The background of the 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.

# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## **FRERET RESTAURANT FOR LEASE**

5031 Freret Street, New Orleans, LA 70115

## FRERET RESTAURANT FOR LEASE

5031 Freret Street, New Orleans, LA 70115

### DESCRIPTION

Located on bustling Freret Street, this restaurant space was formerly tenanted by Good Bird. The property is ideally situated with commercial frontage on Freret Street, and includes a small back of house and dining area. The space lays out well for take out or quick service lunch/dinner service or any small format restaurant concept. This location is a proven testing ground for restaurants, and offers a low price point for those looking to enter the street.

The property is in close proximity to a host of destination restaurants, bars, venues, and retailers. Tulane and Loyola Universities are less than a mile away boasting a combined 18,500 students. Sacred Heart, Lusher, and Newman are also less than a mile from this opportunity.

**BLDG SIZE:** 460 sf

**ZONING:** HU-MU

**LEASE RATE:** \$2,500/mo

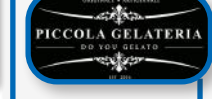
**LEASE TYPE:** NNN

### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	16,710	54,603	154,357
AVERAGE HH INCOME	\$109,437	\$107,172	\$87,389

ben+burka

COMMERCIAL REAL ESTATE



VALENCIE STREET



FRERET STREET

NAPOLEON AVENUE

JEFFERSON AVENUE



ROBERT STREET



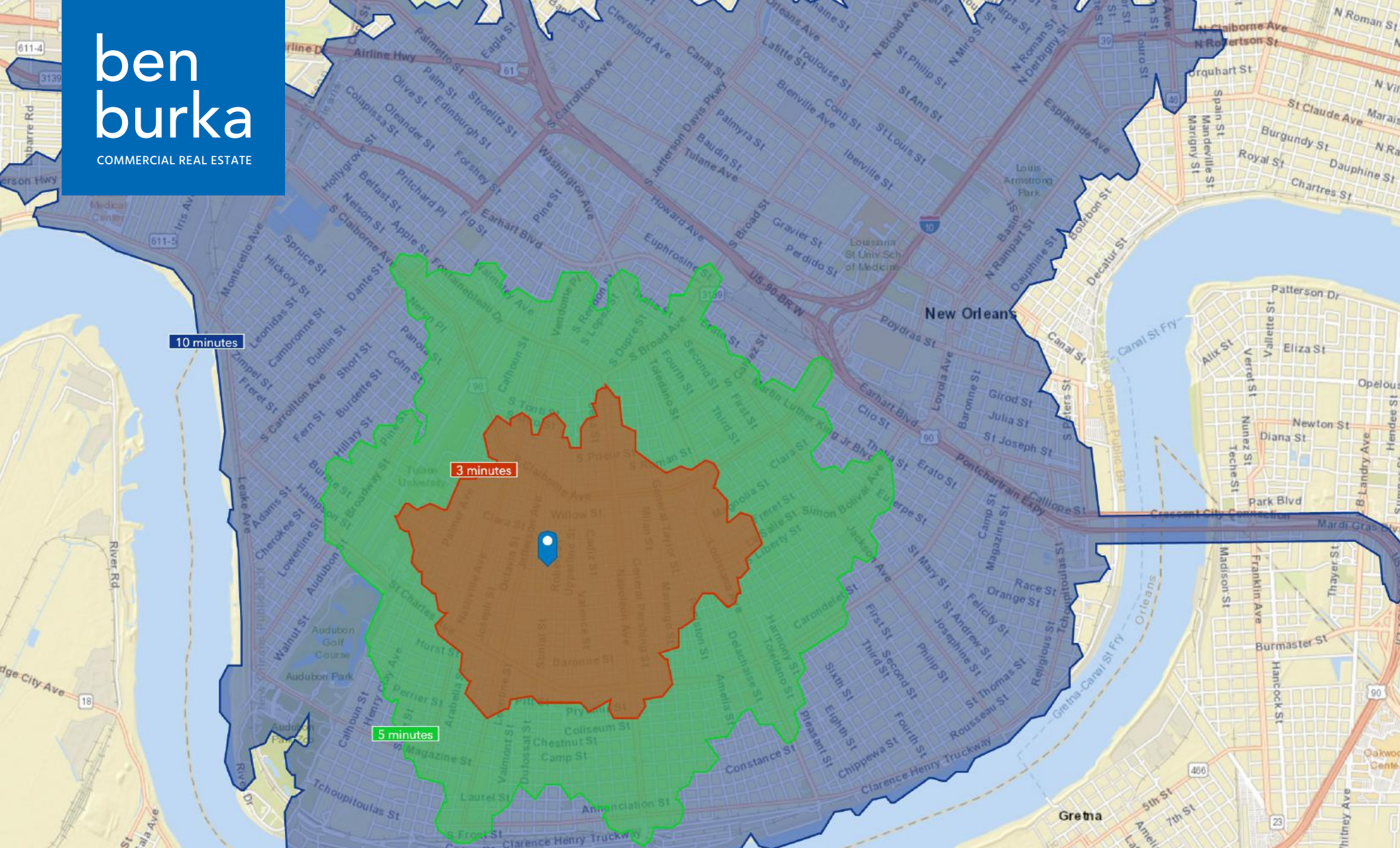
UPPERLINE STREET



## POINTS OF INTEREST MAP



5031 Freret Street, New Orleans, LA 70115



## DRIVE TIME MAP



5031 Freret Street, New Orleans, LA 70115

ben +  
burka

COMMERCIAL REAL ESTATE



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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**  
**AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
aaron@benburka.com

**BEN JACOBSON**  
**AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
ben@benburka.com

**CASEY BURKA**  
**AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
casey@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.