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COMMERCIAL REAL ESTATE

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## TREME RETAIL / RESTAURANT FOR LEASE

1401 Governor Nicholls Street, New Orleans, LA 70116



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### DESCRIPTION

Located on the corner of Governor Nicholls and Marais Streets in the heart of Treme, just steps from the French Quarter, Marigny, and Mid-City, 1401 Gov Nicholls provides over 3,000 SF of recently renovated ground floor commercial space. The property was formerly operated as a corner grocery with a restaurant component, although the HMC-1 zoning allows for a host of uses including restaurant, retail, office, etc.

The property is in the cultural heart of New Orleans, close to museums, restaurants, and retailers. The property will be delivered as a white box space, allowing tenant to build out to their specifications. The Landlord may be willing to split costs of further building improvements on a case by case basis for qualified improvements.

**ZONING:** HMC-1

**RENT:** \$4,250/mo + NNN (\$17.00/SF)

**NNN's:** \$3.00/sf/yr

**BUILDING SIZE:** 3,000 SF

### DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	6,348	26,523	128,310
<b>AVERAGE HH INCOME</b>	\$70,739	\$57,504	\$51,791



To Mid-City



Marigny

French Quarter

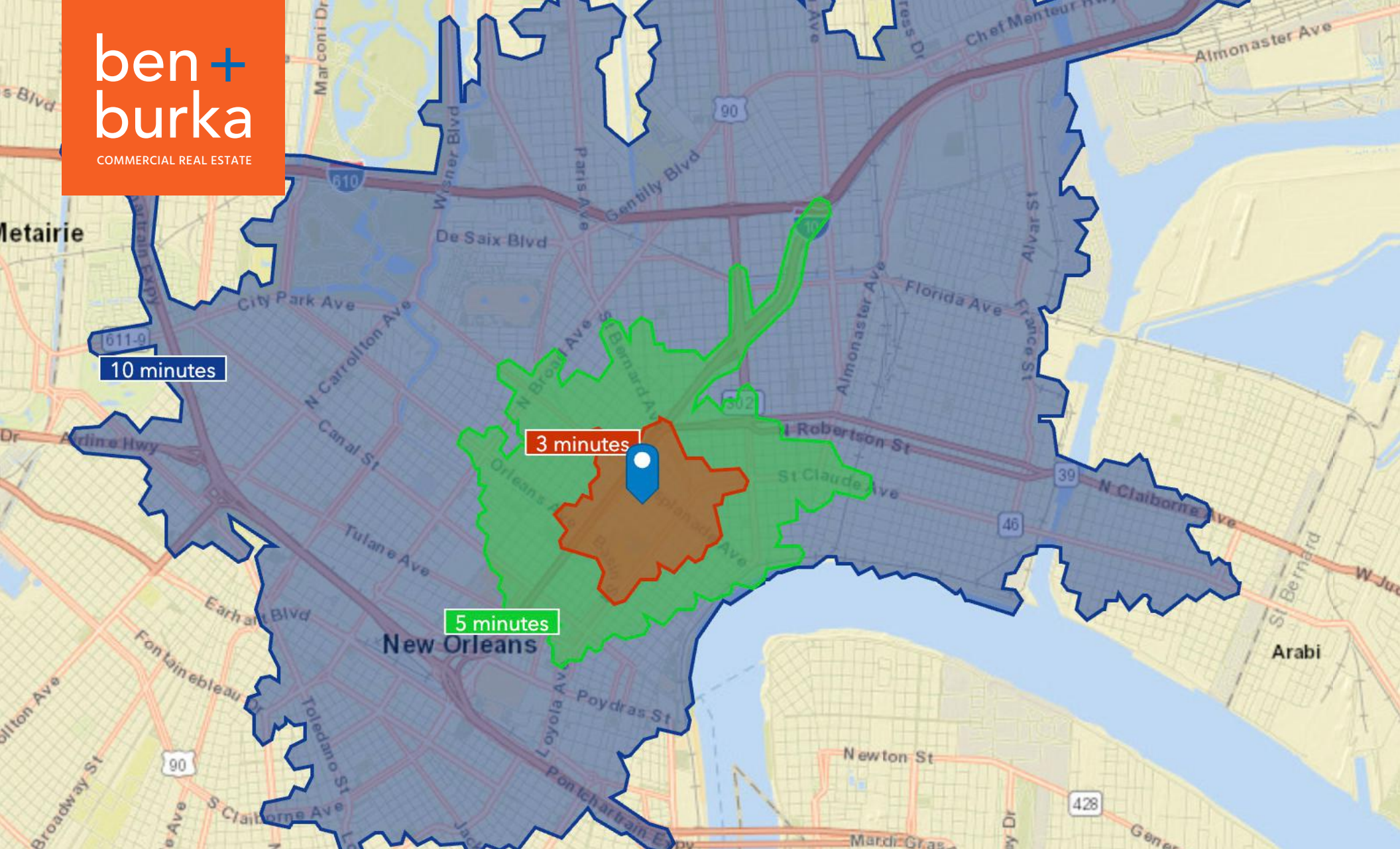
To Uptown

# POINTS OF INTEREST MAP

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## DRIVE TIME MAP

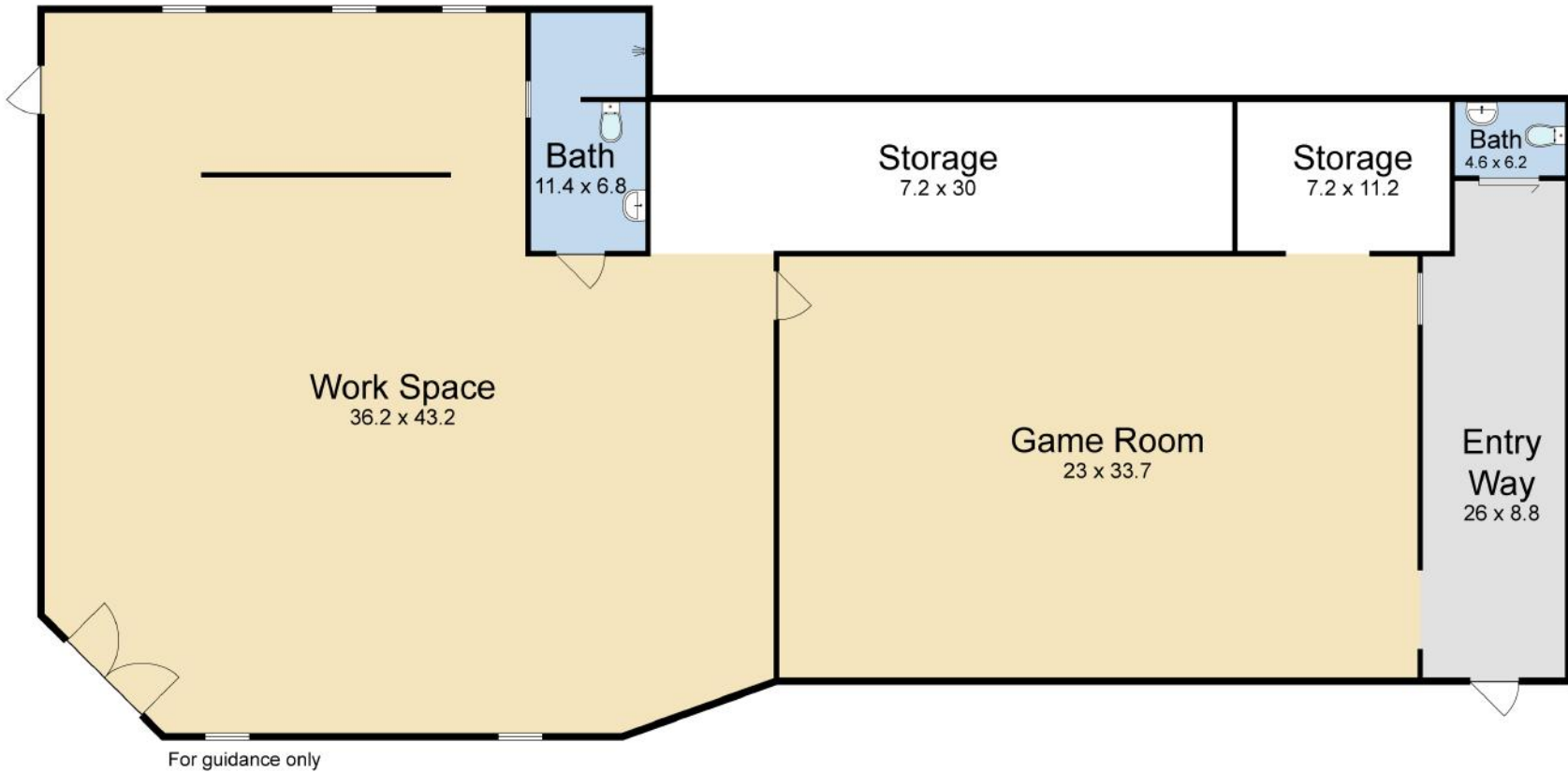
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GOV NICHOLLS STREET



MARAIS STREET

FLOOR PLAN



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

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**AGENT**

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