

The background of the entire 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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UPTOWN RESTAURANT FOR LEASE

3917 Baronne Street, New Orleans, LA 70115



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DESCRIPTION

Presently occupied by Mae's Bakery, 3917 Baronne Street offers an open floor plan with high ceilings, large windows, and a skylight that fills the space with natural light. The layout includes one bathroom, a private office, and a storage closet. A grease trap and three-phase power are already in place, making it ideal for food-service operations.

Located Uptown in the Milan neighborhood, surrounding businesses include Lucy Boone Ice Cream, Zee's Pizza, Martin's Wine Cellar, and Sol Cura Salon and Spa.

Zoned HU-B1, this property accommodates a variety of commercial uses, including retail, office, and restaurant spaces. With its prime location, abundant natural light, and versatile features, this property is the perfect canvas for bringing your business to life.

ZONING: HU-B1

ASKING RENT: \$3,400/month + NNNs

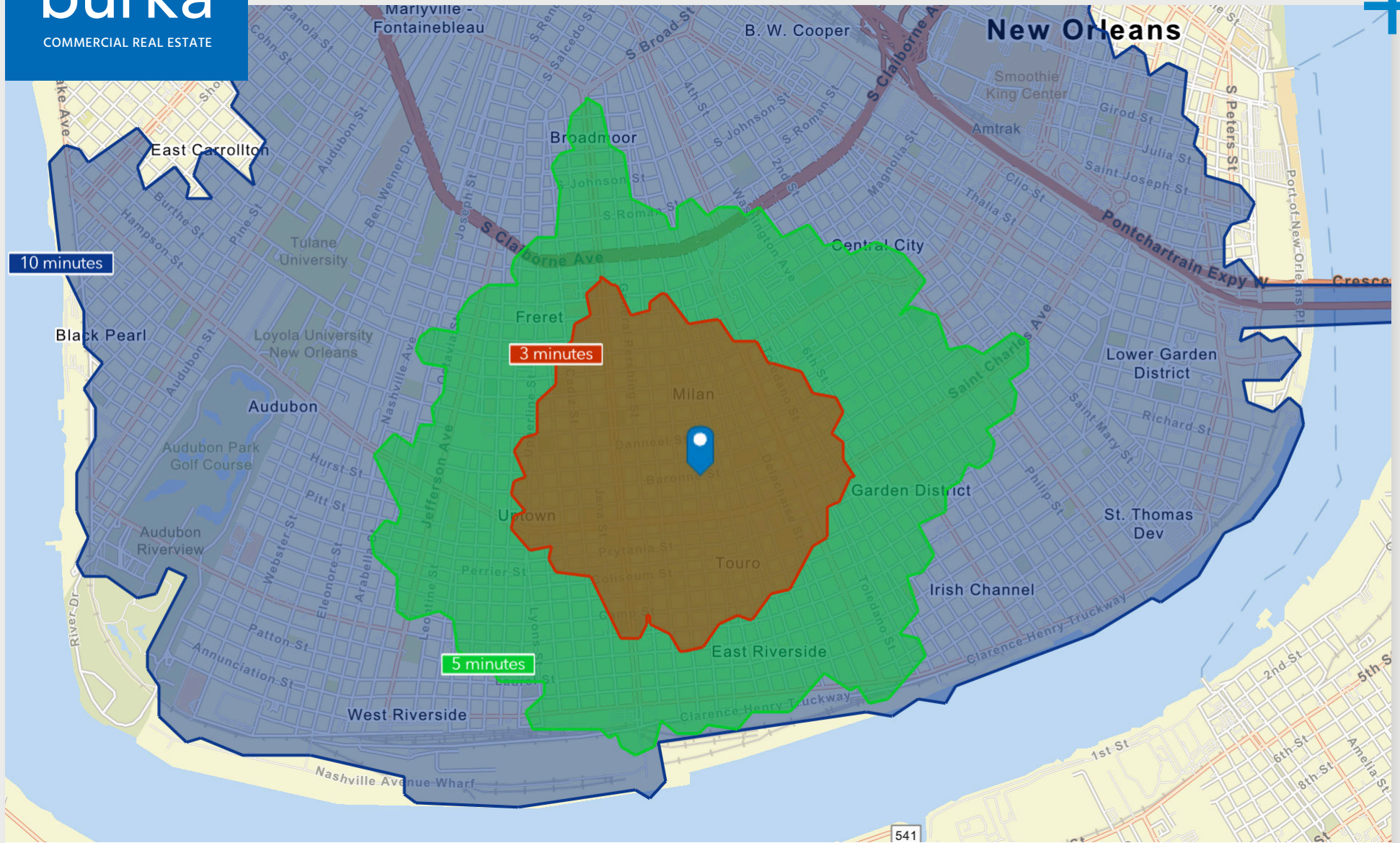
SIZE: ~1,624 SF

TRIPLE NETS: \$5.61/SF/YR (\$768/mo)

DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	10,399	31,180	105,246
AVERAGE HH INCOME	\$136,973	\$132,929	\$118,636





DRIVE TIME MAP



RETAIL MAP



3917 Baronne Street, New Orleans, LA 70115

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

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