

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

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Lemon Shark  POKÉ

DM
PAY
TO
PARK
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LEMON SHARK POKE BUSINESS

2901 Magazine Street, New Orleans, LA 70115



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DESCRIPTION

Located on a high traffic stretch of Magazine Street, Lemon Shark Poke (business) offers a successful franchise available for sale. The property was renovated in 2018 and is built out as a fast-casual lunch and dinner icon. Currently, Lemon Shark is nearing the end of their 5 year lease, with one 5 year option to renew thereafter. Rent will increase in the renewal term to \$2,950/mo NNN. The property includes ample seating area, service counter, functional kitchen and prep area, and office space.

The franchisor has locations in over 10 cities across the US. Business financials and floor plan set are available upon request. The sale of the business will include all assets, FF&E all rights under the lease.

SIZE: 1,060 SF

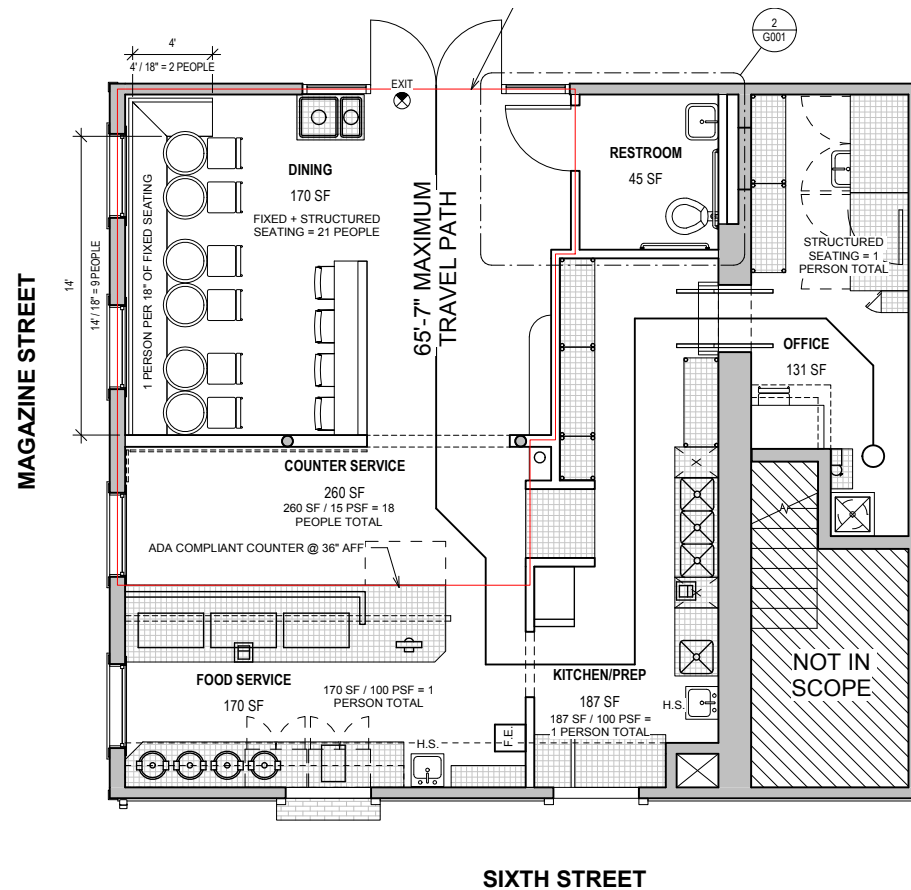
SALE PRICE: \$400,000

LAND SIZE: 2,760 SF

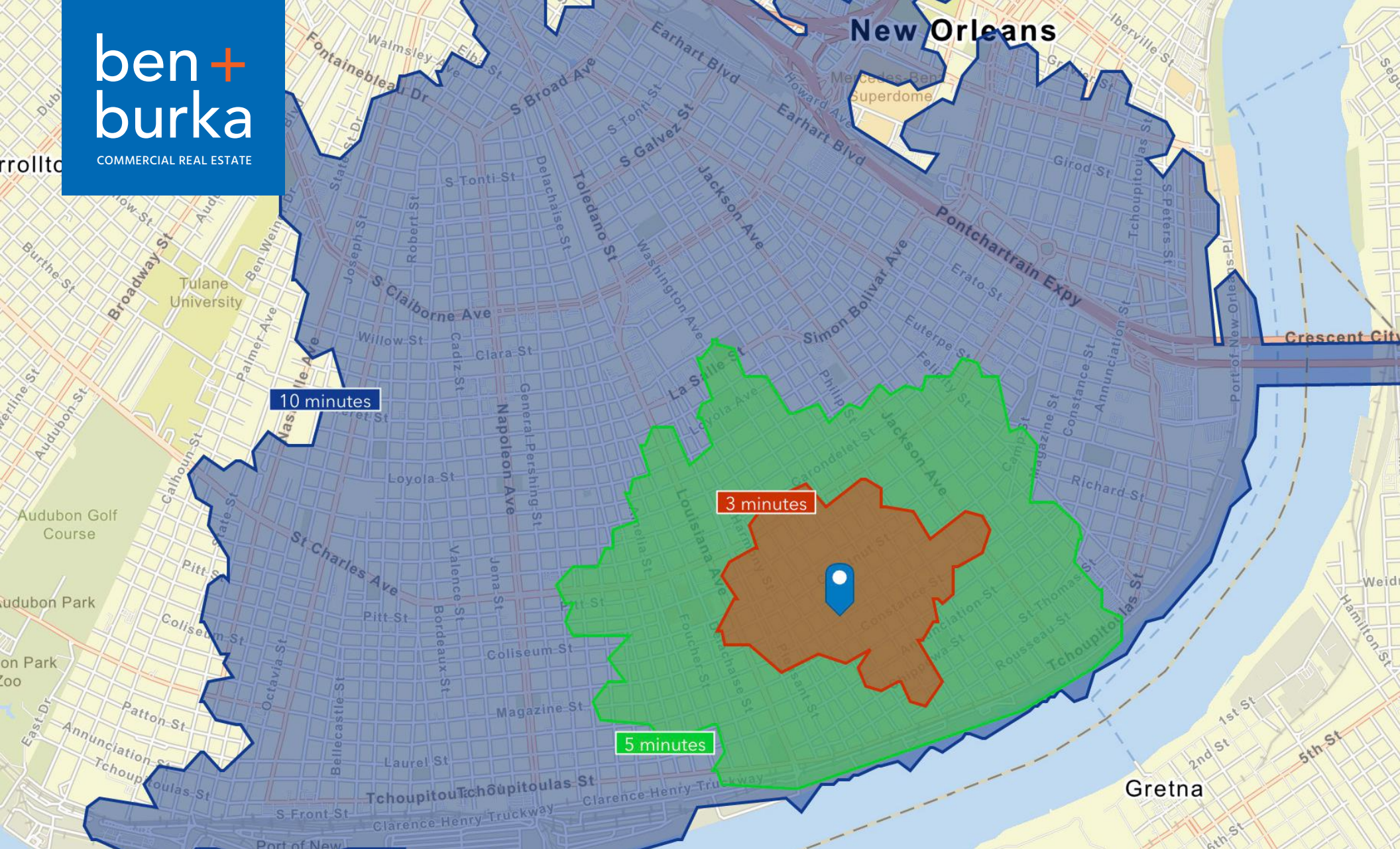
CURRENT RENT: \$2,650/mo NNN

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	4,575	18,231	66,889
AVERAGE HH INCOME	\$161,478	\$115,395	\$109,508



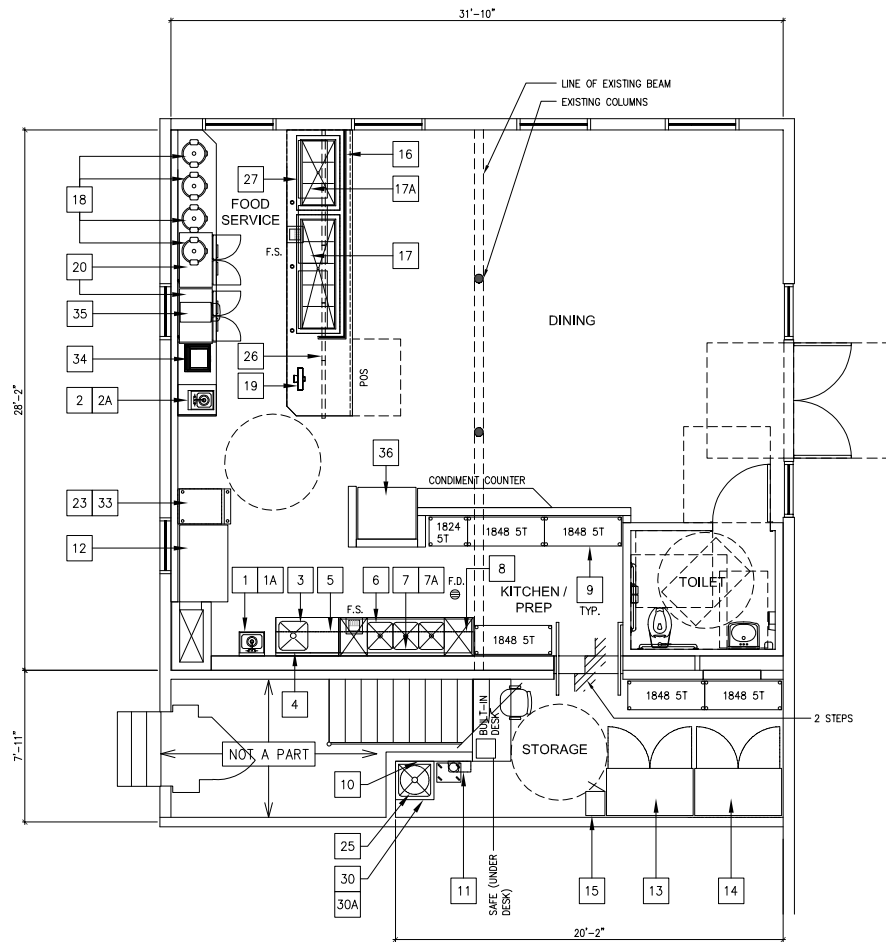
FLOOR PLAN



DRIVE TIME MAP



2901 Magazine Street, New Orleans, LA 70115



EQUIPMENT SCHEDULE

NOTE:
THIS SCHEDULE REPRESENTS
GENERAL INFORMATION. ALL ITEMS
WILL NEED TO BE VERIFIED WITH
THE EQUIPMENT SUPPLIER AND
FRANCHISEE.

EQUIPMENT				
QTY	DESCRIPTION	MAKE	MODEL	REMARKS
1	HAND SINK (KITCHEN)	ACTION SALES	SINK-HAND-WM-SS	HANDSINKS TO BE PROVIDED WITH SOAP AND PAPER TOWELS IN DISPENSERS.
1A	HAND SINK FAUCET (KITCHEN)	GSW	AA-412G	---
2	HAND SINK (SERVICE AREA)	GSW	HS-1014S	SPLASH GUARDS, HANDSINKS TO BE PROVIDED WITH SOAP AND PAPER TOWELS IN DISPENSERS.
2A	HANDSINK FAUCET (SERVICE AREA)	GSW	AA-420G	---
3	PREP TABLE W/INTEGRAL SINK	GSW	SEE18181L	EQUIPMENT TO DRAIN TO ADJACENT FLOOR SINK VIA AIR GAP.
4	PREP SINK FAUCET	GSW	AA-708G	---
5	OVERSHELF, WALL MNT	---	---	---
6	3 COMP SINK	GSW	SE18183D	EQUIPMENT TO DRAIN TO ADJACENT FLOOR SINK VIA AIR GAP.
7	PRE-RINSE FAUCET	FISHER	52922	---
7A	PRE-RINSE FAUCET (ADD ON)	FISHER	71366	---
8	OVERSHELF, WALL MNT	---	---	---
9	LOT SHELVING, DRY STORAGE	SPG	---	---
10	MOP/BROOM HOLDER	CARLISLE	4073100	---
11	WATER FILTER ASSEMBLY	EVERPURE	EV9272-41	---
12	S/S WORK TABLE	GSW	WT-EE3048	4'-0" x 2'-6", OPEN UNDER SHELF
13	REACH-IN COOLER	TRUE	T-49-HC	ELECTRIC, SELF-CONTAINED
14	REACH-IN FREEZER	TRUE	T-49F-HC	ELECTRIC, SELF-CONTAINED
15	LOCKER	GSW	ELS 6DR	---
16	LOT SNEEZE GUARD	---	---	---
17	DROP-IN COLD WELL - 5 PANS	WELLS	RCP-7500ST	EQUIPMENT TO DRAIN TO ADJACENT FLOOR SINK VIA AIR GAP.
17A	DROP-IN COLD WELL - 3 PANS	WELLS	RCP-7300ST	EQUIPMENT TO DRAIN TO ADJACENT FLOOR SINK VIA AIR GAP.
18	RICE COOKER & WARMER	ZOJIRUSHI	NYC-36	ELECTRIC
19	LOT POS SYSTEM AND PRINTERS	---	---	---
20	U/C REF	BEV-AIR	UCR34Y	ELECTRIC, SELF-CONTAINED
21	NOT USED	---	---	---
22	NOT USED	---	---	---
23	ICE MAKER	HOSHIZAKI	KM-515-MAH	EQUIPMENT TO DRAIN TO ADJACENT FLOOR SINK VIA AIR GAP.
24	NOT USED	---	---	---
25	WATER HEATER	---	---	INDIRECT WASTE, SEE PLUMBING DRAWINGS
26	MENU BOARD MONITOR	---	---	---
27	LOT U/C STORAGE SHELF	---	---	---
28	NOT USED	---	---	---
29	NOT USED	---	---	---
30	MOP SINK	---	---	---
30A	MOP SINK FAUCET	FISHER	19798	---
31	NOT USED	---	---	---
32	NOT USED	---	---	---
33	ICE STORAGE BIN	HOSHIZAKI	B-300SF	ELECTRIC
34	VENTLESS DEEP FRYER	PERFECT FRY CO.	PCF570	---
35	MISO SOUP DISPENSER	BUNN	LCA-1 M/S	ELECTRIC, DRAIN HOOK-UP FOR MAINTENANCE FLUSHING.
36	REFRIGERATED SELF-SERVE COUNTER CASE	OASIS	C033R-FS	---

EQUIPMENT SCHEDULE

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

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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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

