

# FOR SALE



OPERATING DAYCARE FACILITY FOR SALE

4157 NORTH SHERWOOD FOREST DRIVE • BATON ROUGE, LA 70814

## Highlights

Purchase Price:	\$400,000
Building SF:	4,150 SF
Zoning:	A3.1
Lot Size:	0.90 Acres



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Louisiana

## Property Description

Operating daycare facility for sale. This facility is abundantly spacious with a .90-acre lot. The sale includes Real Estate and existing daycare business. Daycare is currently in operation with capacity for 57 children. This is a great opportunity to walk into a profitable business. Contact Broker for additional information.

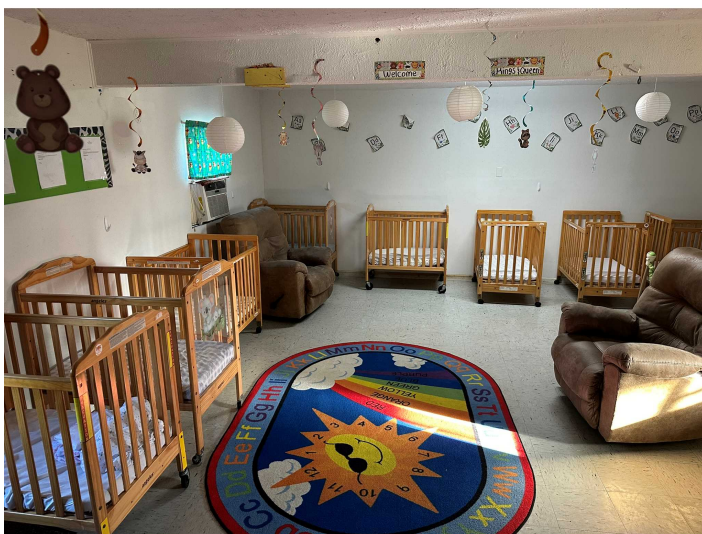
Day Care Business  
Approved for 57 Kids





# INTERIOR

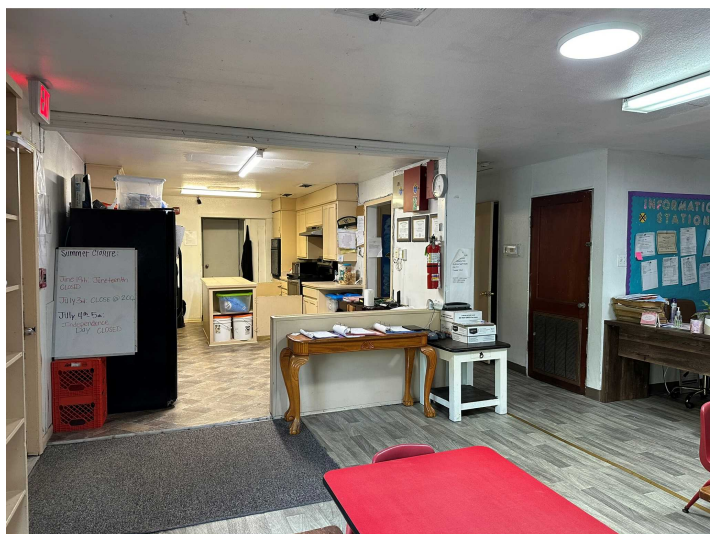
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# INTERIOR EXTENDED

4157 NORTH SHERWOOD FOREST DRIVE





# PLAY GROUND

4157 NORTH SHERWOOD FOREST DRIVE





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# FLOOD MAP

4157 NORTH SHERWOOD FOREST DRIVE



6/20/24, 1:09 PM

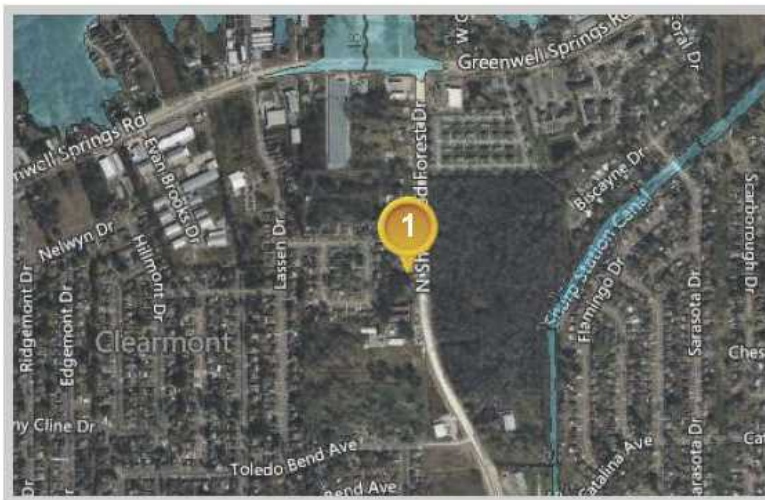
LA Flood Map



Email

Print

## Louisiana Flood Map 4157 n sherwood



### Visible Layers

Effective FIRM

Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.4892, -91.061

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0260E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	51.0	N/A

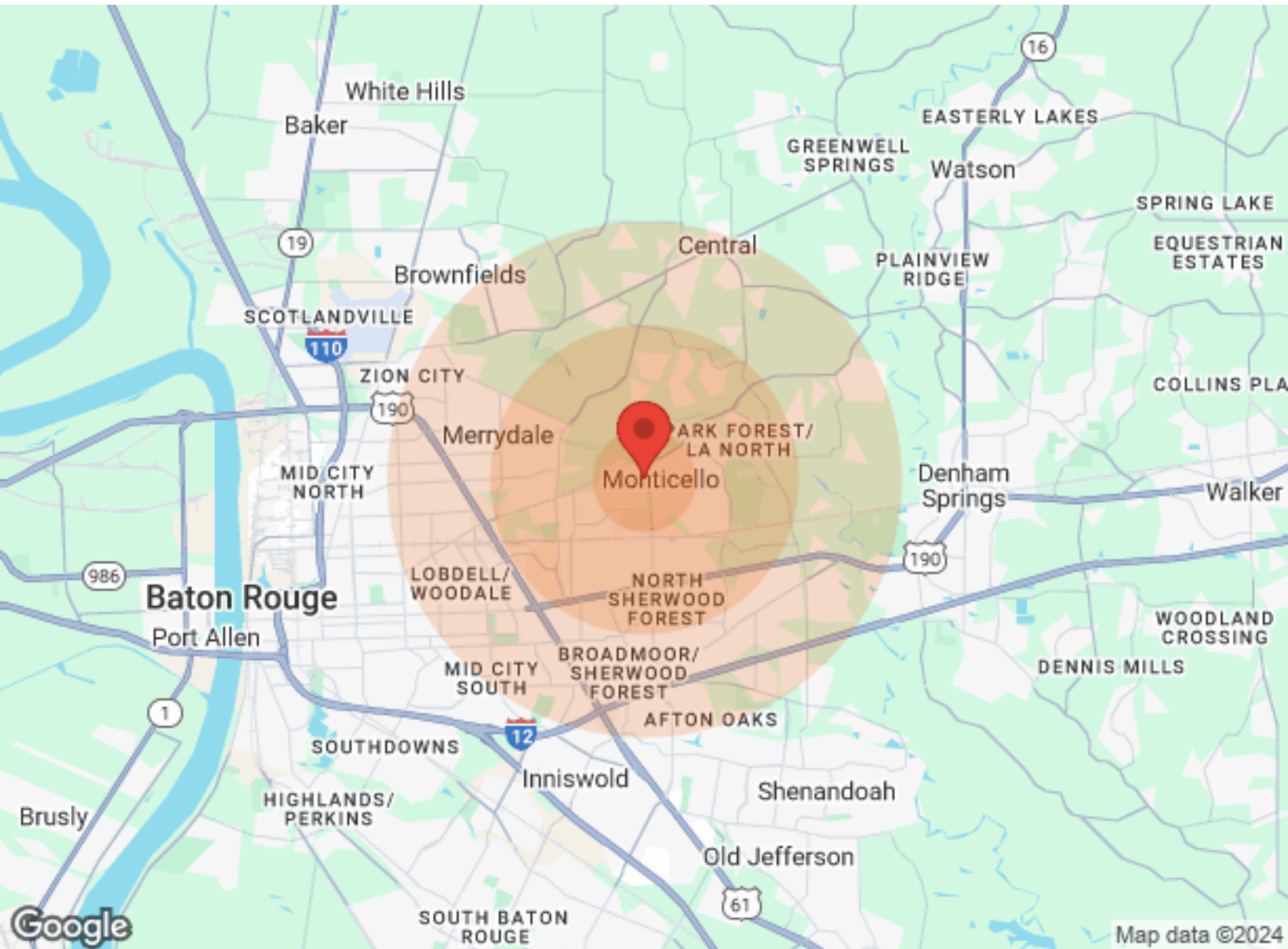
1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



# DEMOGRAPHICS

4157 NORTH SHERWOOD FOREST DRIVE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,691	24,175	68,330	Median	\$47,732	\$48,103	\$46,759
Female	3,996	26,526	75,895	< \$15,000	202	2,148	8,357
Total Population	7,687	50,701	144,225	\$15,000-\$24,999	234	2,246	7,191
				\$25,000-\$34,999	423	2,251	6,657
				\$35,000-\$49,999	439	3,170	8,986
				\$50,000-\$74,999	515	3,517	10,170
				\$75,000-\$99,999	419	2,602	6,582
				\$100,000-\$149,999	302	1,814	5,157
				\$150,000-\$199,999	35	428	1,782
				> \$200,000	31	167	954
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,741	11,007	30,168	Total Units	2,695	19,473	59,486
Ages 15-24	1,237	7,772	21,023	Occupied	2,548	18,100	55,043
Ages 25-54	3,146	20,750	59,315	Owner Occupied	1,991	12,509	33,783
Ages 55-64	852	5,577	16,161	Renter Occupied	557	5,591	21,260
Ages 65+	711	5,595	17,558	Vacant	147	1,373	4,443
Race	1 Mile	3 Miles	5 Miles				
White	1,258	15,271	52,953				
Black	5,862	31,758	84,091				
Am In/AK Nat	5	49	88				
Hawaiian	N/A	N/A	17				
Hispanic	786	3,675	7,200				
Multi-Racial	1,006	4,414	8,342				