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COMMERCIAL REAL ESTATE

+ 504.301.1002



## **FRERET COMMERCIAL RETAIL/OFFICE FOR LEASE**

4921 Freret Street, New Orleans, LA 70115

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## FRERET COMMERCIAL RETAIL/OFFICE FOR LEASE

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### DESCRIPTION

Located in the heart of the Freret Street traffic, 4921 Freret Street presents an exceptional opportunity for a prominent retail/office space. Currently housing a vape store, whose lease is set to expire in January 2024, this property offers approximately 900 square feet of mostly open space, complete with a rear store room/file room and private restroom facilities. The property is designed as a raised shotgun and boasts original wood flooring, a welcoming front porch, and outstanding visibility.

The property is located less than a mile from Tulane and Loyola Universities, as well as Sacred Heart, Lusher, and Newman high schools, making it a prime destination for students and locals. Additionally, the property is within walking distance to Freret Street's best spots, including Cure, Dat Dog, Good Bird, High Hat, and many more.

**RENT:** \$3,000/month

**BLDG SIZE:** 960 SF

**RENT TYPE:** GROSS

**ZONING:** HU-MU

### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	9,367	38,108	127,928
<b>AVERAGE HH INCOME</b>	\$133,534	\$125,902	\$100,970

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## RETAIL MAP



4921 Freret Street, New Orleans, LA 70115

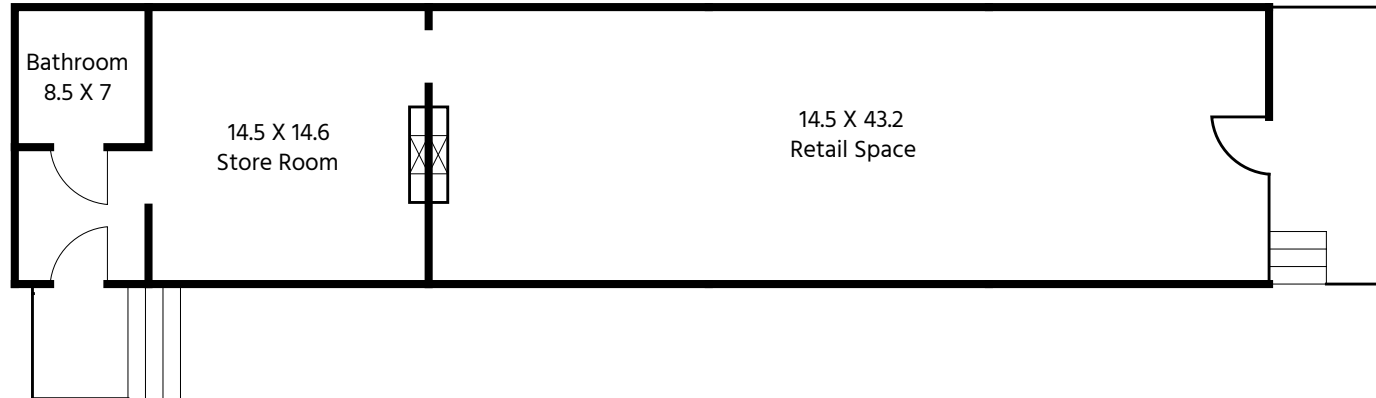
Robert Street

Freret Street

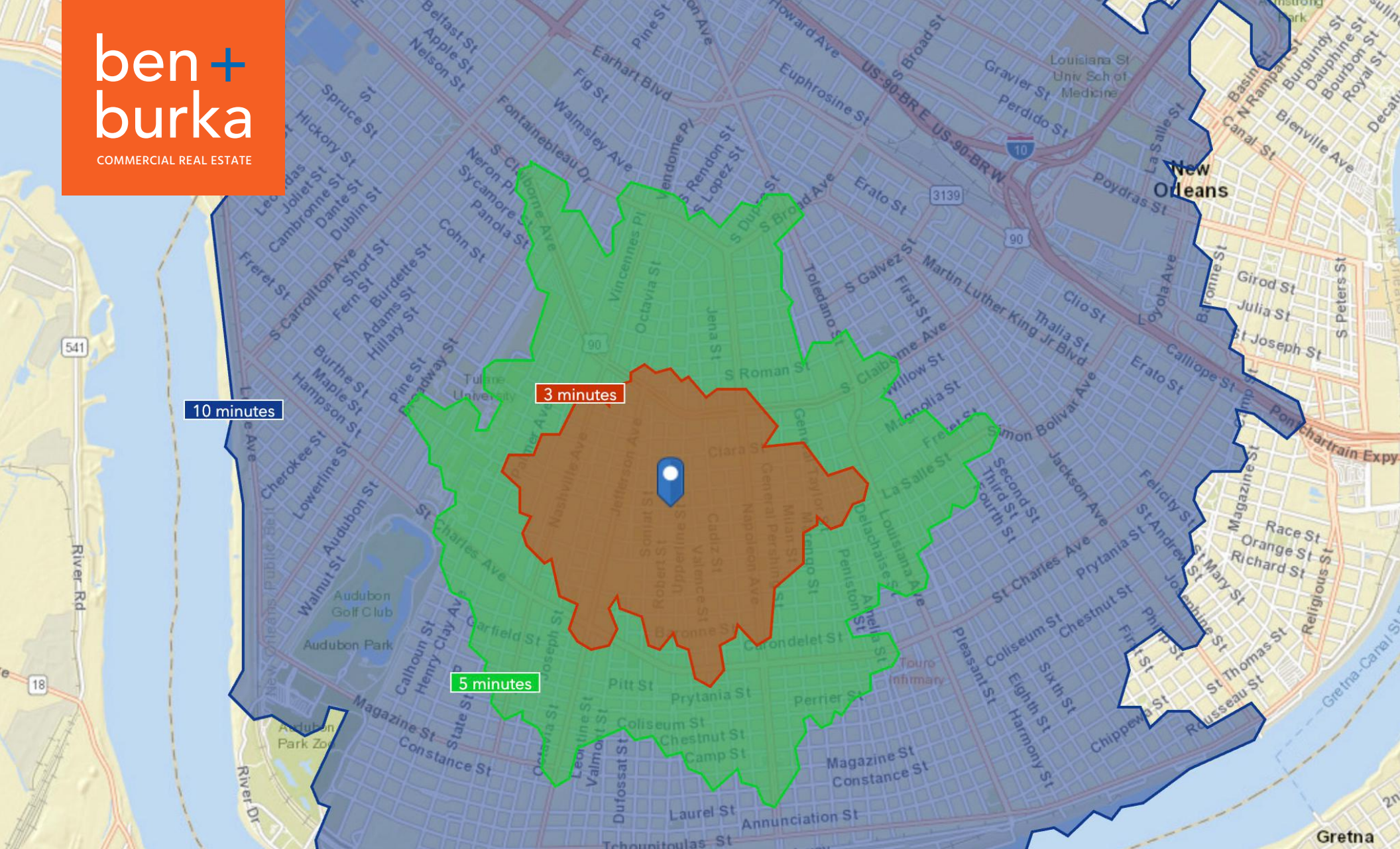


## AERIAL VIEW

 4921 Freret Street, New Orleans, LA 70115



FLOOR PLAN



## DRIVE TIME MAP

 4921 Freret Street, New Orleans, LA 70118







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

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**CASEY BURKA**

**AGENT**

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— LICENSED IN THE STATE OF LOUISIANA —

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