

SUMMARY

PHOTOS

FLOOR PLAN

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Former credit union available for sale. The subject property is located on the hard corner of South Sherwood Forest Boulevard. and Market Place Avenue. The building is 7,222 SF and can be used as another financial institution or any other professional or medical use. With immediate access to Airline Highway, Coursey Boulevard, Sherwood Forest, and Interstate 12, the subject property is ideal for a business looking for a central location in South Baton Rouge.

A beautiful interior remodel was achieved and modernized the facility for today's open workspace environment. Very few load-bearing walls allowing for seamless office modifications.

PROPERTY HIGHLIGHTS

- Spacious lobby with elevated ceilings
- Central corridor of the building can accommodate up to 10+ cubicles
- Two (2) drive-up teller windows with covered awning
- Fourteen (14) private offices
- Three (3) ADA Restrooms
- One (1) large breakroom with appliances and room for ample seating
- Secured vault included in the sale
- Thirty-seven (37) parking spaces

SALE PRICE

- \$2,200,000

AVAILABLE

- 7,222 SF



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2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<p>POPULATION</p>	9,653	71,424	164,440
<p>AVG. HH INCOME</p>	\$87,670	\$88,712	\$98,261
<p>HOUSEHOLDS</p>	4,415	31,719	70,543

