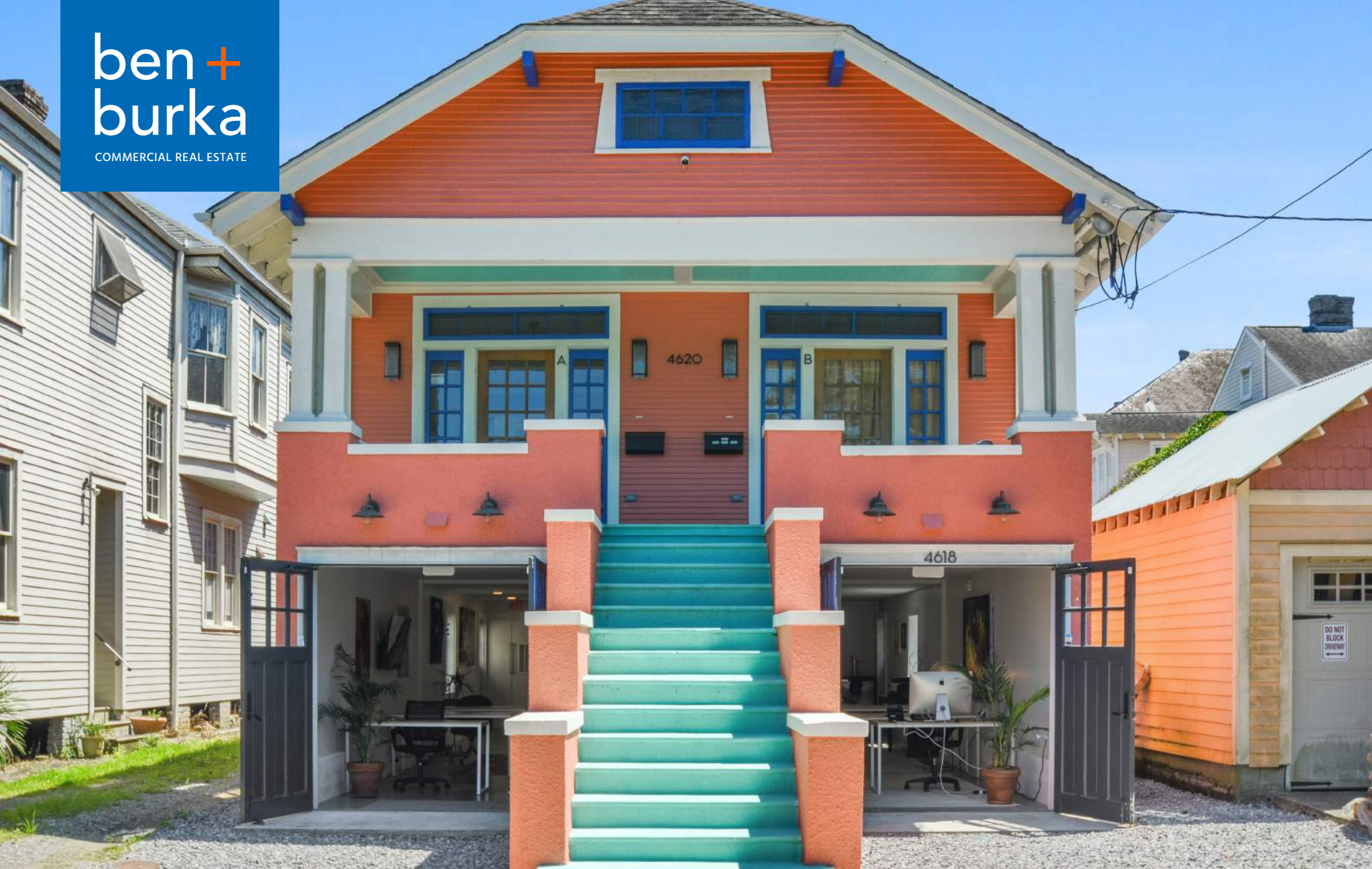




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UPTOWN COMMERCIAL FOR LEASE (GROUND FLOOR)

4618 Dryades Street, New Orleans, LA 70115



UPTOWN COMMERCIAL FOR LEASE

4618 Dryades Street, New Orleans, LA 70115

DESCRIPTION

Neighborhood office / retail opportunity centrally located in uptown New Orleans. At 1,031 SF, this ground floor commercial space is ideally laid out for office, fitness, or restaurant use, and was previously tenanted by an office user. Join the Dryades revival along with French Truck, Charlie's Steakhouse, Pascal's Manale, Norman's Dry Cleaner, and Le's Baguette Bahn Mi Cafe. Dryades is the combination of good value, great demographics, and a central uptown location. There is outdoor space in the front yard that can be utilized by the commercial tenant. Come see this gem!

The property features an open kitchen, two restrooms, and open office/retail space. The space was completely renovated in late 2020 and is in great condition.

ZONING: HU-B1

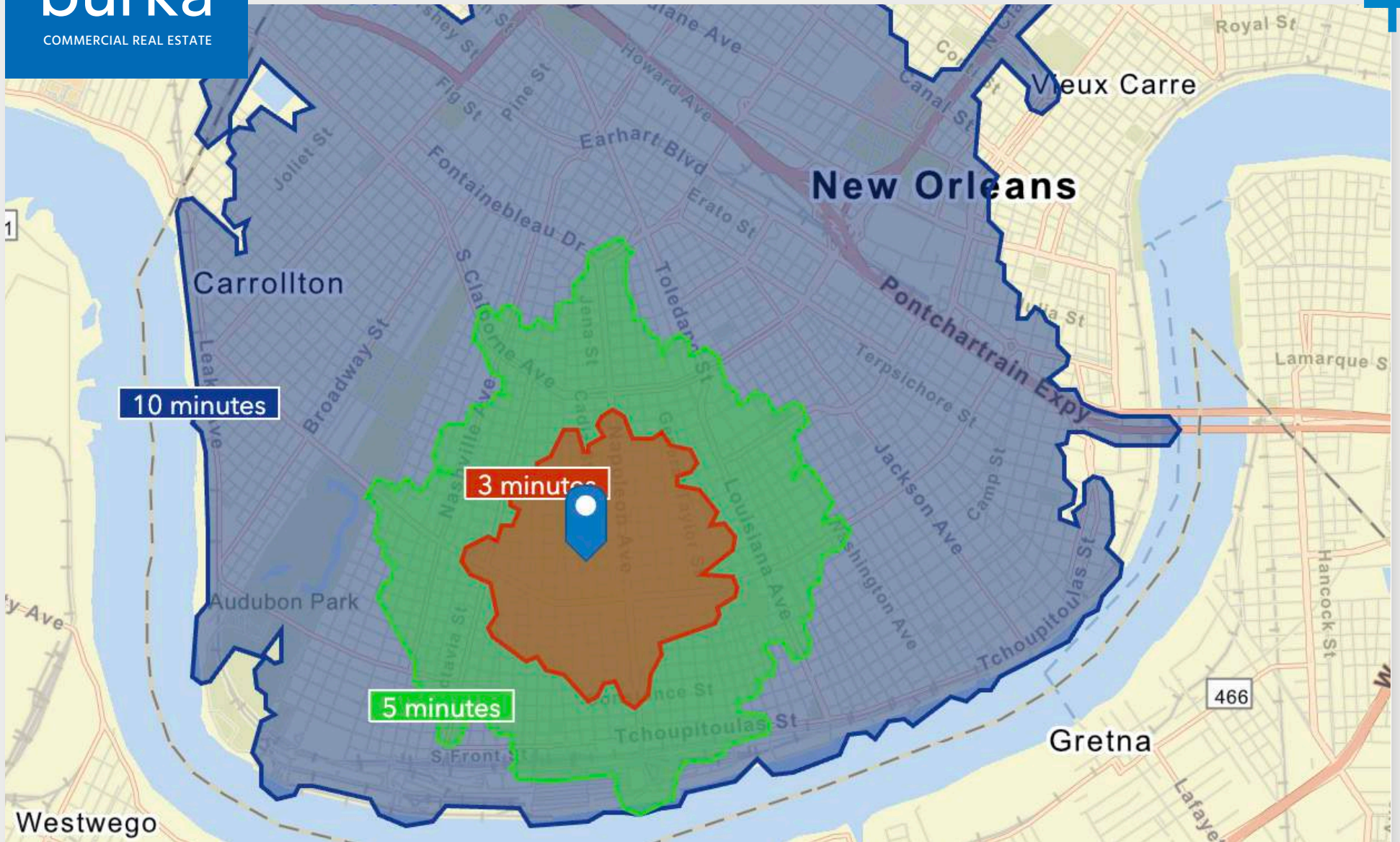
ASKING RENT: \$2,200/month NNN

SIZE: 1,031 SF

TRIPLE NETS: \$6.72/SF/YR (\$577/mo)

DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	8,396	29,812	118,597
AVERAGE HH INCOME	\$132,806	\$121,288	\$103,589



DRIVE TIME MAP



RETAIL MAP

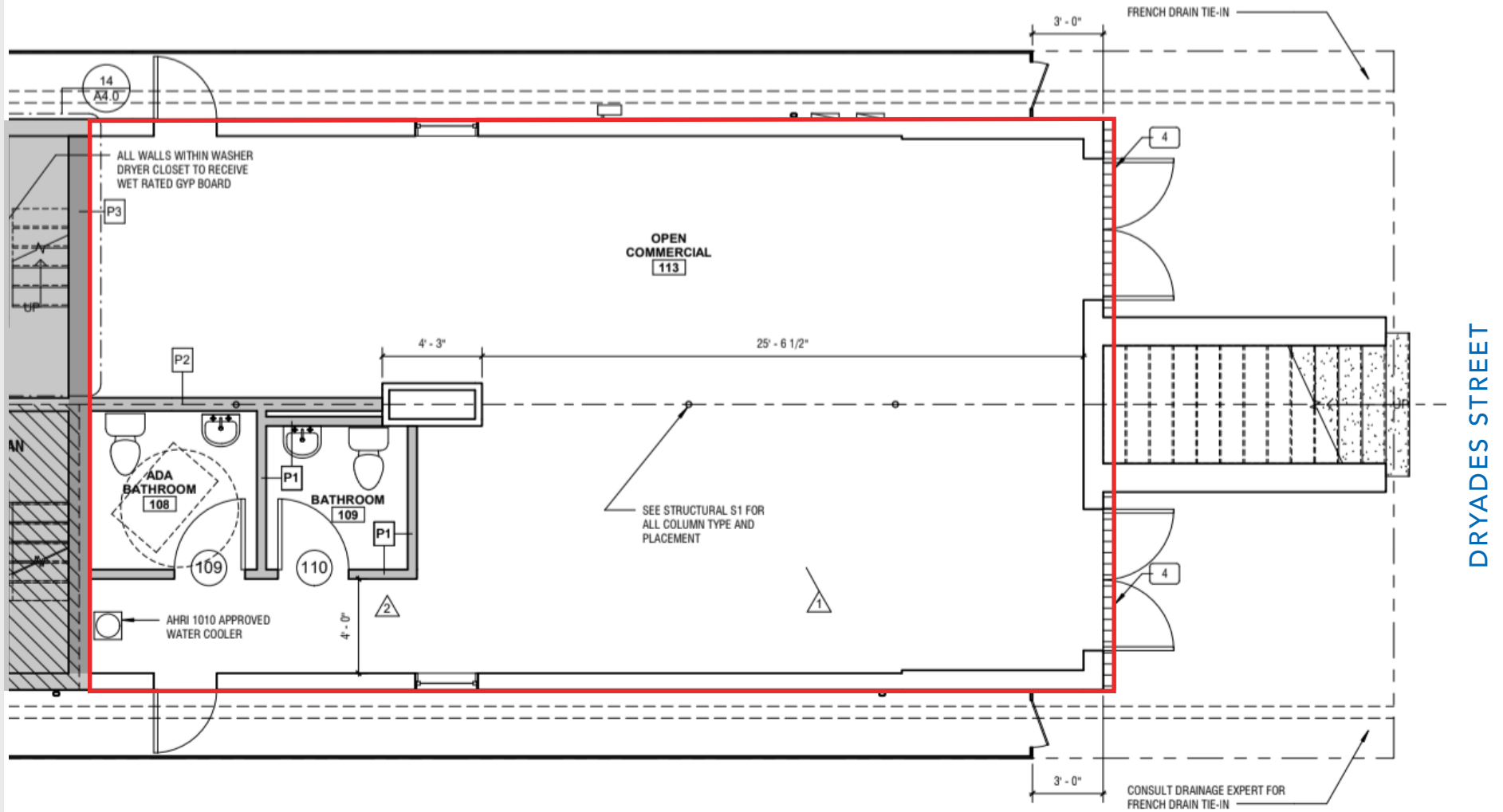


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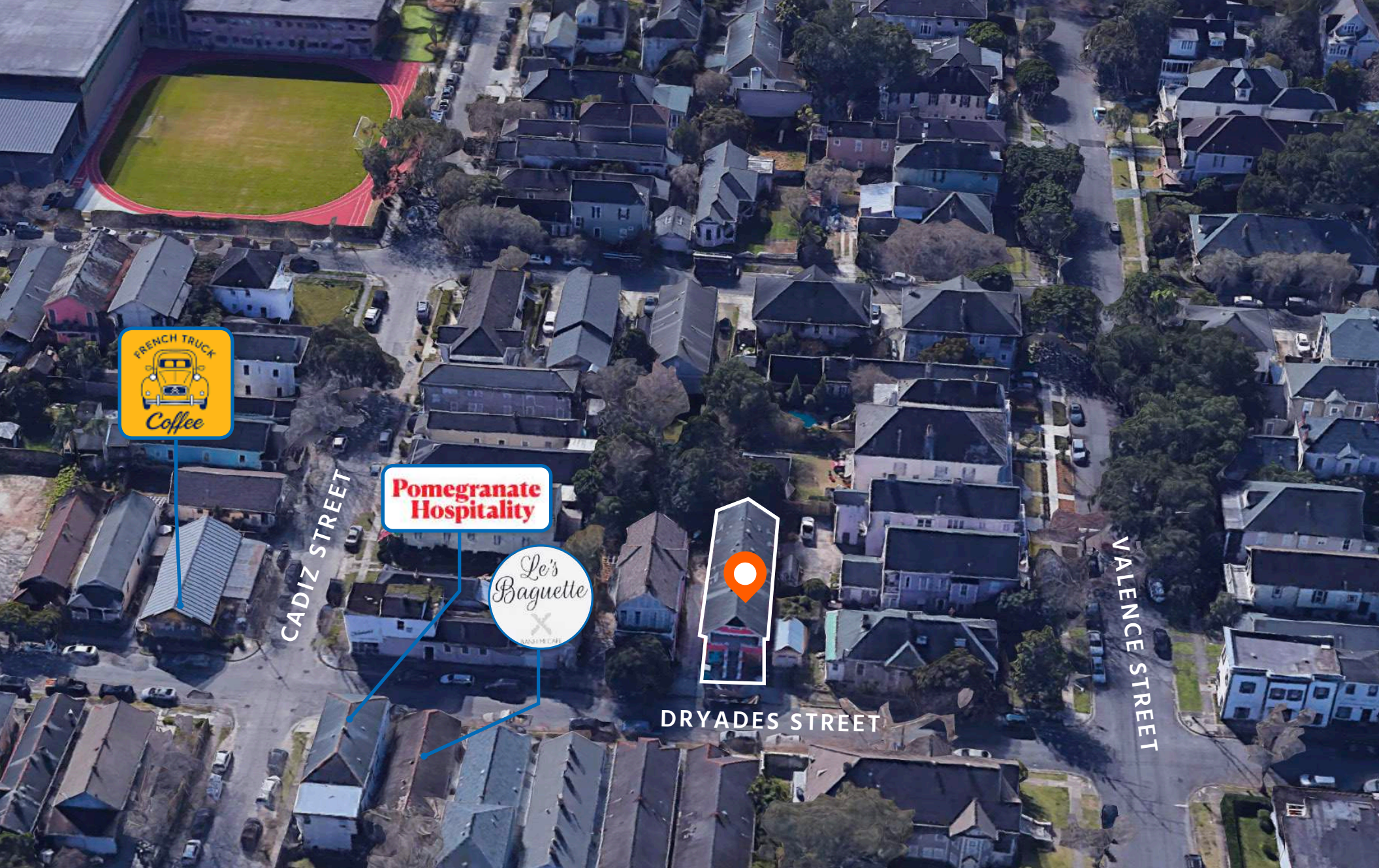
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FLOOR PLAN



AERIAL VIEW

 4618 Dryades Street New Orleans, LA 70115

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

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