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COMMERCIAL REAL ESTATE

+ 504.301.1002



UPTOWN COMMERCIAL FOR LEASE (GROUND FLOOR)

4601 Dryades Street, New Orleans, LA 70115



UPTOWN COMMERCIAL FOR LEASE

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DESCRIPTION

Available for lease, 4601 Dryades Street offers 1,600 SF of ground floor retail, office, or restaurant space available for lease. The property is currently home to an office space and features high ceilings, high-end finishes throughout, a large open area, and private offices. The unit also has shared access to a large backyard space. Dryades Street offers a Tenant the ideal combination of great value, strong demographics, and a central uptown location.

The property is catty-corner to one of the strongest locations of French Truck Coffee and is within walking distance to Pascale's Manale, Charlie's Steakhouse, Le's Baguette, Superior Seafood, and Fat Harry's.

ZONING: HU-B1

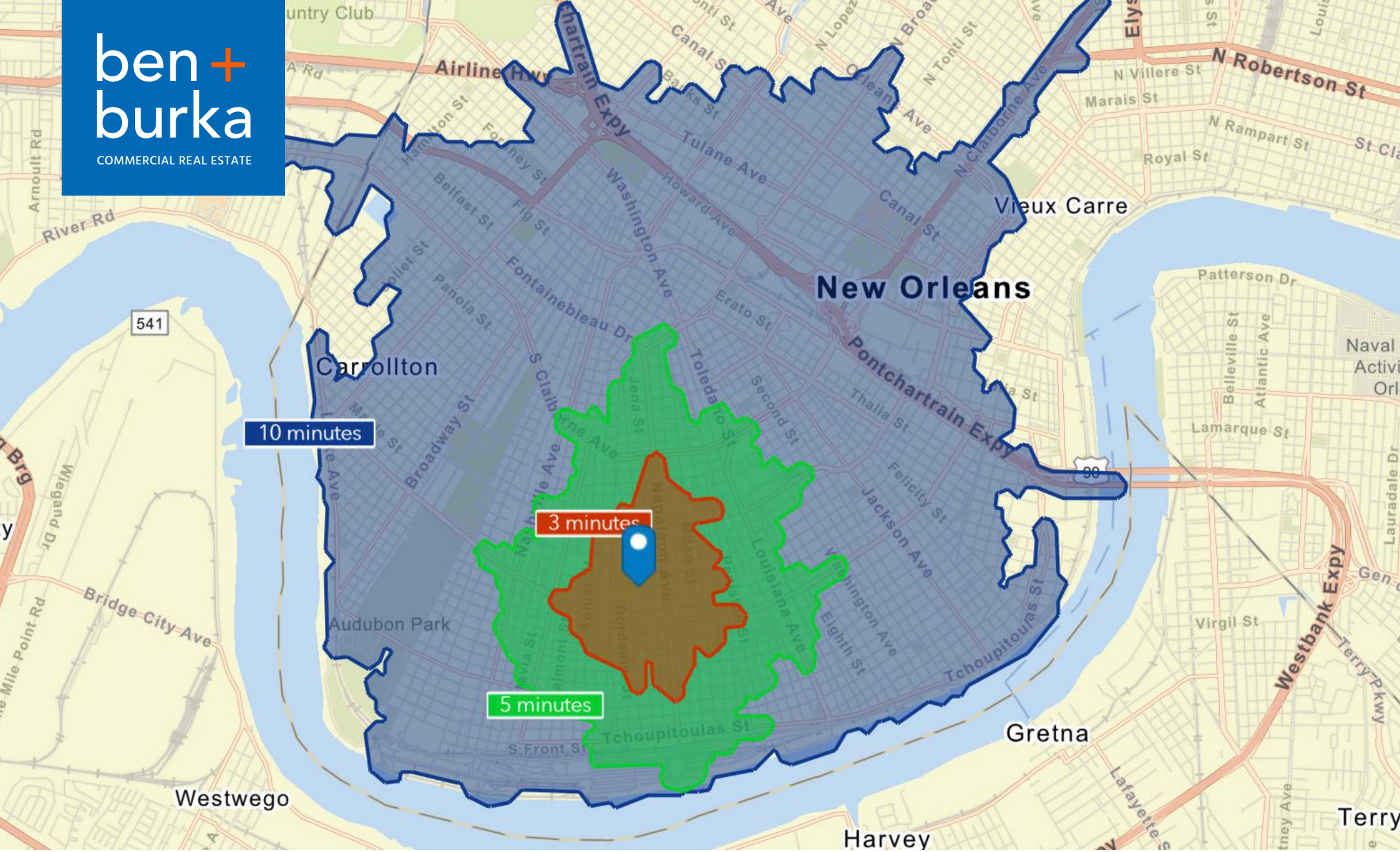
ASKING RENT: \$3,600/month NNN

SIZE: 1,600 SF

TRIPLE NETS: \$6.19/SF/YR (\$826/mo)

DEMOGRAPHICS

2023 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	8,197	27,484	115,763
AVERAGE HH INCOME	\$141,002	\$129,272	\$104,105



DRIVE TIME MAP



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GAUTREAU'S
NEW ORLEANS

Le's
Baguette
BANH MI CAFE

CHARLIE'S
STEAK
HOUSE
& Bar

Pascal's Manale Restaurant
Home of
THE ORIGINAL
B-B-Q SHRIMP

Pat
Harry's

DRYADES STREET

Normand
CLEANERS

FRENCH TRUCK
Coffee

ACADEMY OF
THE
SACRED HEART
THE ROSARY

SUPERIOR
SEAFOOD
AND OYSTER BAR
NEW ORLEANS

NEWMAN
ISIDORE NEWMAN SCHOOL

DE LA SALLE

ST CHARLES AVENUE

INVESTAR
BANK

New
Orleans
HAMBURGER &
SEAFOOD CO.
Since 1984
UpTown

RETAIL MAP

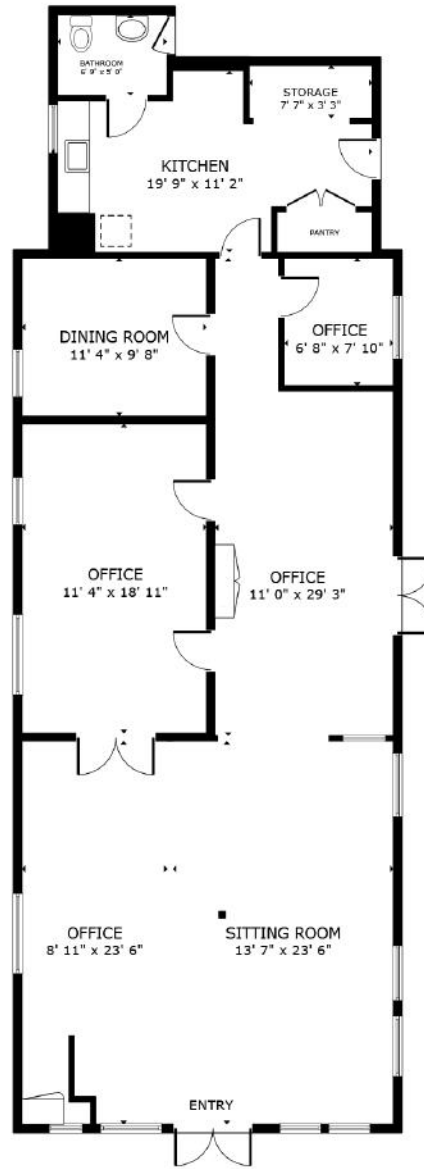


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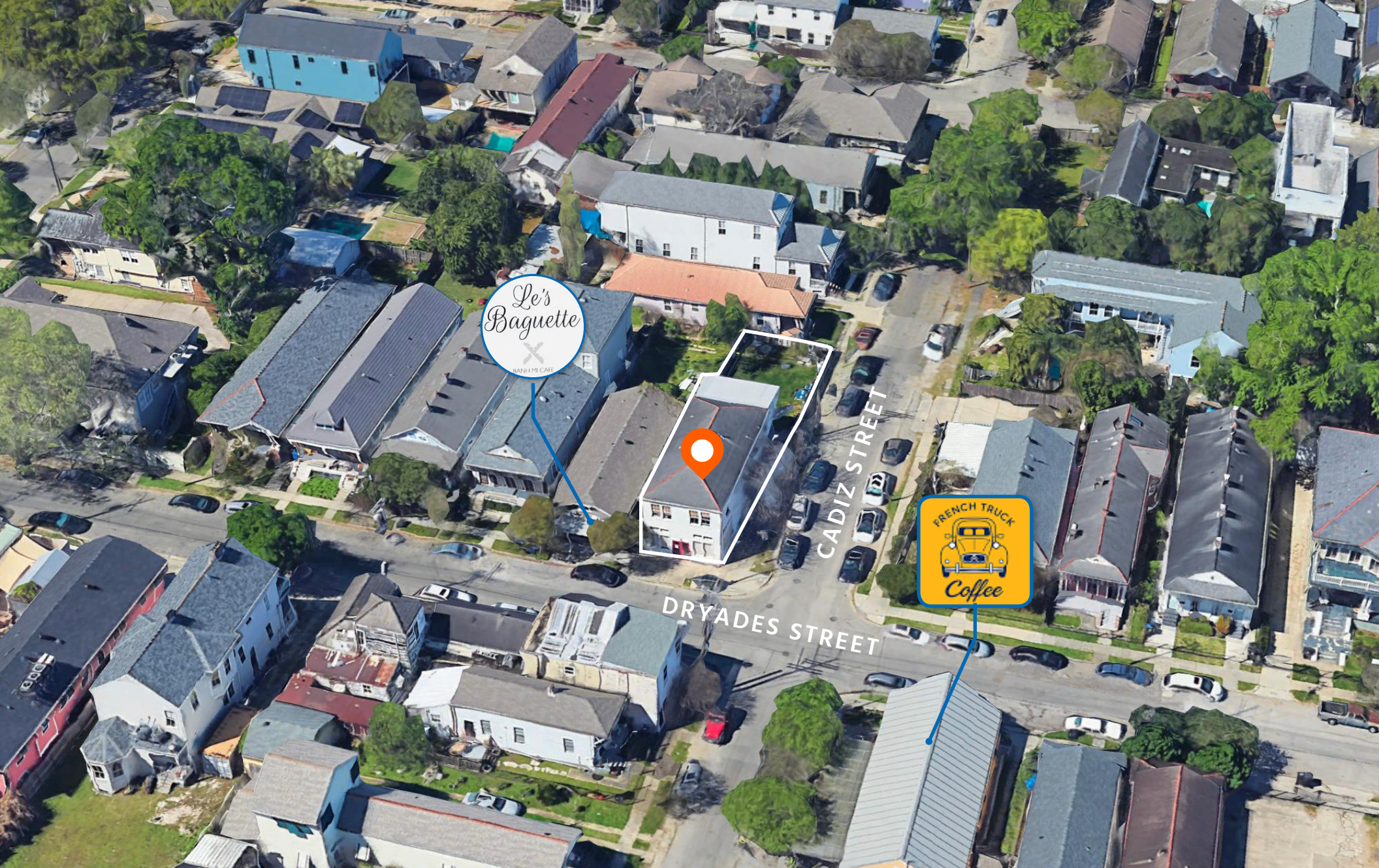
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FLOOR PLAN

SITE PLAN



AERIAL VIEW

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

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— LICENSED IN THE STATE OF LOUISIANA —

OWNER/AGENT

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