



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



FRERET CORRIDOR RETAIL/OFFICE

2506 Jena Street, New Orleans, LA 70115



FRERET CORRIDOR RETAIL/OFFICE

2506 Jena Street, New Orleans, LA 70115

DESCRIPTION

2506 Jena Street offers over 1,300 SF of beautifully built-out retail or office space, now available for sale or lease. Currently occupied by a hair salon on a month-to-month basis, this versatile property sits just off Freret Street in the thriving Jena/Freret commercial corridor.

The space features an open layout with three private rooms, two restrooms, driveway with off-street parking, ADA ramp, spacious backyard, refinished wood floors, and abundant historic charm. Zoned HU-MU, it is suited for retail, office, restaurant, or bar use.

Ideally situated in the heart of the Freret Street commercial district and directly across from a public parking lot, the property is within walking distance of numerous restaurants, retailers, bars, and other popular destinations. It is also just steps from Ochsner Hospital's Baptist campus, making it a prime location for a variety of business ventures.

SALES PRICE: \$460,000

BLDG SIZE: ±1,368 SF

LEASE PRICE: \$3,500/mo + NNN

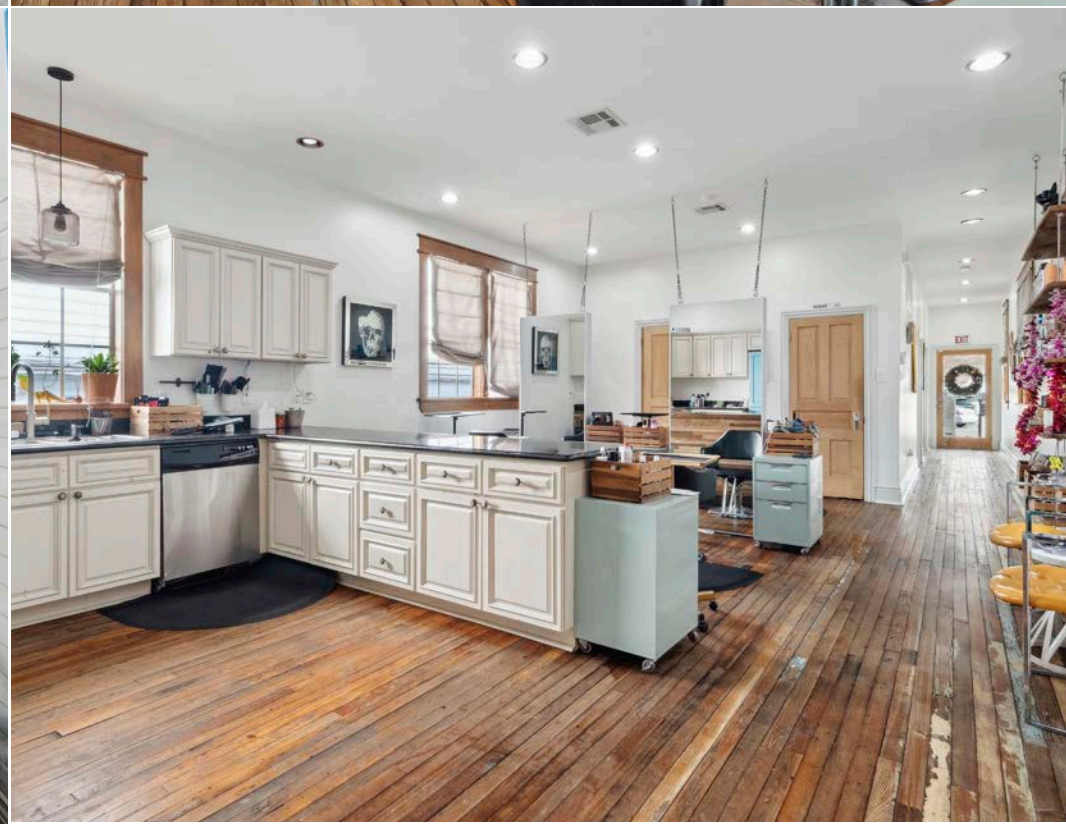
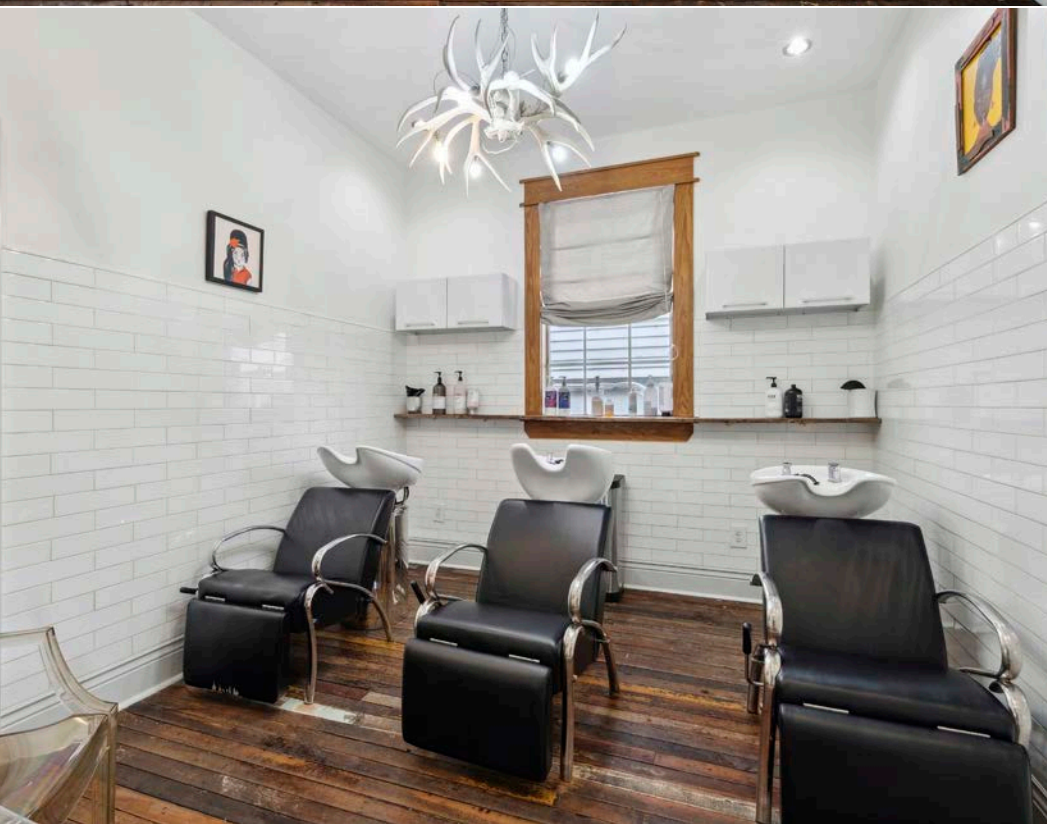
LAND SIZE: 3,600 SF



DEMOGRAPHICS

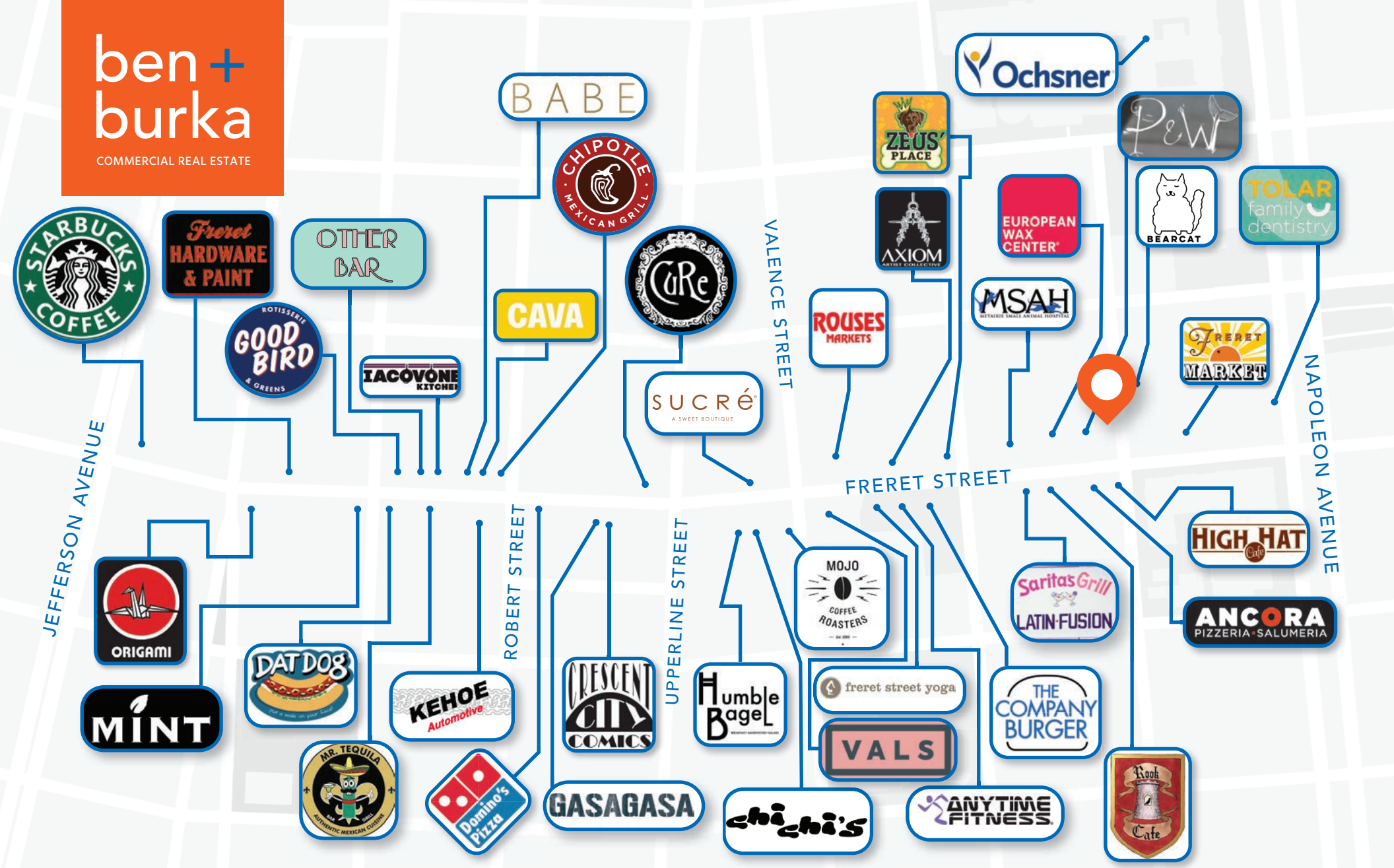
2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	12,983	41,354	124,040
AVERAGE HH INCOME	\$126,620	\$130,602	\$109,181

ben + burka
COMMERCIAL REAL ESTATE



ben + burka

COMMERCIAL REAL ESTATE



RETAIL MAP



2506 Jena Street, New Orleans, LA 70115

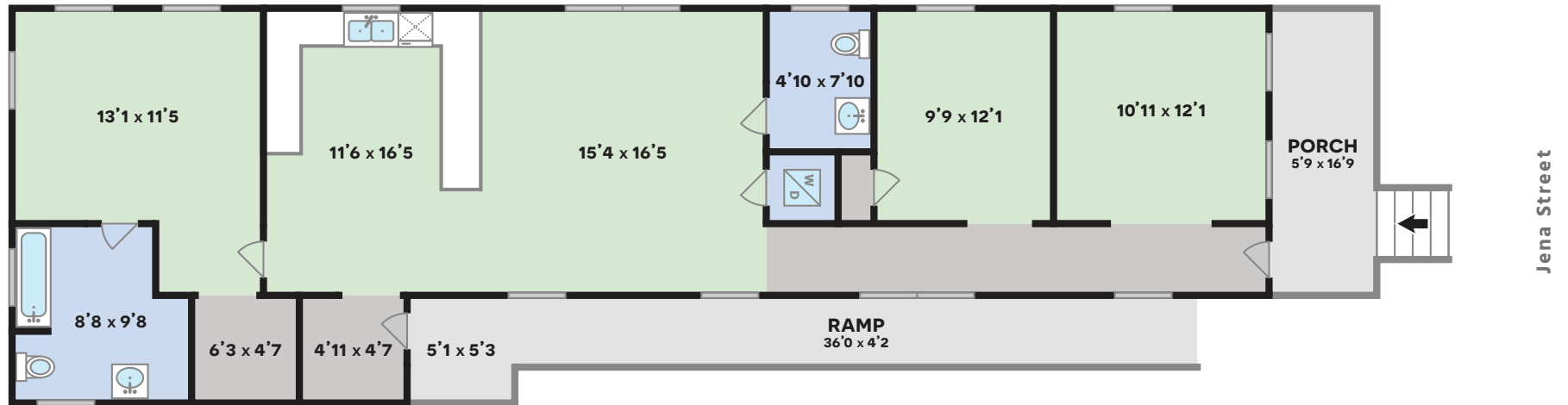


AERIAL VIEW

 2506 Jena Street, New Orleans, LA 70115

2506 JENA STREET

NEW ORLEANS, LA 70115



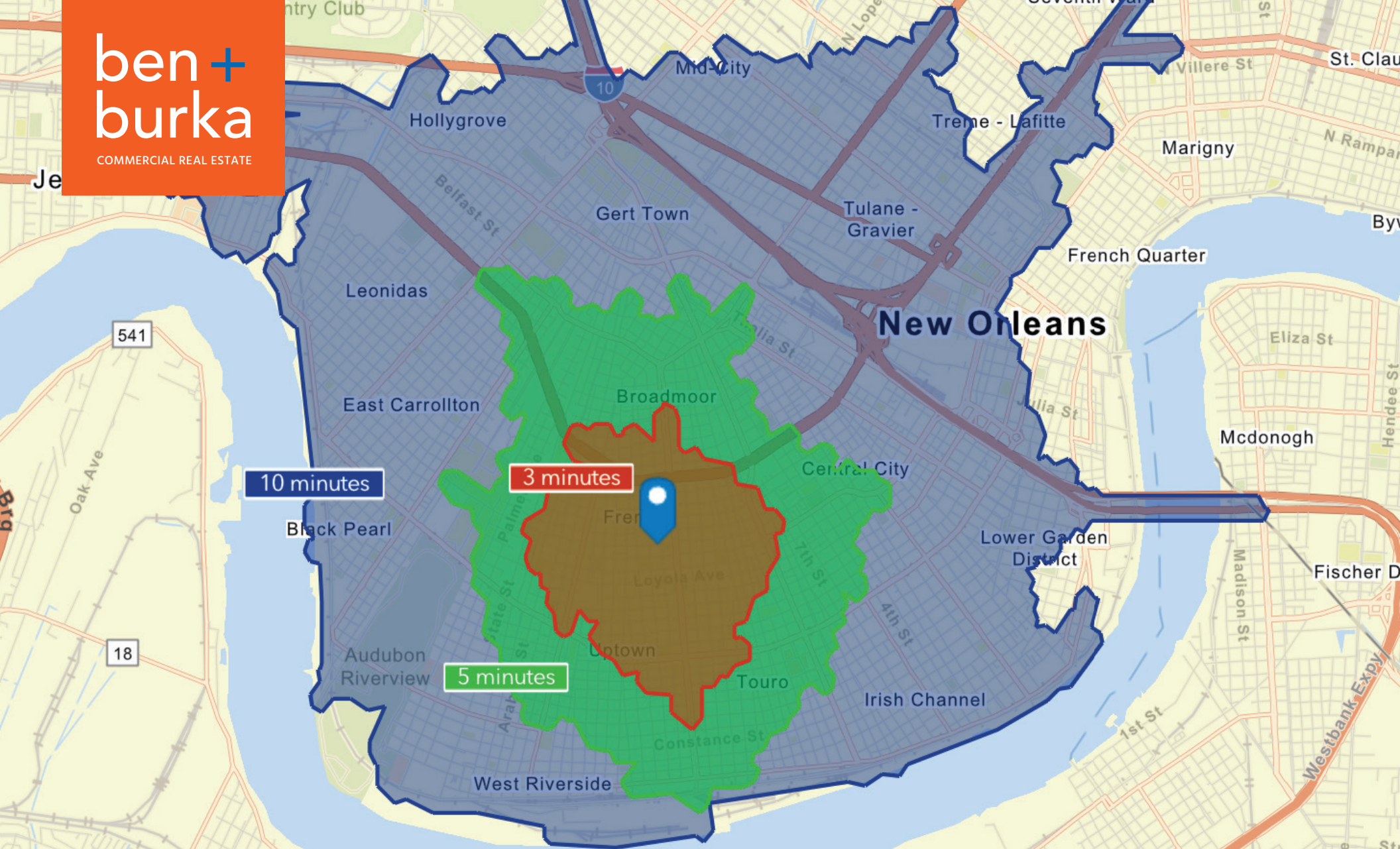
ESTIMATE ONLY

Freret Street (Side)

FLOOR PLAN

ben + burka

COMMERCIAL REAL ESTATE



DRIVE TIME MAP

📍 2506 Jena Street, New Orleans, LA 70115

ben + burka
COMMERCIAL REAL ESTATE



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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

aaron@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.