



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



CENTRAL CITY RESTAURANT SPACE

1431 Baronne Street, New Orleans, LA 70113



CENTRAL CITY RESTAURANT

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DESCRIPTION

Located at the high traffic, signalized corner of Baronne Street and Martin Luther King Jr. Blvd in Central City, this ground floor restaurant, deli, and corner store space is available for lease. Complete with hood and grease trap builtout, over 4,000 SF is available on a NN lease basis. The subject property is 2 blocks from St. Charles Avenue and a short 4 block walk from the Warehouse District and downtown New Orleans. The site is adjacent to multiple large parcels that are currently undergoing redevelopment, adding hundreds of residential units and associated retail uses to the immediate neighborhood.

The property is in close proximity to the Southern Food and Beverage Museum, the New Orleans Culinary Institute, Cafe Reconcile, Happy Raptor Distilling, Casa Borrega, Ole' Orleans Spirits and Wines, and a host of other local and national establishments.

SIZE: 4,091 SF

ZONING: MU-2

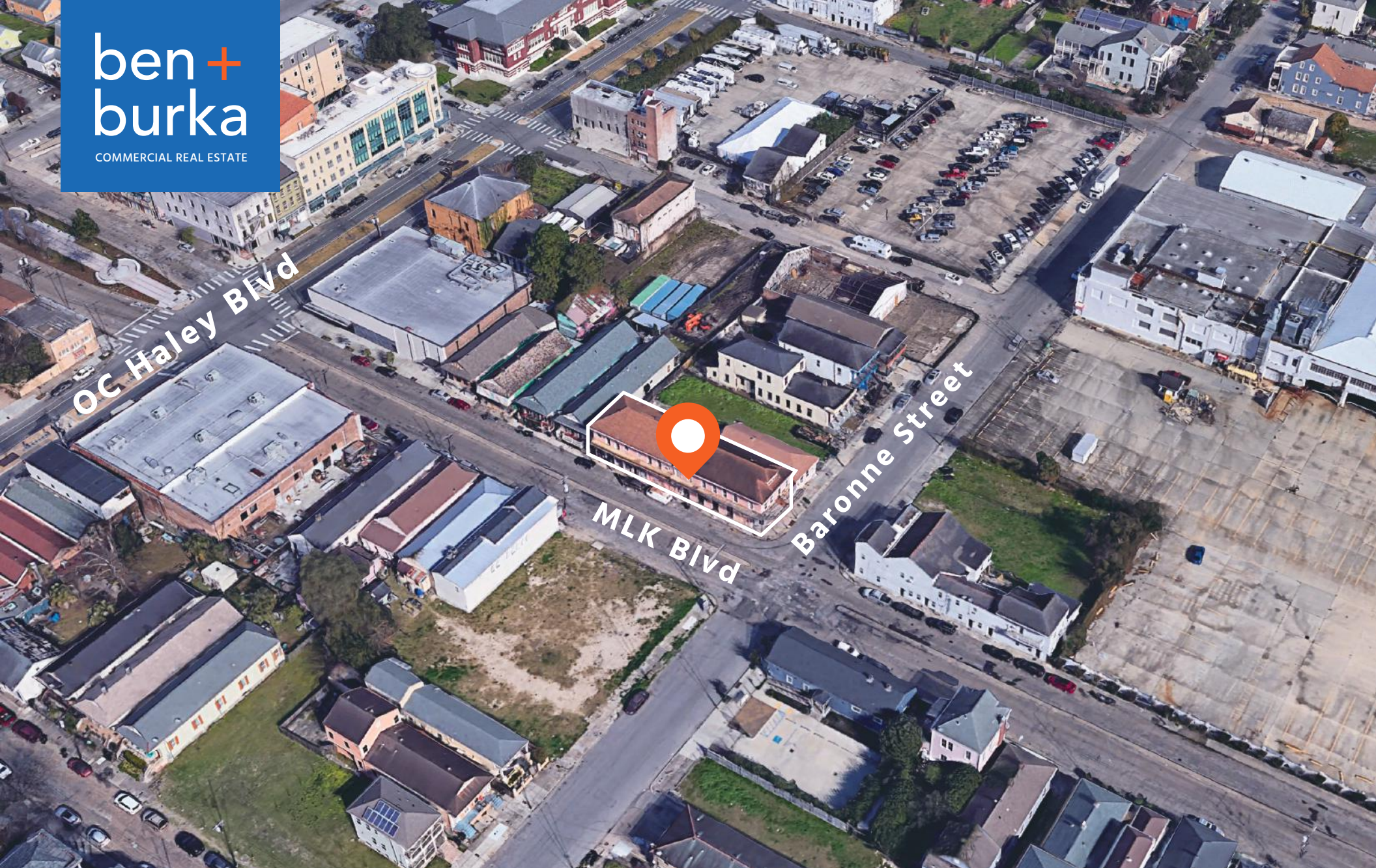
LEASE PRICE: \$3,750/mo

LEASE TYPE: NN

DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	14,246	38,140	207,160
AVERAGE HH INCOME	\$68,101	\$77,223	\$79,197



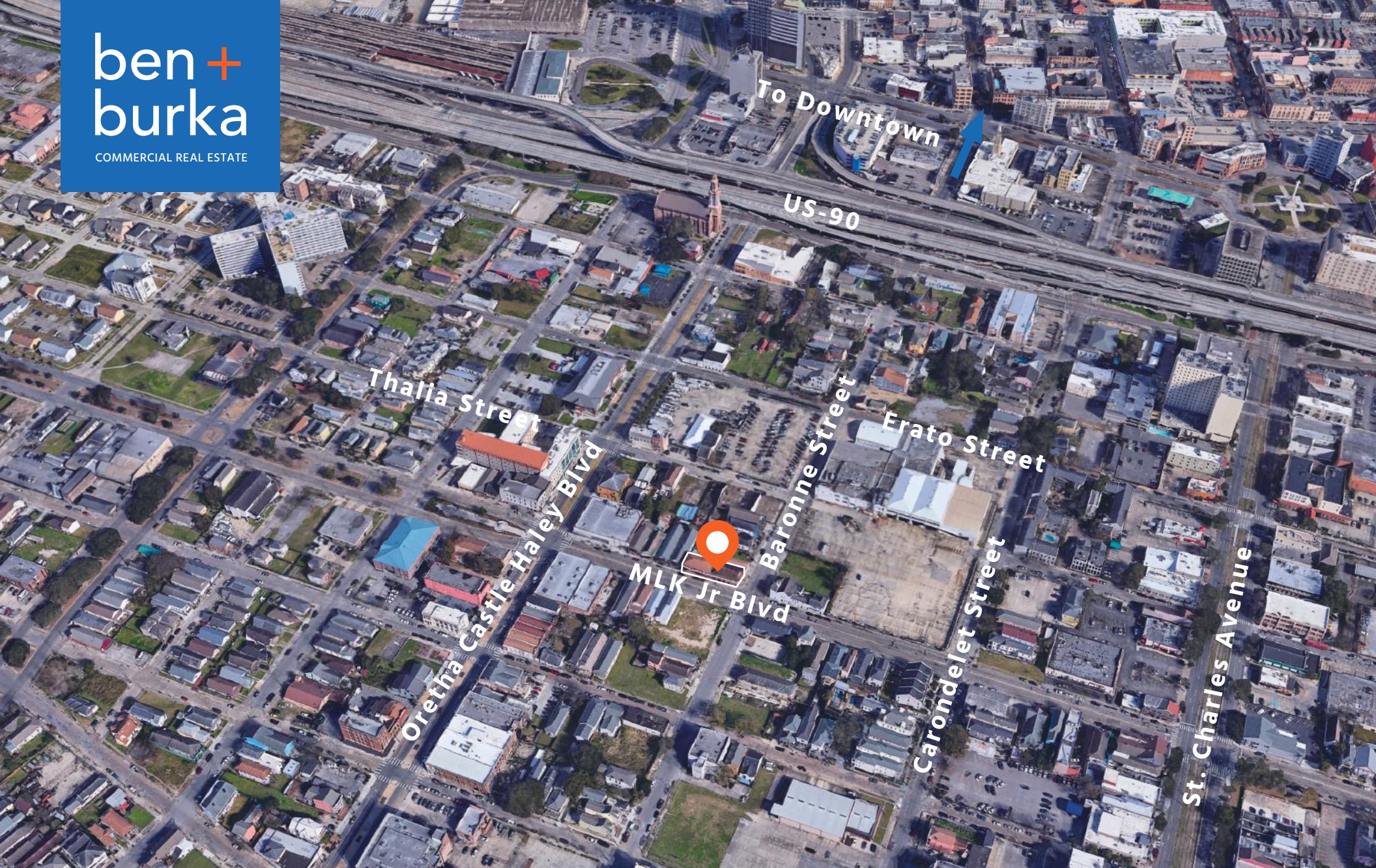


AERIAL VIEW



1431 Baronne Street, New Orleans, LA 70113

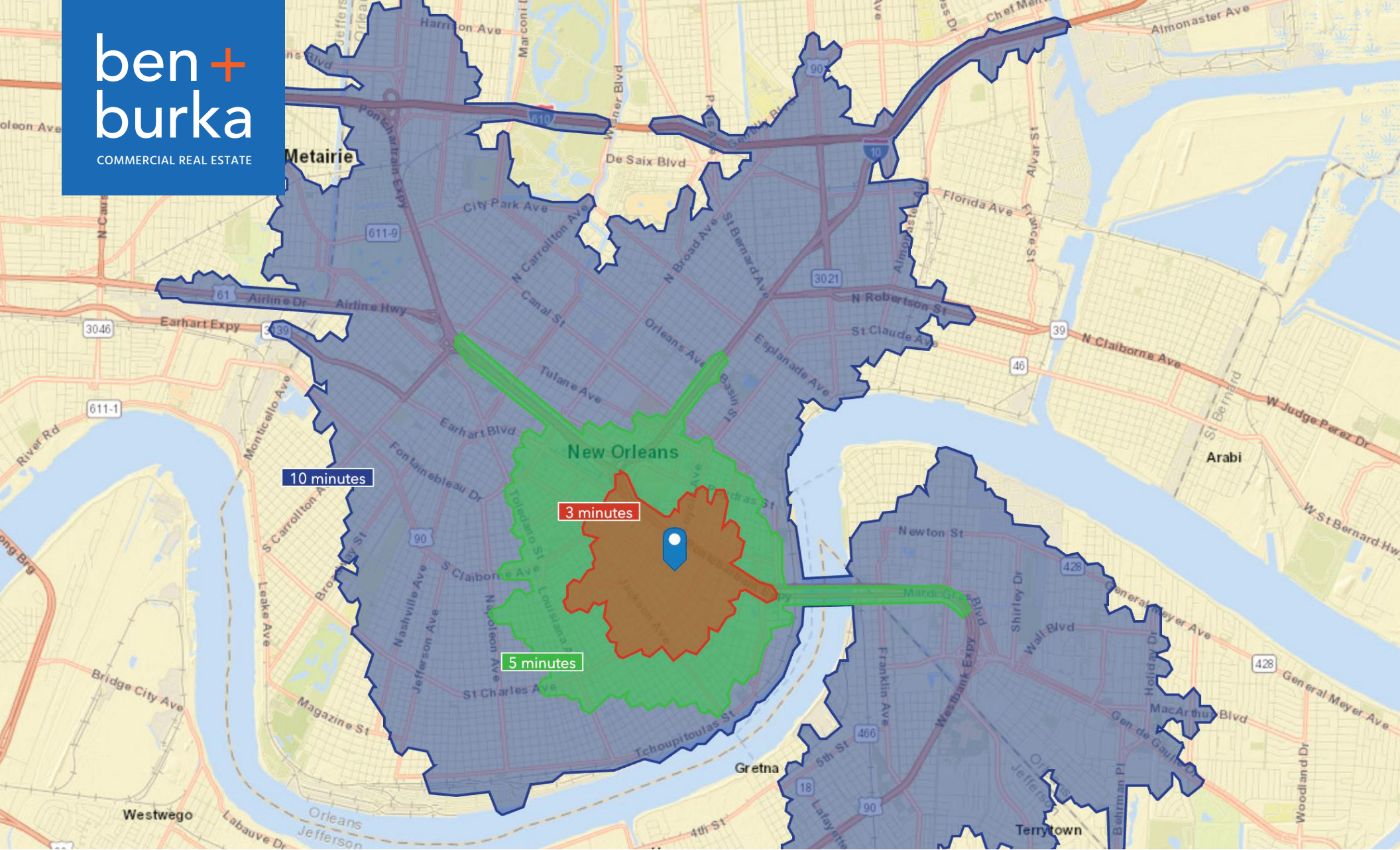




AERIAL VIEW



1431 Baronne Street, New Orleans, LA 70113



DRIVE TIME MAP



1431 Baronne Street, New Orleans, LA 70113

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

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— LICENSED IN THE STATE OF LOUISIANA —

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

