



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## UPTOWN COMMERCIAL FOR LEASE (GROUND FLOOR)

4618 Dryades Street, New Orleans, LA 70115



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### DESCRIPTION

Neighborhood office / retail opportunity centrally located in uptown New Orleans. At 1,031 SF, this ground floor commercial space is ideally laid out for office, fitness, or restaurant use, and was previously tenanted by a boutique office user. Join the Dryades revival along with French Truck, Charlie's Steakhouse, Pascal's Manale, Norman's Dry Cleaner, and Le's Baguette Bahn Mi Cafe. Dryades is the combination of good value, great demographics, and a central uptown location. There is outdoor space in the front yard that can be utilized by the commercial tenant. Come see this gem!

The property features an open kitchen, two restrooms, and open office/retail space. The space was completely renovated in late 2020 and is in perfect condition.

**ZONING:** HU-B1

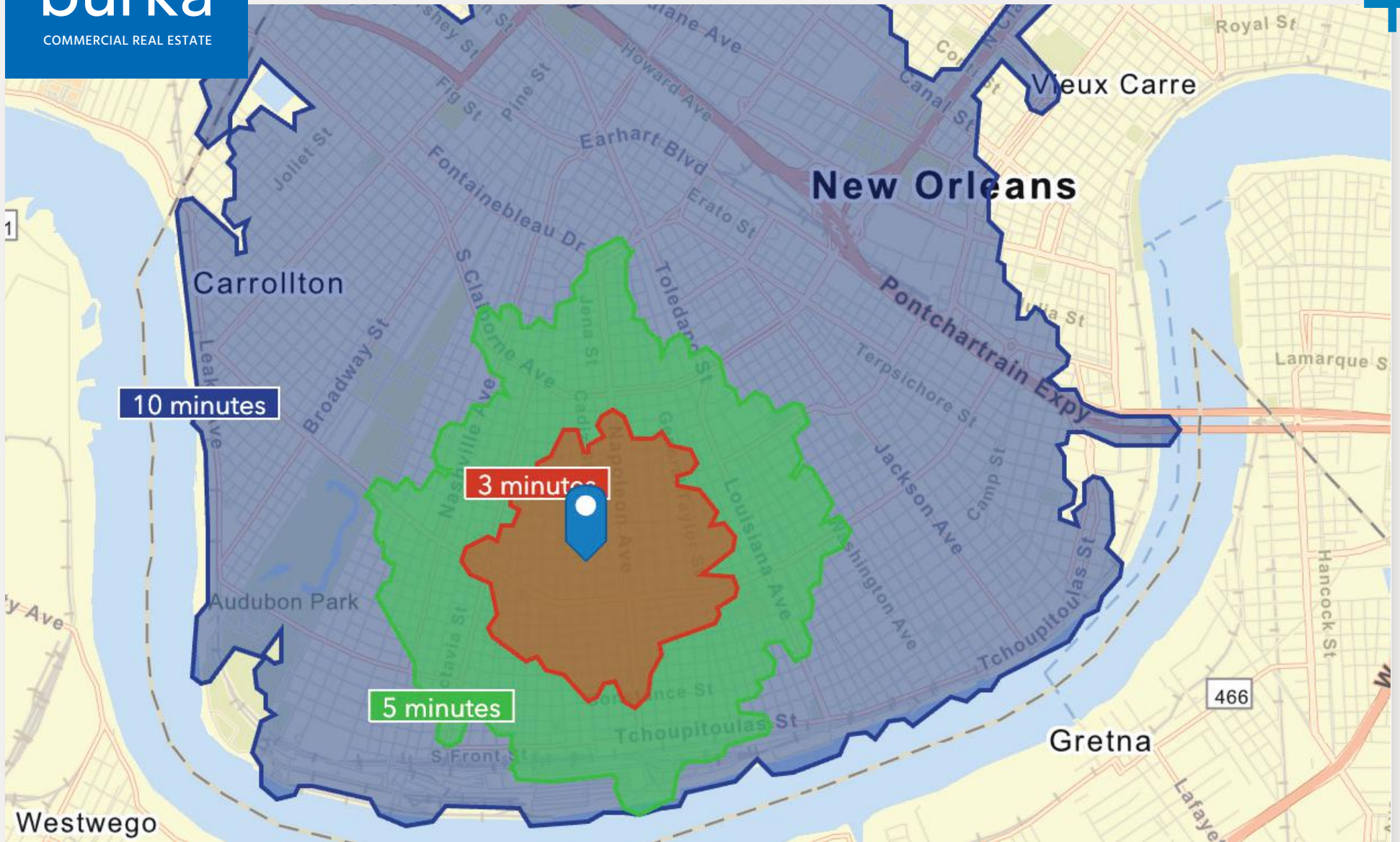
**ASKING RENT:** \$2,000/month NNN

**SIZE:** 1,031 SF

**TRIPLE NETS:** \$5/SF/YR (\$916/mo)

### DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	10,729	33,016	118,475
<b>AVERAGE HH INCOME</b>	\$104,350	\$100,441	\$81,990



DRIVE TIME MAP

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GAUTREAU'S  
NEW ORLEANS

Pomegranate  
Hospitality

Le's  
Baguette  
BANH MI CAFE

CHARLIE'S  
STEAK  
HOUSE  
& Bar

Pascal's Manale Restaurant  
Home of  
THE ORIGINAL  
B-B-Q SHRIMP

Fat  
Harry's

DRYADES STREET

Normand  
CLEANERS

FRENCH TRUCK  
Coffee

SUPERIOR  
SEAFOOD  
AND OYSTER BAR  
NEW ORLEANS

NEWMAN  
ISIDORE NEWMAN SCHOOL

ACADEMY OF  
THE  
SACRED HEART  
THE ROSARY

DE LA SALLE

ST CHARLES AVENUE

Capital One

New  
Orleans  
HAMBURGER &  
SEAFOOD CO.  
SINCE 1984  
Uptown

## RETAIL MAP

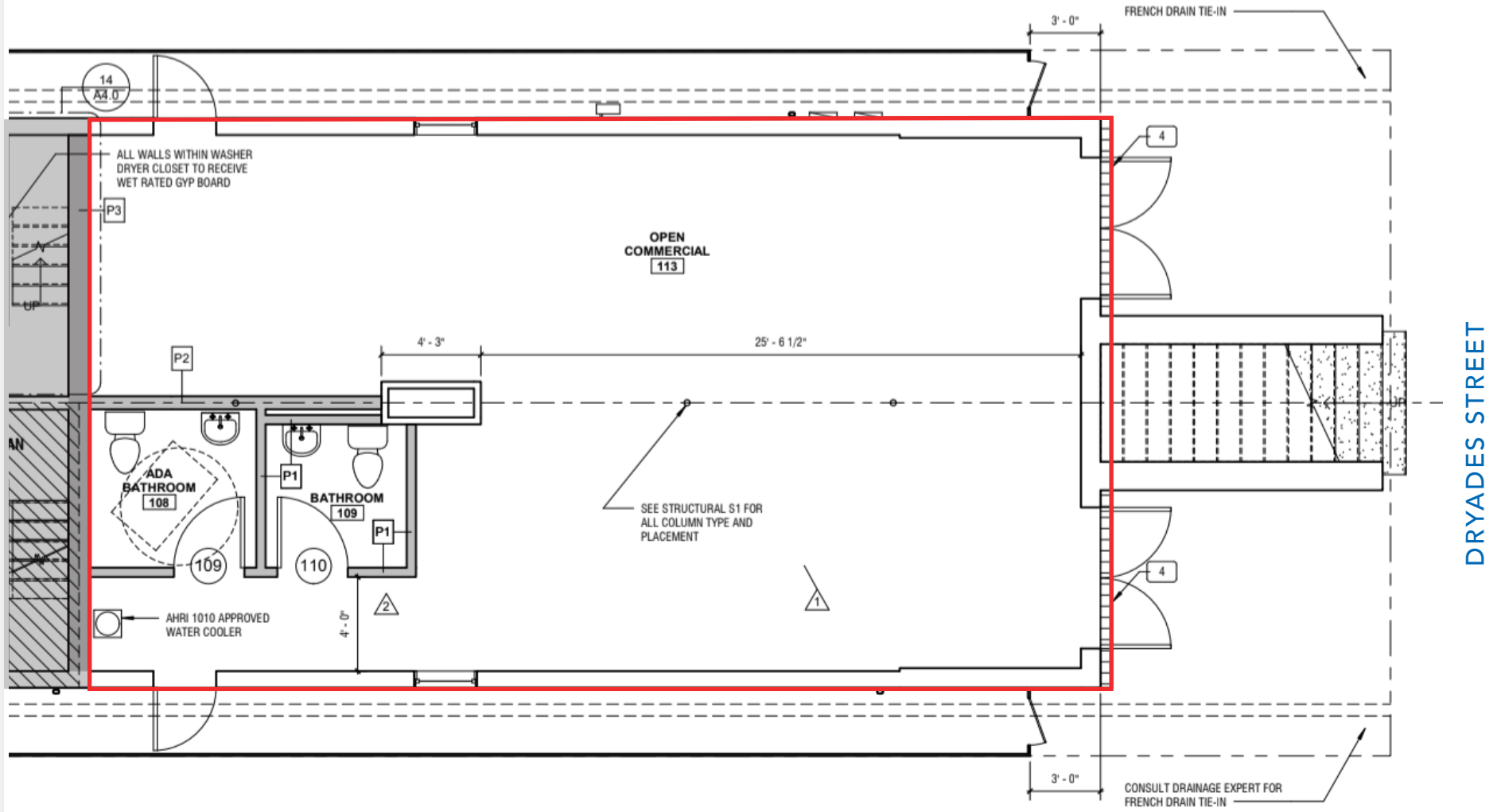


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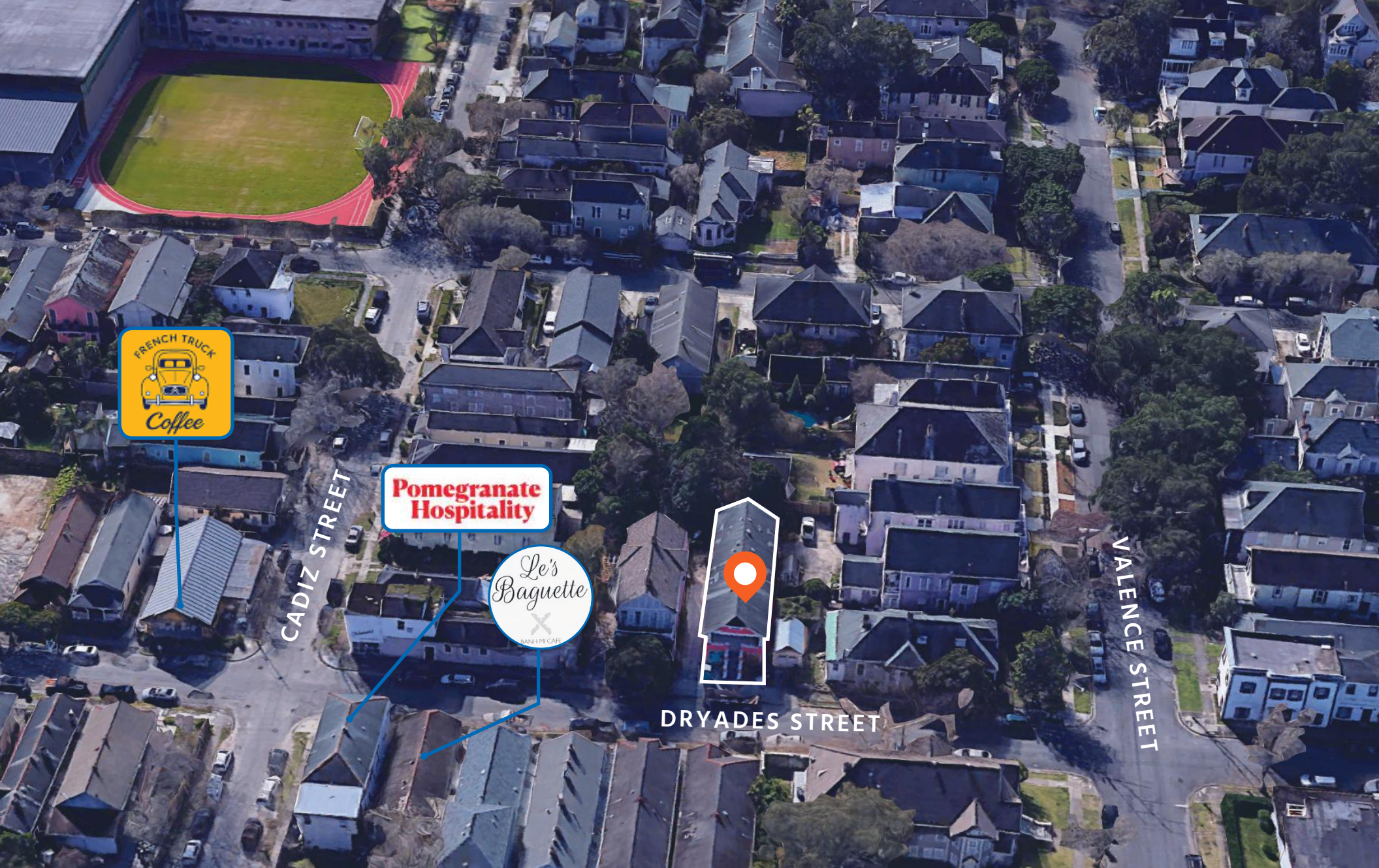
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DRYADES STREET

FLOOR PLAN



# AERIAL VIEW



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

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