



## PROPERTY DESCRIPTION

Retail and/or medical opportunity for lease in Baton Rouge, Louisiana situated on 1.29 acres. The former CVS can be demised to suit multiple tenants. Ideal users include primary and specialty medical operators, urgent care, bank/credit union, and retail. The property is located within one of the area's premier retail and commercial corridors.

The property benefits from high visibility and traffic flow. It is also located in the Baton Rouge MSA, with a population exceeding 850K inhabitants. The subject property offers a prime location and a thriving commercial environment with a diverse and affluent customer base.

## PROPERTY HIGHLIGHTS

- Signalized intersection of Coursey Blvd. and S. Sherwood Forest Blvd.
- Strategically located within one of Baton Rouge's major retail, office, medical and industrial corridors
- Surrounded by 6,100+ single-family residences and 10,700+ multifamily units
- Available January 1, 2025 | Subject property can be subdivided

## LOCATION DESCRIPTION

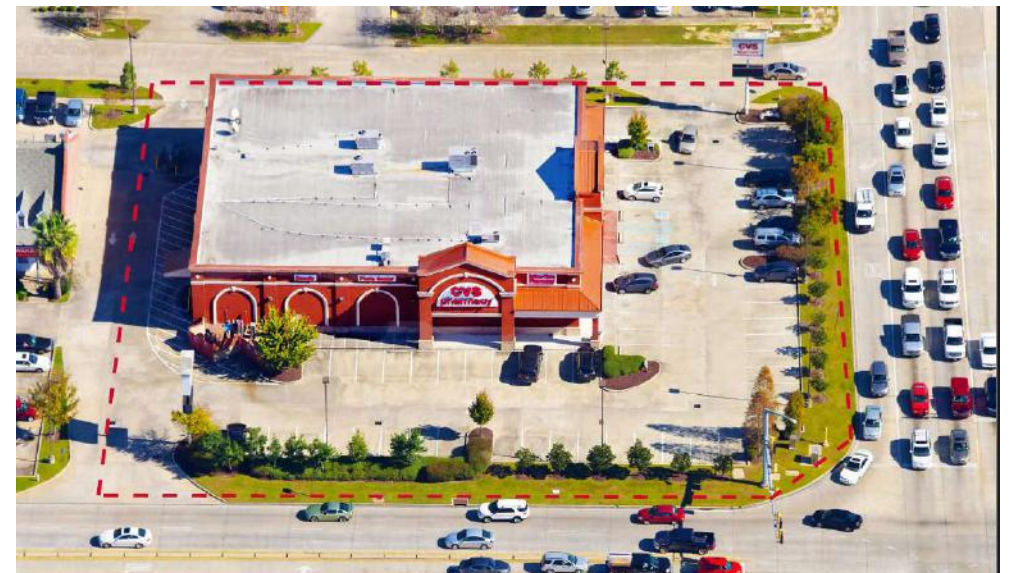
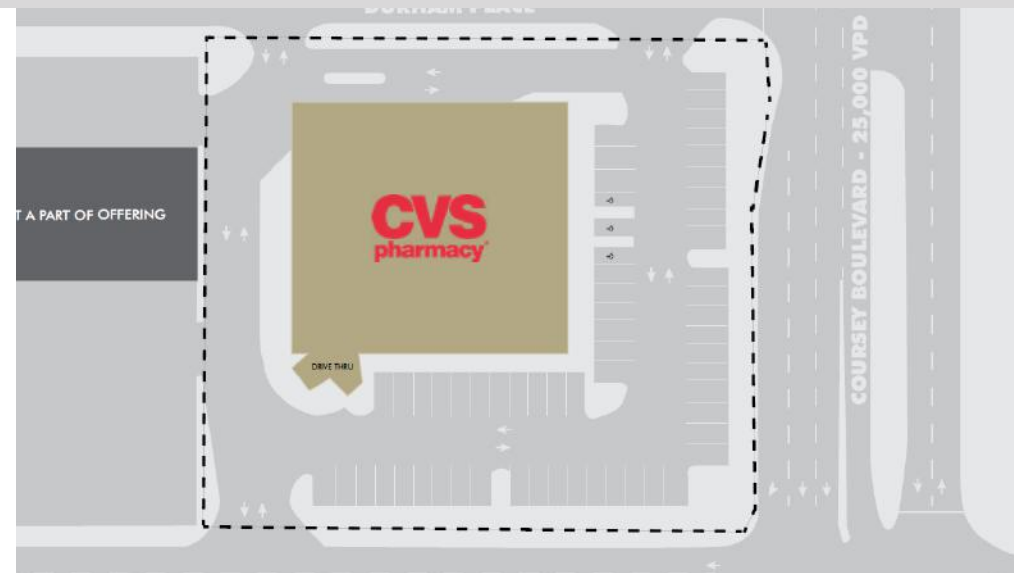
Strategically located at the signalized intersection of Coursey Blvd. and South Sherwood Forest Blvd. This hard corner achieves a combined traffic count of approximately 74,100 VPD. The location is one (1) mile north of the intersection of Airline Hwy. at Siegen Lane and one and one-half miles (1.5) south of the I-12 at Sherwood Forest Blvd. The subject property is located across the street from the Lake Sherwood Forest Shopping Center and 0.2 miles away from Walmart Neighborhood Market.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$25.00 SF/yr (NNN)
<b>Available SF:</b>	14,750 SF
<b>Lot Size:</b>	55,534 SF
<b>Building Size:</b>	14,750 SF



Actual Location



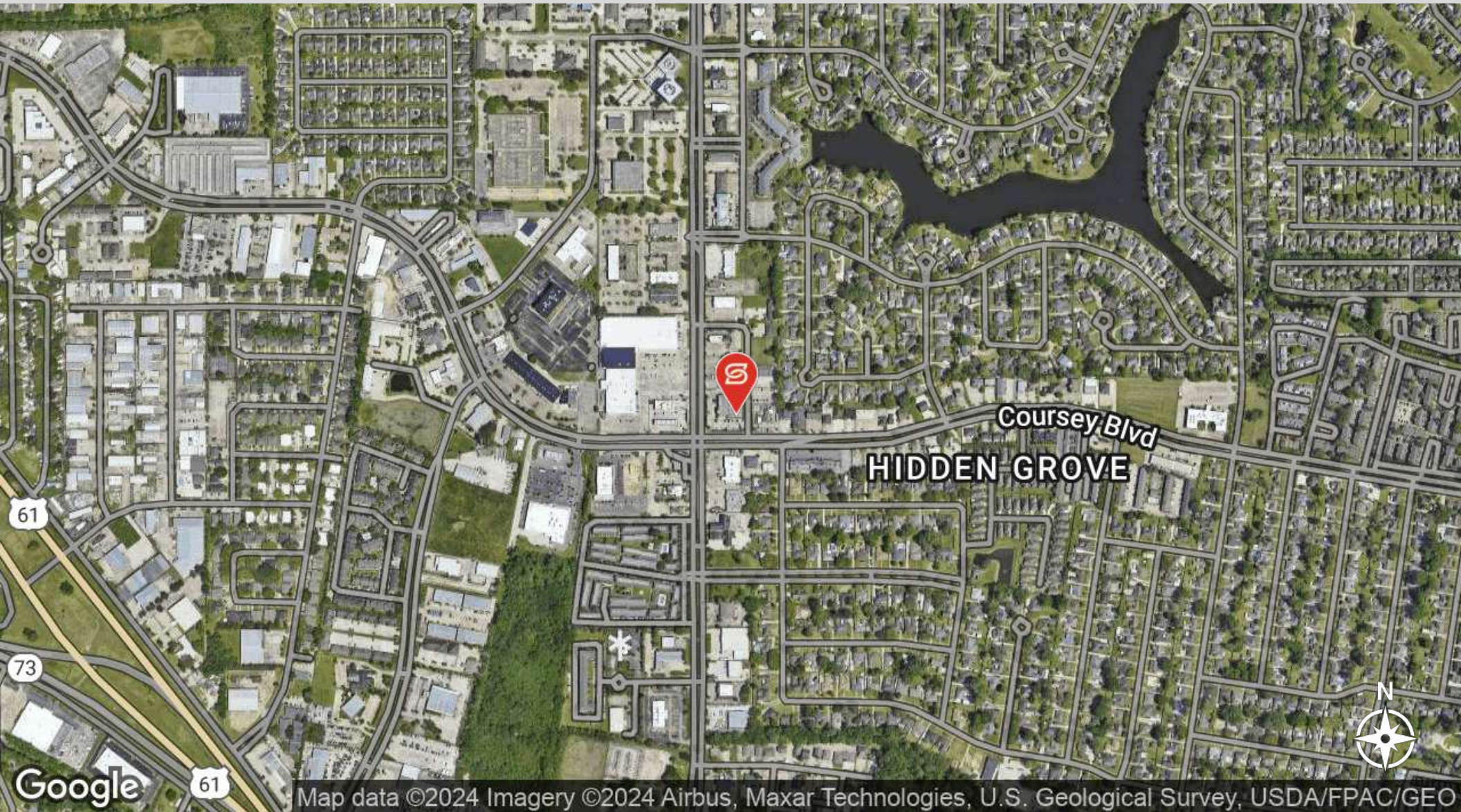
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**RETAIL BROKERS NETWORK**

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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**/ AREA OVERVIEW /**

**LOCATION OVERVIEW**

**BATON ROUGE MSA  
ECONOMIC HIGHLIGHTS**

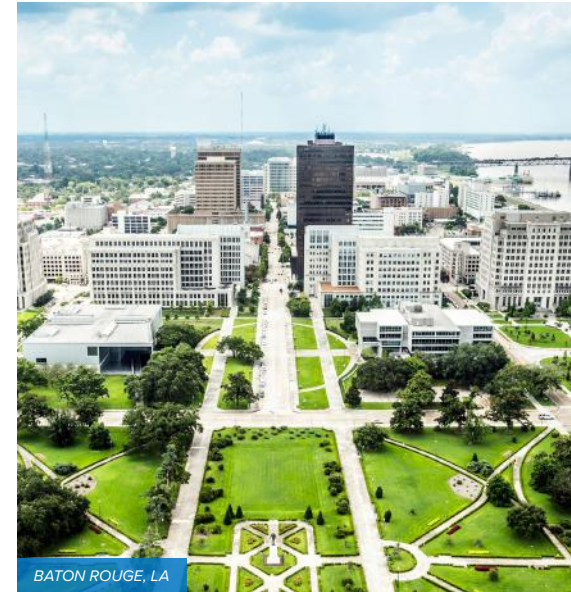
The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the state's flagship university and the largest institution of higher education. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation.

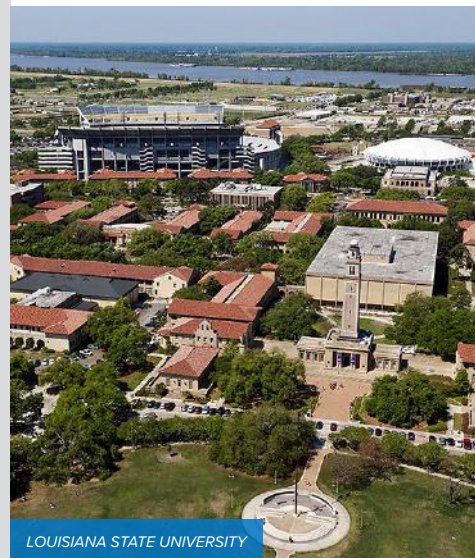
The Port of Greater Baton Rouge is the 8th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



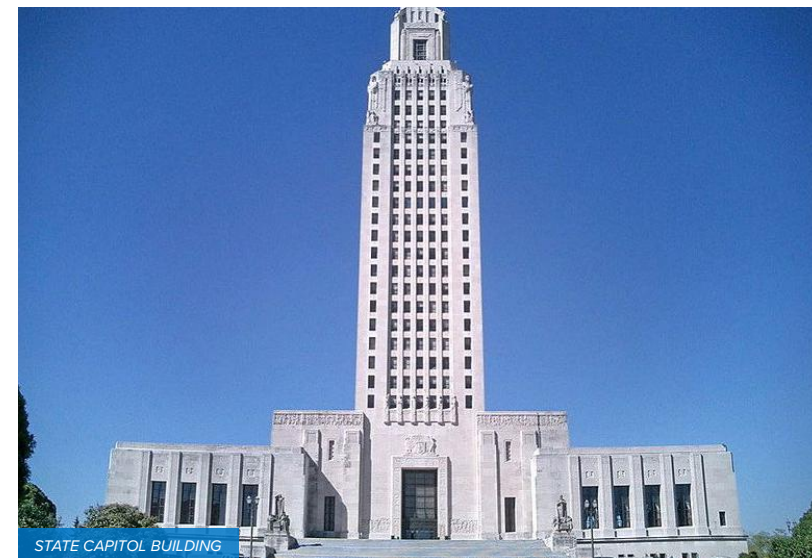
BATON ROUGE, LA



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LOUISIANA STATE UNIVERSITY



STATE CAPITOL BUILDING

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