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COMMERCIAL REAL ESTATE

+ 504.301.1002



OAK STREET RETAIL AVAILABLE

8228 Oak Street, New Orleans, LA 70118



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DESCRIPTION

Located on bustling Oak Street, 8228 Oak Street provides over 2,000 SF of ground floor retail, cafe, or office space. The property is currently built out as a cafe with associated retail, but the HU-MU zoning allows for various uses. The main building includes 1,500 SF of improvements, featuring storefront windows, ADA restrooms, and plenty of space and storage. The rear portion of the property consists of off-street parking and an additional 540 SF of improvements currently used for seating but could be storage, kitchen, etc.

The property is in close proximity to a number of retailers and restaurants including Zotz Cafe, Oak Street Brewery, Jacques-Imo's, Maple Leaf Bar, Seafood Sally's, Breads on Oak, and many others.

ZONING: HU-MU **ASKING PRICE:** \$5,100/mo + NNN

LAND SIZE: 4,320 SF **BLDG SIZE:** 2,040 SF

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	6,922	21,288	115,026
AVERAGE HH INCOME	\$101,190	\$106,427	\$99,816





AERIAL VIEW

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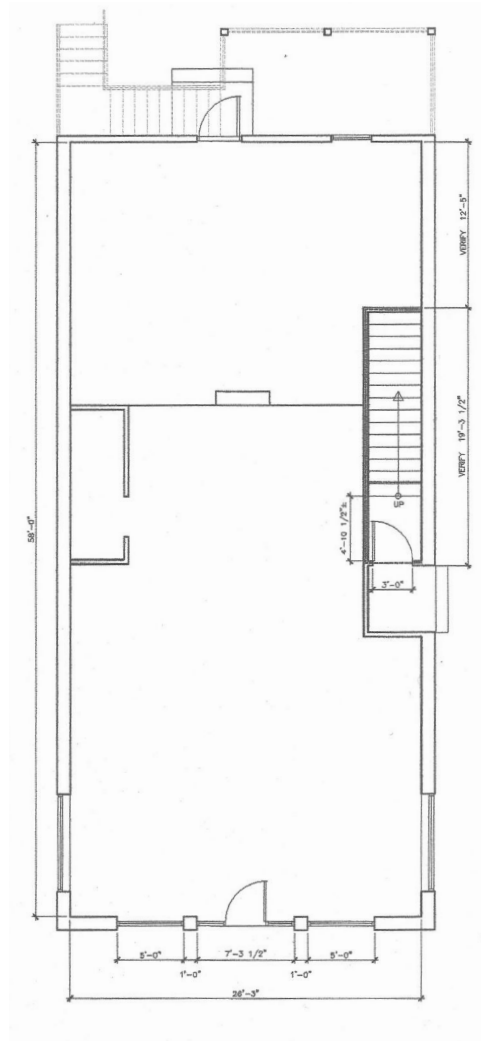




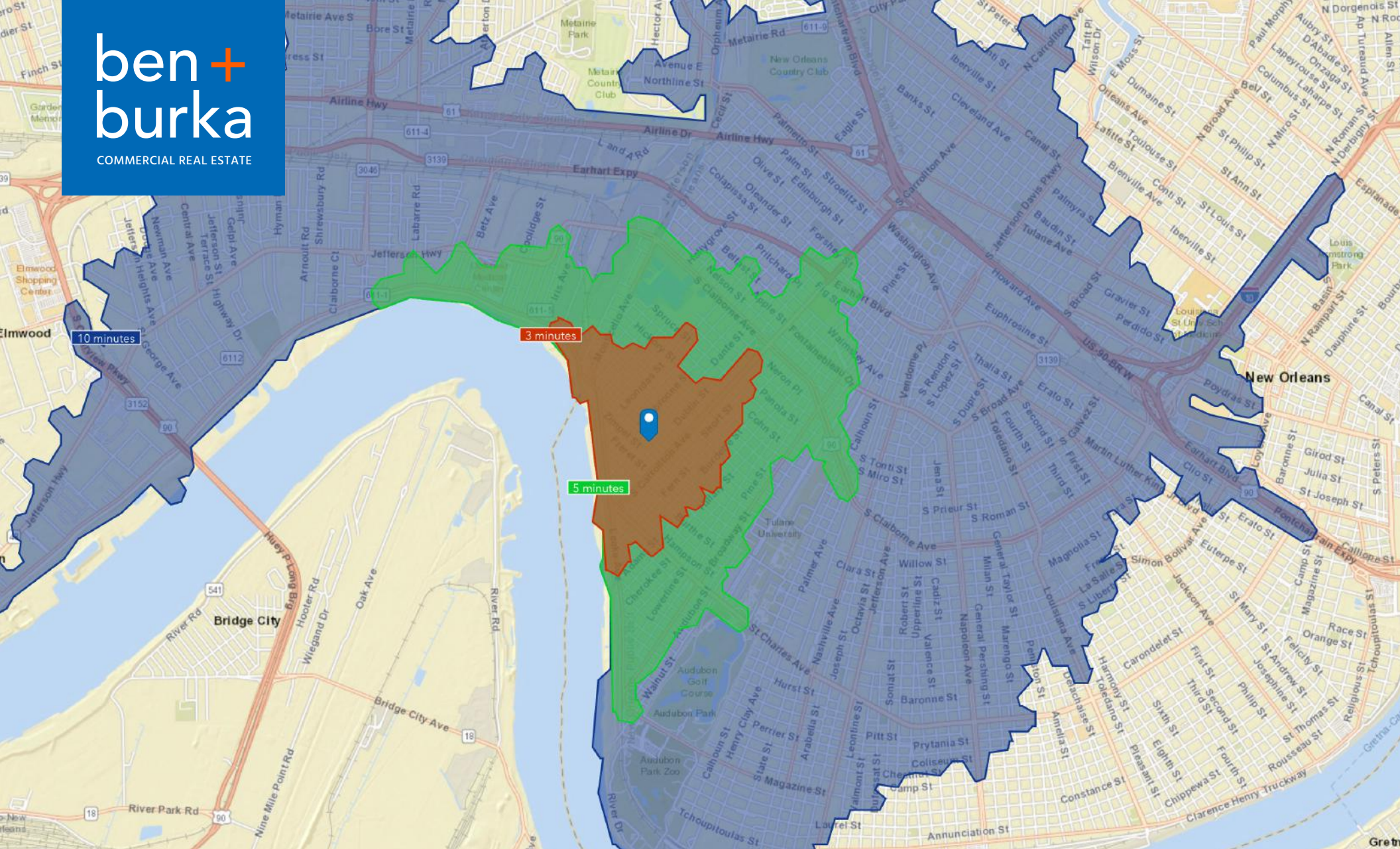
POINTS OF INTEREST MAP



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GENERAL FLOOR PLAN



DRIVE TIME MAP

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

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CASEY BURKA

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

AARON KAZANOFF

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

— LICENSED IN THE STATE OF LOUISIANA —

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