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COMMERCIAL REAL ESTATE

+ 504.301.1002



BYWATER COMERCIAL / STORAGE FOR LEASE

3028 Dauphine Street, New Orleans, LA 70117



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DESCRIPTION

3028 Dauphine Street offers nearly 4,000 SF of currently gutted commercial space available for lease as storage or general commercial use. The property is a former raised basement double, which was recently gutted to the studs to make room for a new commercial user.

The space is ideal for restaurant, retail, or general storage use, and ownership may be willing to assist with buildout for qualified tenants. Location is at Clouet and Dauphine Streets, just steps from Clouet Gardens, and in very close proximity to Petite Clouet, Montegut, Pizza Delicious, Markey's Bar, Bywater American Bistro, Galaxy Taco, Red's Chinese, Paladar 511, Bud Rips, and a host of other destination restaurants and bars.

ZONING: HM-MU

ASKING PRICE: \$2,750/mo

SIZE: 3,950 SF

LEASE TYPE: NNN

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	2,242	10,524	61,447
AVERAGE HH INCOME	\$93,489	\$82,600	\$63,272

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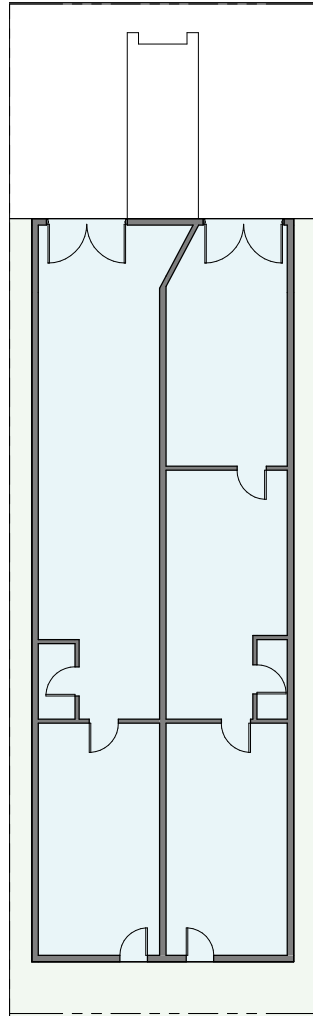


POINTS OF INTEREST MAP

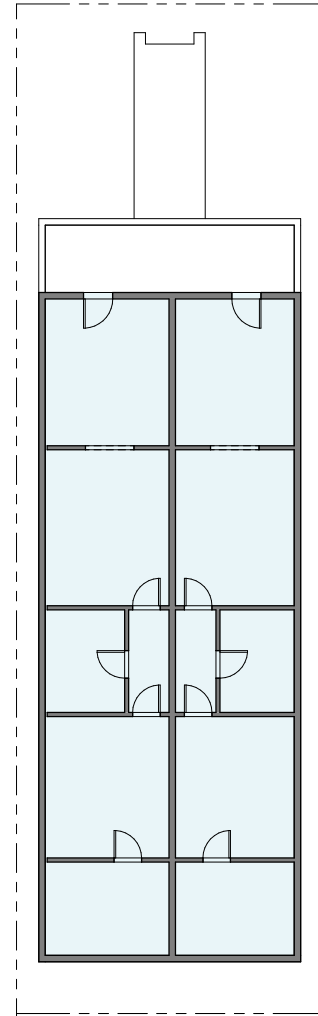


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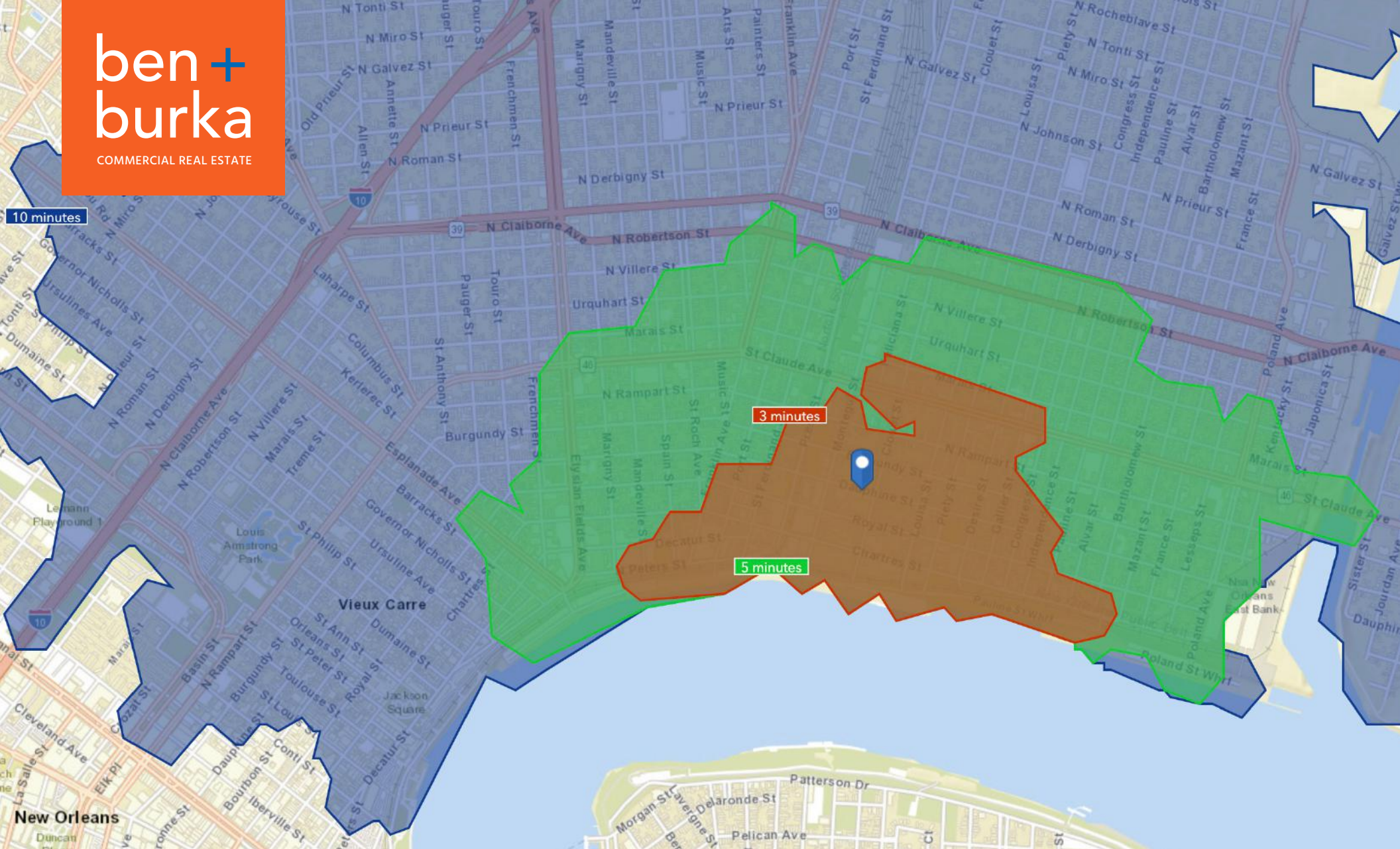
Dauphine Street



Ground Floor



2nd Floor



DRIVE TIME MAP

 3028 Dauphine Street, New Orleans, LA 70117

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

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AGENT

— LICENSED IN THE STATE OF LOUISIANA —

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