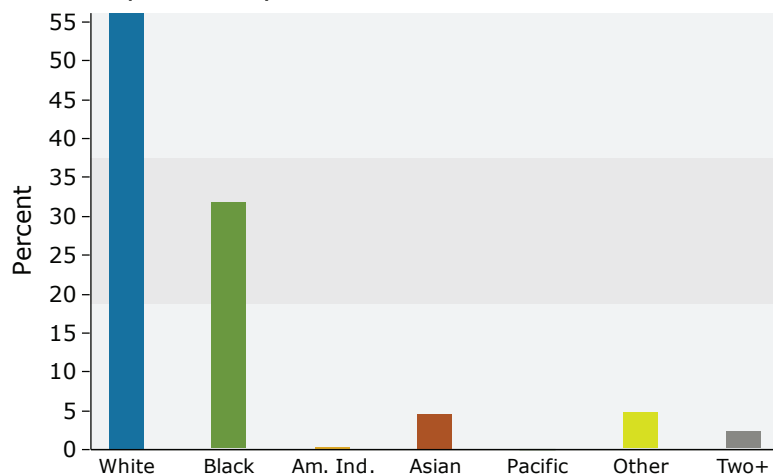
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 10.6%



Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Ring: 3 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680
Longitude: -91.05163

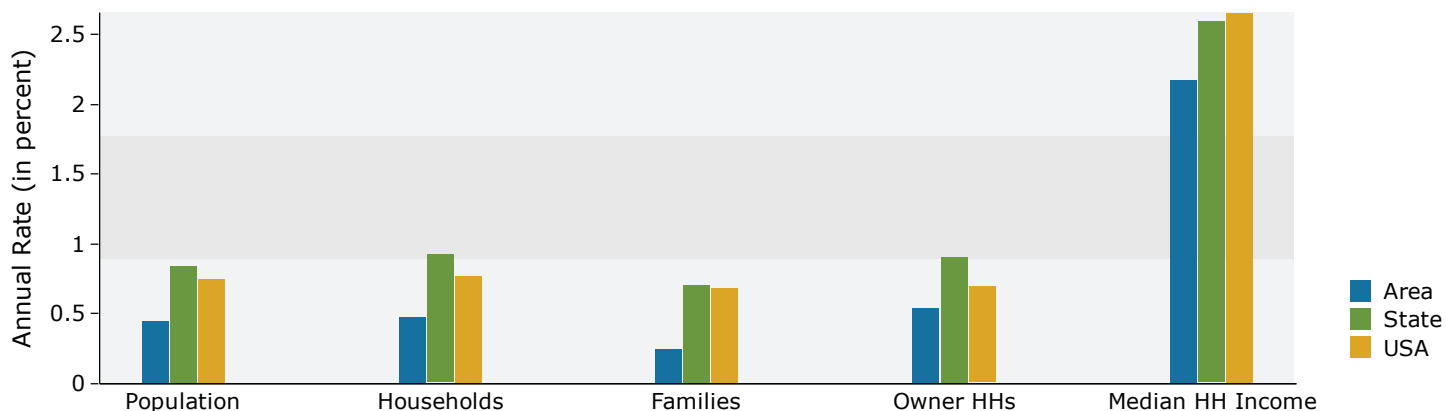
Summary	Census 2010		2015		2020	
Population	71,587		73,611		75,269	
Households	31,066		32,160		32,938	
Families	18,386		18,796		19,034	
Average Household Size	2.28		2.27		2.27	
Owner Occupied Housing Units	17,991		17,264		17,737	
Renter Occupied Housing Units	13,075		14,896		15,200	
Median Age	35.0		35.8		36.8	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.45%		0.84%		0.75%	
Households	0.48%		0.93%		0.77%	
Families	0.25%		0.71%		0.69%	
Owner HHs	0.54%		0.91%		0.70%	
Median Household Income	2.18%		2.60%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	2,658	8.3%	2,355	7.1%		
\$15,000 - \$24,999	3,030	9.4%	2,178	6.6%		
\$25,000 - \$34,999	2,782	8.7%	2,450	7.4%		
\$35,000 - \$49,999	4,532	14.1%	4,631	14.1%		
\$50,000 - \$74,999	5,909	18.4%	6,283	19.1%		
\$75,000 - \$99,999	4,180	13.0%	4,357	13.2%		
\$100,000 - \$149,999	5,438	16.9%	6,209	18.9%		
\$150,000 - \$199,999	2,076	6.5%	2,600	7.9%		
\$200,000+	1,554	4.8%	1,876	5.7%		
Median Household Income	\$60,615		\$67,503			
Average Household Income	\$80,434		\$90,400			
Per Capita Income	\$35,079		\$39,466			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,767	6.7%	4,653	6.3%	4,798	6.4%
5 - 9	4,226	5.9%	4,439	6.0%	4,396	5.8%
10 - 14	4,039	5.6%	4,094	5.6%	4,318	5.7%
15 - 19	4,111	5.7%	3,956	5.4%	3,867	5.1%
20 - 24	5,925	8.3%	5,319	7.2%	5,206	6.9%
25 - 34	12,716	17.8%	13,589	18.5%	12,796	17.0%
35 - 44	8,618	12.0%	9,027	12.3%	10,807	14.4%
45 - 54	9,496	13.3%	8,672	11.8%	8,011	10.6%
55 - 64	8,655	12.1%	9,096	12.4%	8,660	11.5%
65 - 74	4,710	6.6%	6,153	8.4%	7,325	9.7%
75 - 84	2,992	4.2%	3,111	4.2%	3,529	4.7%
85+	1,334	1.9%	1,501	2.0%	1,554	2.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,047	65.7%	45,938	62.4%	44,426	59.0%
Black Alone	18,966	26.5%	20,966	28.5%	22,908	30.4%
American Indian Alone	205	0.3%	211	0.3%	215	0.3%
Asian Alone	2,771	3.9%	3,365	4.6%	4,023	5.3%
Pacific Islander Alone	28	0.0%	32	0.0%	34	0.0%
Some Other Race Alone	1,408	2.0%	1,632	2.2%	1,854	2.5%
Two or More Races	1,162	1.6%	1,467	2.0%	1,809	2.4%
Hispanic Origin (Any Race)	3,681	5.1%	4,211	5.7%	4,844	6.4%

Data Note: Income is expressed in current dollars.

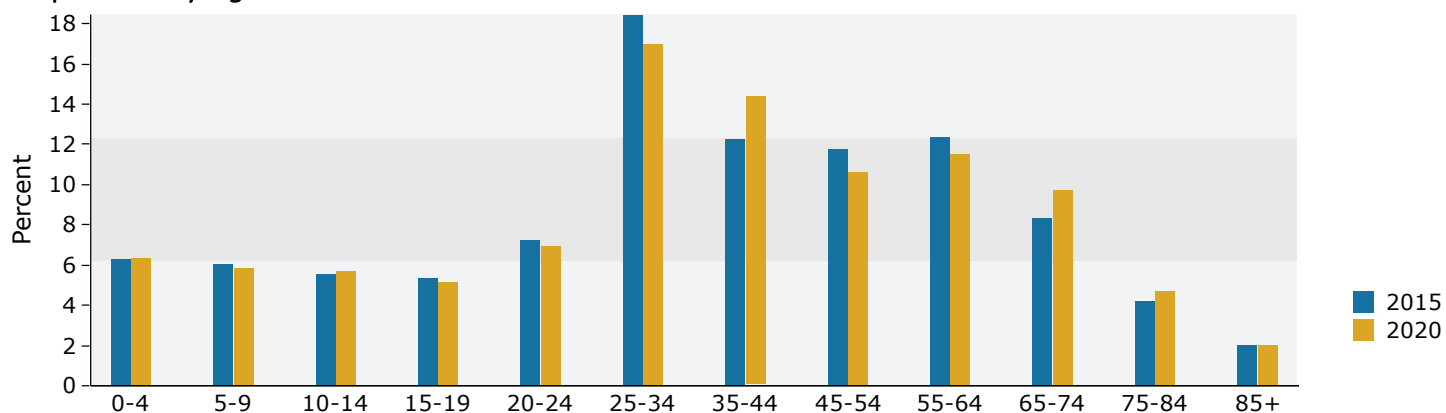
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016

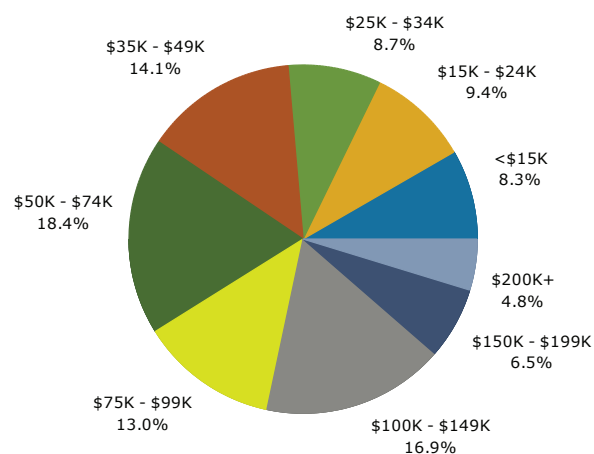
Trends 2015-2020



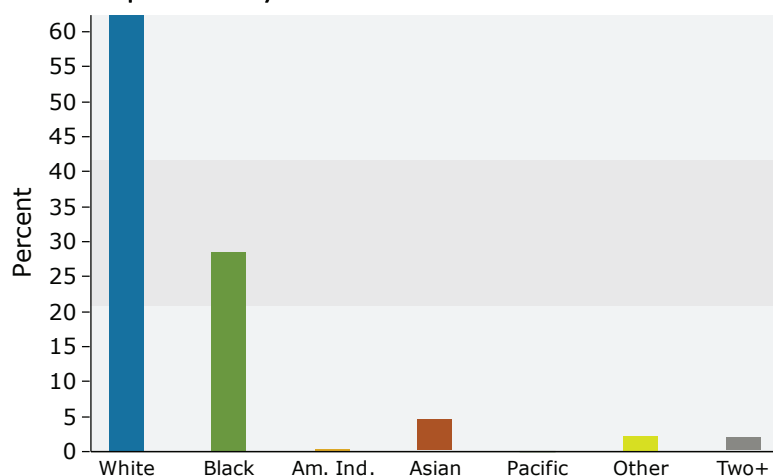
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.7%



Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Ring: 5 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.40680
Longitude: -91.05163

Summary	Census 2010		2015		2020		
Population	167,674		170,321		173,136		
Households	69,609		71,274		72,615		
Families	43,408		43,856		44,178		
Average Household Size	2.39		2.37		2.36		
Owner Occupied Housing Units	43,911		42,008		42,773		
Renter Occupied Housing Units	25,698		29,266		29,842		
Median Age	36.0		36.7		37.6		
Trends: 2015 - 2020 Annual Rate	Area		State		National		
Population	0.33%		0.84%		0.75%		
Households	0.37%		0.93%		0.77%		
Families	0.15%		0.71%		0.69%		
Owner HHs	0.36%		0.91%		0.70%		
Median Household Income	2.27%		2.60%		2.66%		
			2015		2020		
Households by Income			Number	Percent	Number	Percent	
	<\$15,000		6,136	8.6%	5,455	7.5%	
	\$15,000 - \$24,999		6,798	9.5%	4,912	6.8%	
	\$25,000 - \$34,999		5,901	8.3%	5,244	7.2%	
	\$35,000 - \$49,999		9,363	13.1%	9,500	13.1%	
	\$50,000 - \$74,999		12,380	17.4%	13,063	18.0%	
	\$75,000 - \$99,999		9,139	12.8%	9,310	12.8%	
	\$100,000 - \$149,999		11,156	15.7%	12,454	17.2%	
	\$150,000 - \$199,999		5,113	7.2%	6,403	8.8%	
	\$200,000+		5,287	7.4%	6,274	8.6%	
Median Household Income		\$62,732		\$70,171			
Average Household Income		\$87,958		\$99,485			
Per Capita Income		\$36,919		\$41,832			
Census 2010			2015		2020		
Population by Age	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	10,965	6.5%	10,562	6.2%	10,754	6.2%
	5 - 9	10,196	6.1%	10,419	6.1%	10,201	5.9%
	10 - 14	10,202	6.1%	10,027	5.9%	10,393	6.0%
	15 - 19	10,336	6.2%	9,681	5.7%	9,315	5.4%
	20 - 24	13,056	7.8%	11,922	7.0%	11,413	6.6%
	25 - 34	27,102	16.2%	28,715	16.9%	27,223	15.7%
	35 - 44	20,329	12.1%	20,904	12.3%	24,494	14.1%
	45 - 54	22,972	13.7%	20,811	12.2%	19,203	11.1%
	55 - 64	20,973	12.5%	21,858	12.8%	20,846	12.0%
	65 - 74	11,439	6.8%	14,743	8.7%	17,402	10.1%
	75 - 84	7,030	4.2%	7,231	4.2%	8,326	4.8%
	85+	3,075	1.8%	3,450	2.0%	3,564	2.1%
Census 2010			2015		2020		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
	White Alone	105,759	63.1%	102,149	60.0%	98,411	56.8%
	Black Alone	47,985	28.6%	51,871	30.5%	55,794	32.2%
	American Indian Alone	470	0.3%	475	0.3%	481	0.3%
	Asian Alone	7,232	4.3%	8,509	5.0%	9,955	5.7%
	Pacific Islander Alone	66	0.0%	72	0.0%	74	0.0%
	Some Other Race Alone	3,541	2.1%	3,995	2.3%	4,459	2.6%
	Two or More Races	2,620	1.6%	3,251	1.9%	3,962	2.3%
Hispanic Origin (Any Race)		8,731	5.2%	9,753	5.7%	11,043	6.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016



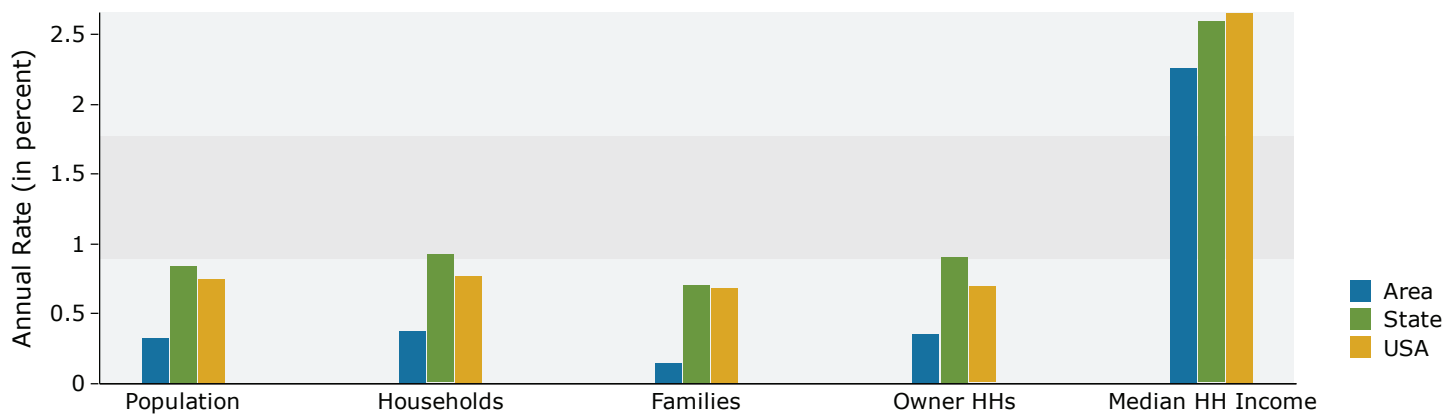
Demographic and Income Profile

5252 S Sherwood Forest Blvd, Baton Rouge, Louisiana,
Ring: 5 mile radius

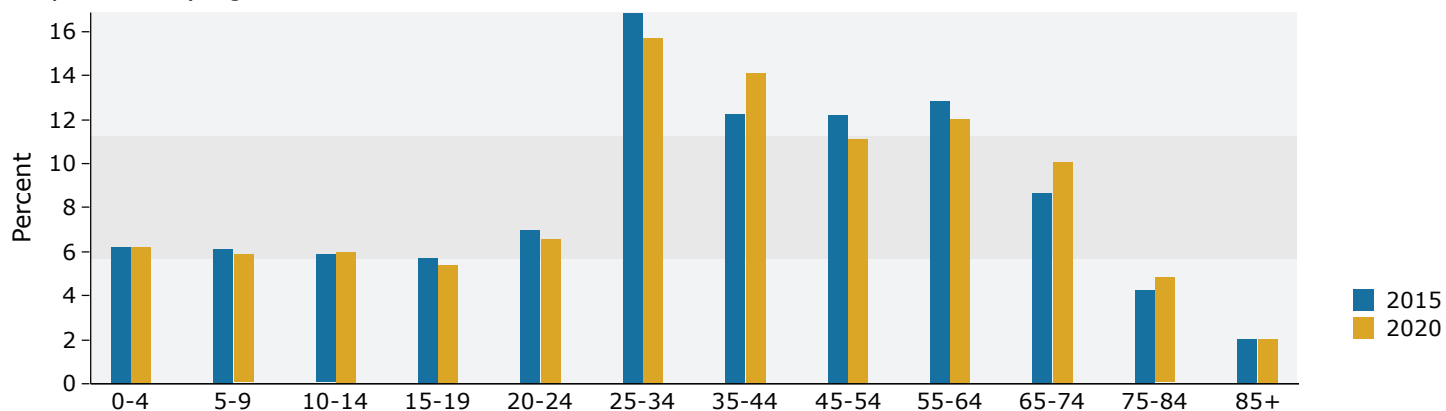
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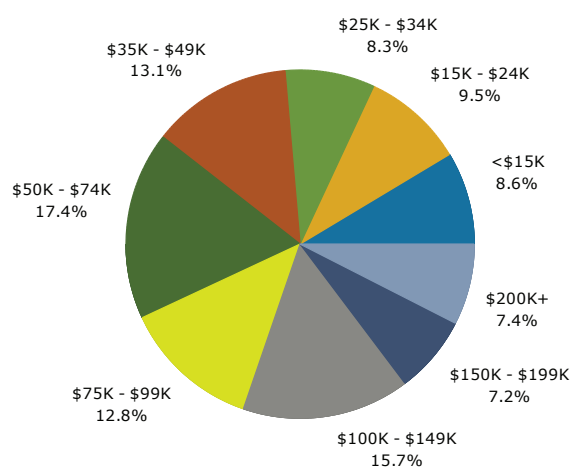
Trends 2015-2020



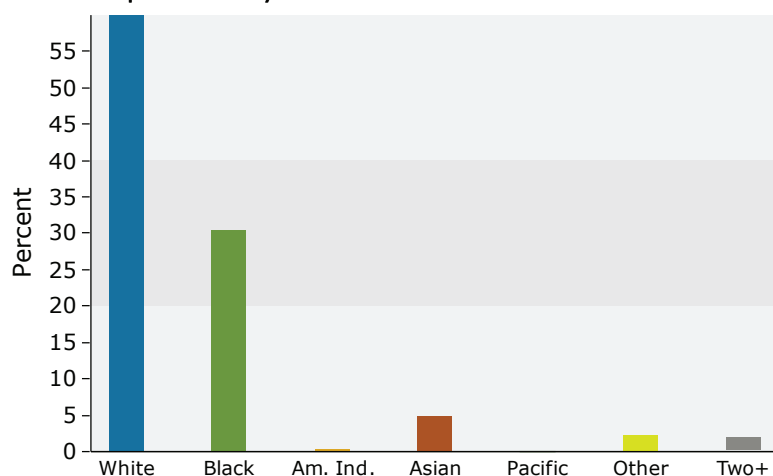
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.7%