The background of the entire image is a monochromatic blue-tinted photograph of a city street. On the left, a large, ornate church with multiple spires and a central clock face is visible. In the foreground on the right, there is a large equestrian statue of a man on a horse, mounted on a stone pedestal. A classic street lamp stands in front of the statue. The overall scene is captured in a wide-angle shot, providing a sense of the urban environment.

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BYWATER RETAIL FOR LEASE

3060 Dauphine Street, New Orleans, LA 70117

BYWATER RETAIL FOR LEASE

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DESCRIPTION

Soon to be under construction, 3060 Dauphine Street represents the Bywaters newest large scale development. The renovation of the historic Kirchmanns Furniture warehouse is slated to provide 58 market rate apartments and an additional 2,842 sf of ground floor commercial space fronting Dauphine and Clouet Streets. Originally built in 1908, a tasteful renovation of the property will breathe life into the building while maintaining the historical vernacular present in the Bywater.

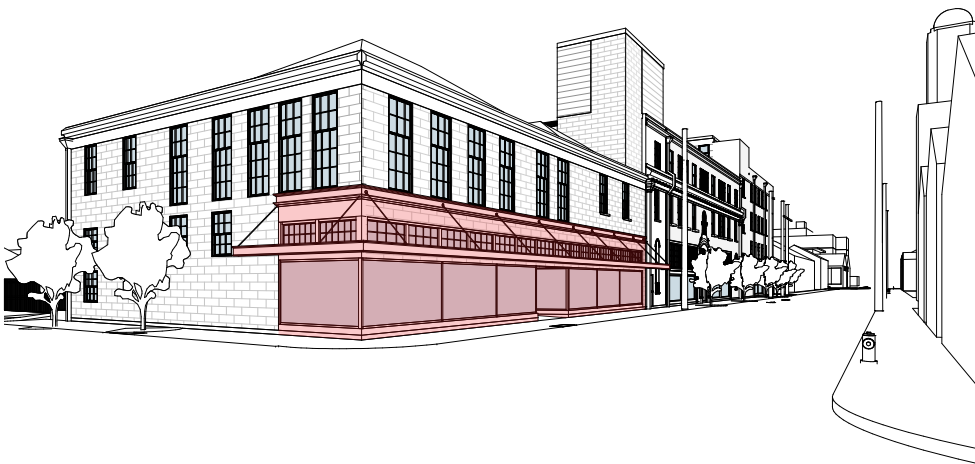
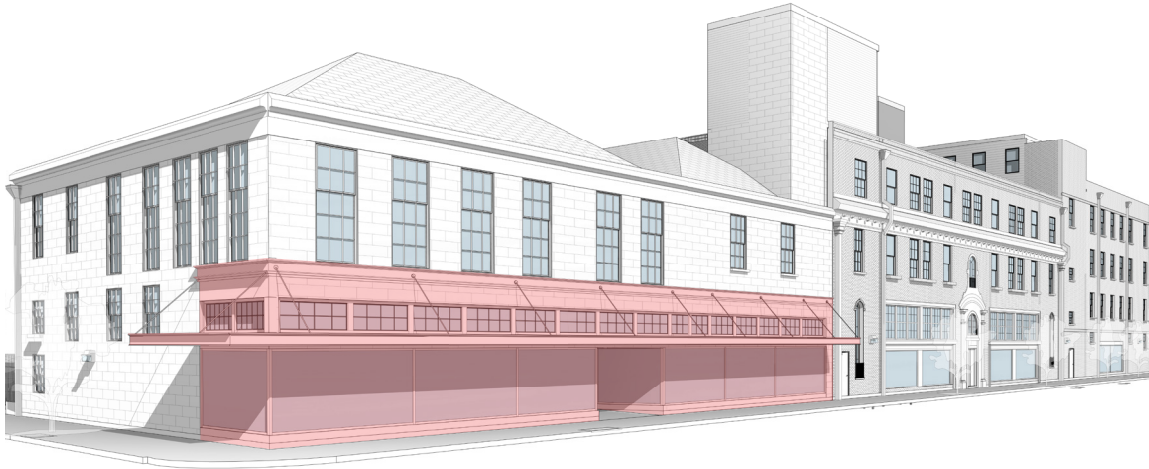
Ideally located on the corner of Clouet and Dauphine Streets, the corner retail space will be in close proximity to Pizza Delicious, The Country Club, Satsuma Cafe, Red's Chinese, and a host of other destination restaurants and bars. The space boasts large wrap around storefront glass, large historic awning, historic cast iron columns, and soaring high ceilings. The space will be delivered as a white box.

ZONING: HM-MU **ASKING PRICE:** \$24/sf/yr

SIZE: 2,842 SF **LEASE TYPE:** NNN

DEMOGRAPHICS

2019 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	2,796	10,671	52,447
AVERAGE HH INCOME	\$59,080	\$57,733	\$49,134



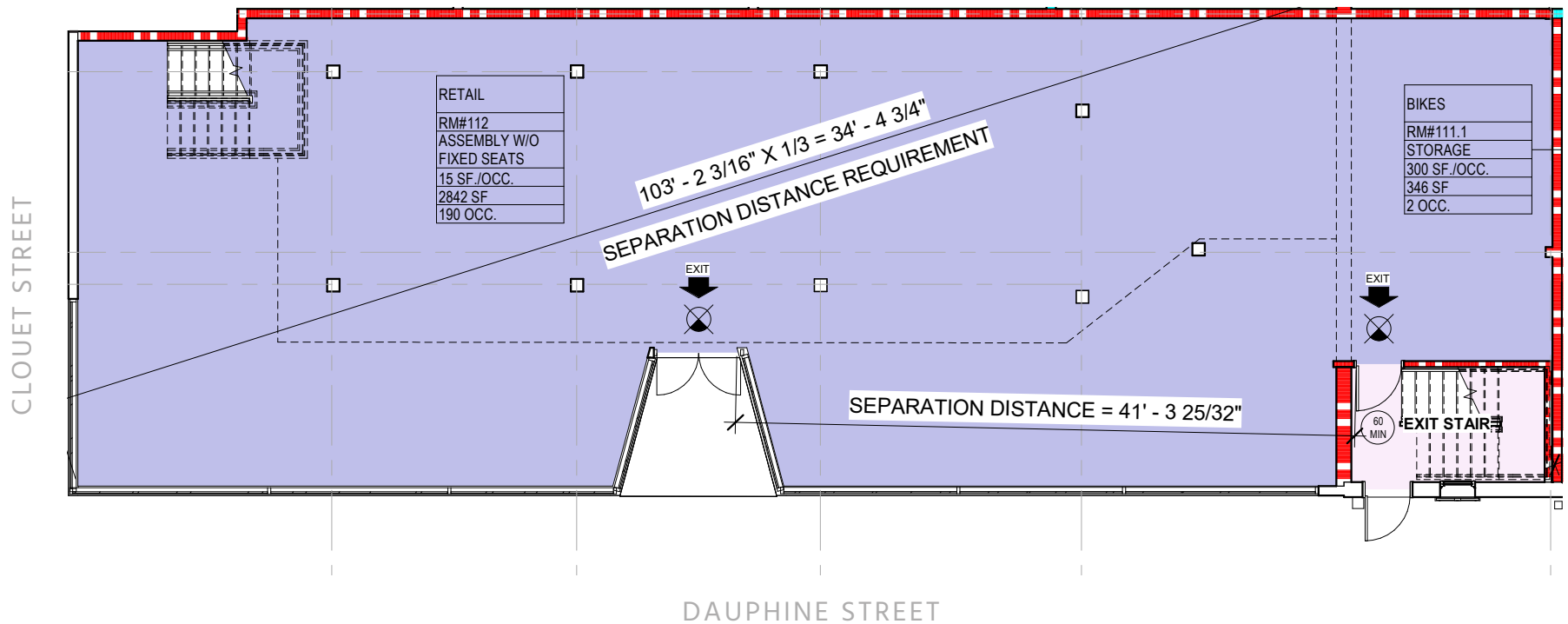


POINTS OF INTEREST MAP

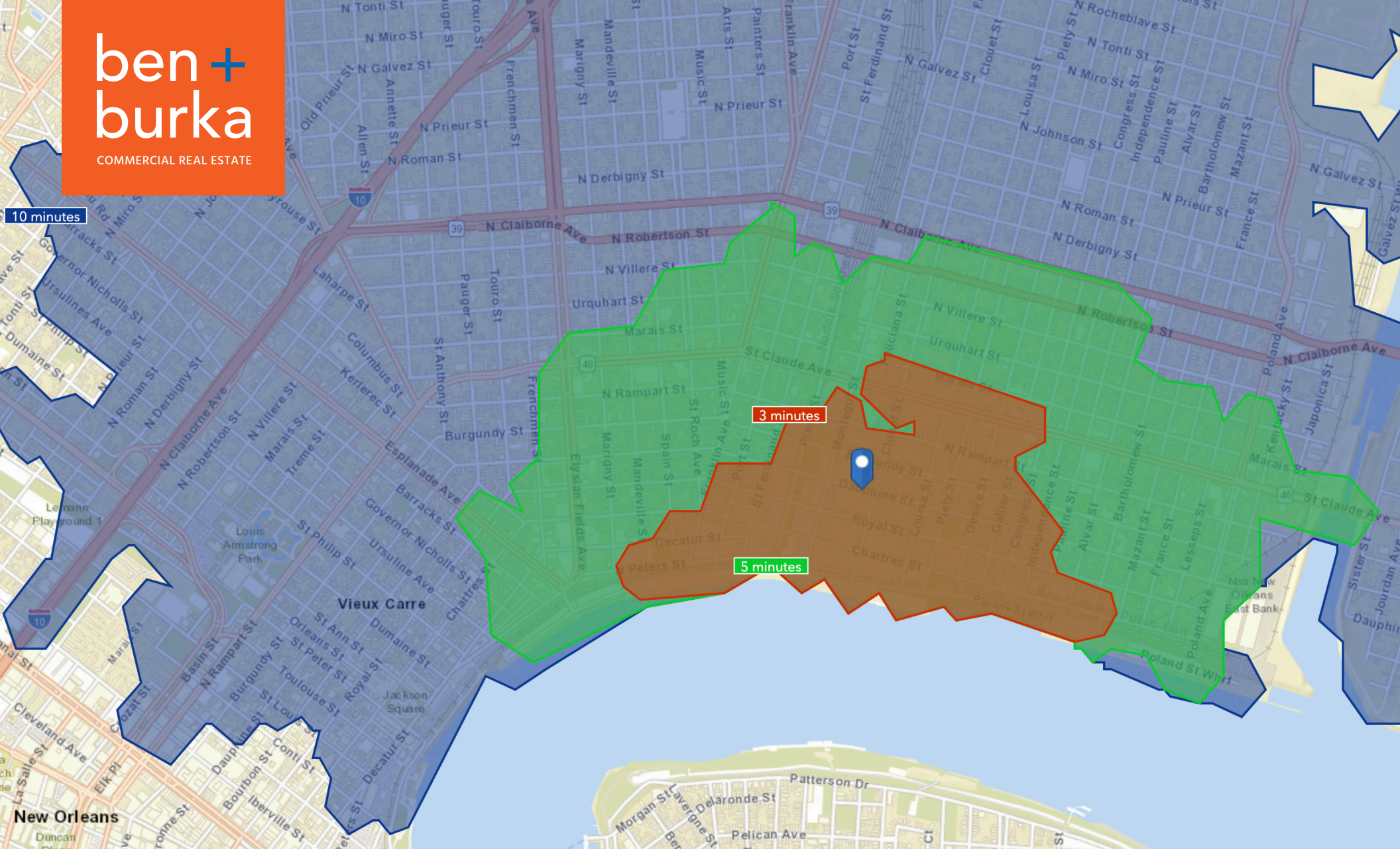
3060 Dauphine Street, New Orleans, LA 70117



FRONT ELEVATION



FLOOR PLAN



3060 Dauphine Street, New Orleans, LA 70115

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For more information, please contact the Owner's exclusive representative:

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