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COMMERCIAL REAL ESTATE

+ 504.301.1002



FRERET CORRIDOR RETAIL/OFFICE

2506 Jena Street, New Orleans, LA 70115



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DESCRIPTION

2506 Jena Street offers over 1,300 SF of beautifully built-out retail or office space, now available for 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.

RENT: \$3,500/mo + NNN

BLDG SIZE: ±1,368 SF

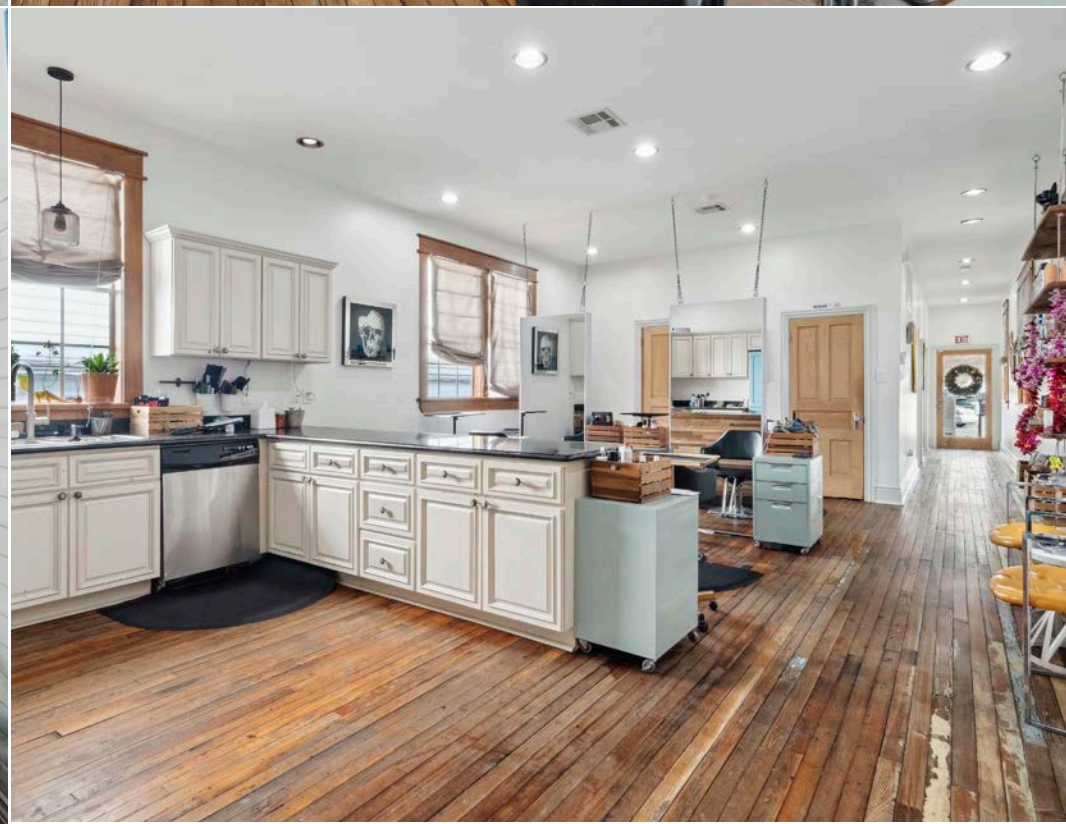
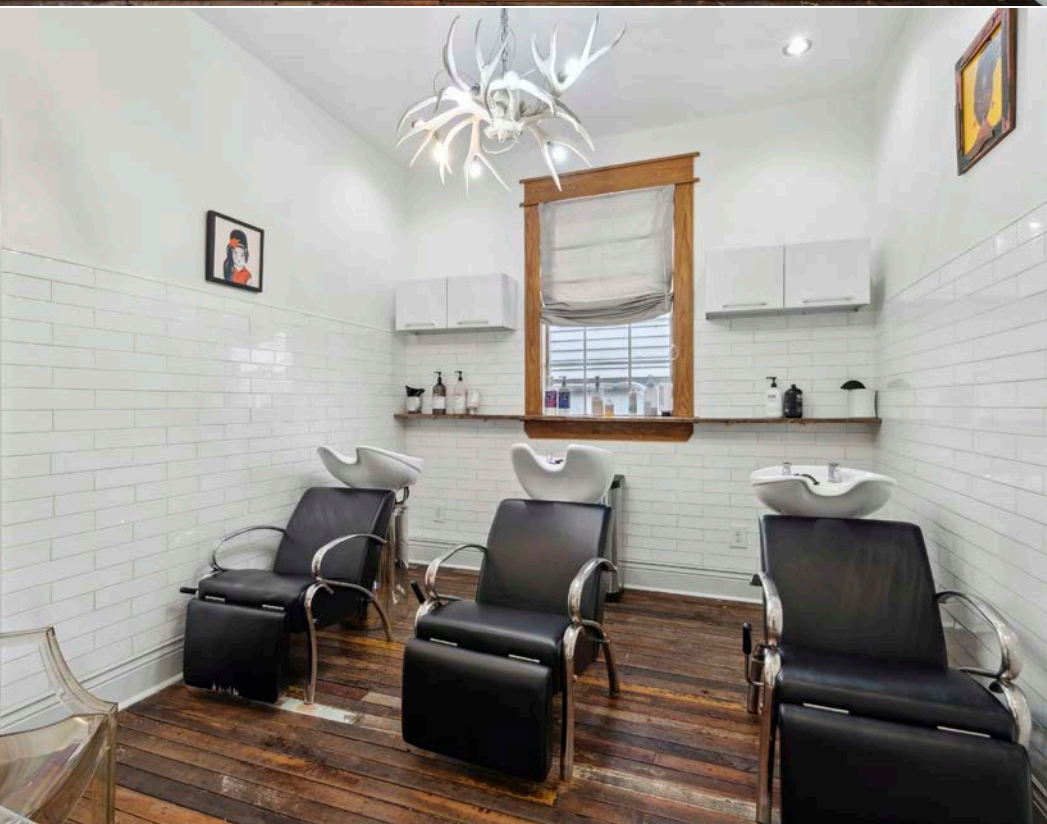
ZONING: HU-MU

LAND SIZE: 3,600 SF

DEMOGRAPHICS

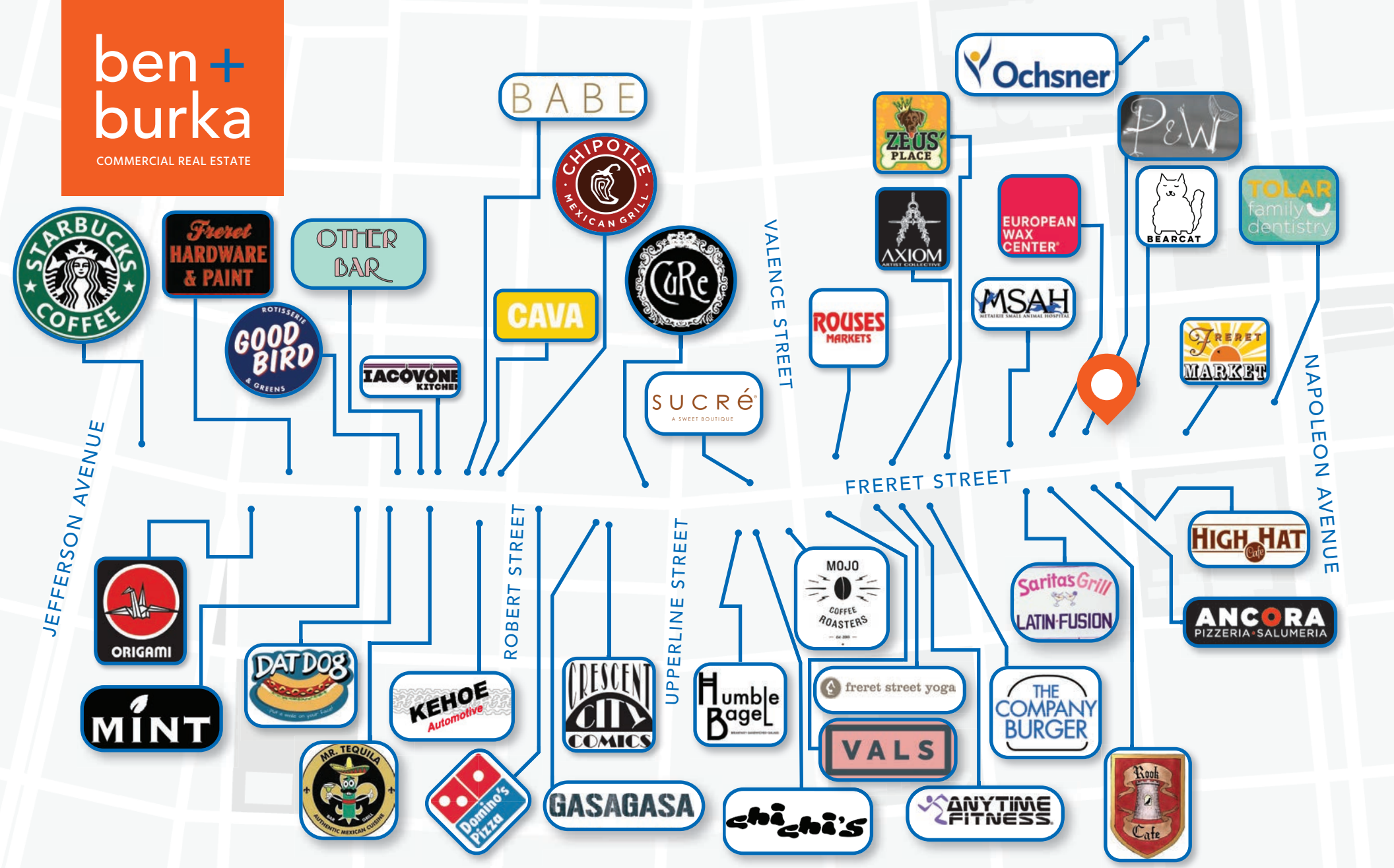
2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	12,983	41,354	124,040
AVERAGE HH INCOME	\$126,620	\$130,602	\$109,181

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RETAIL MAP



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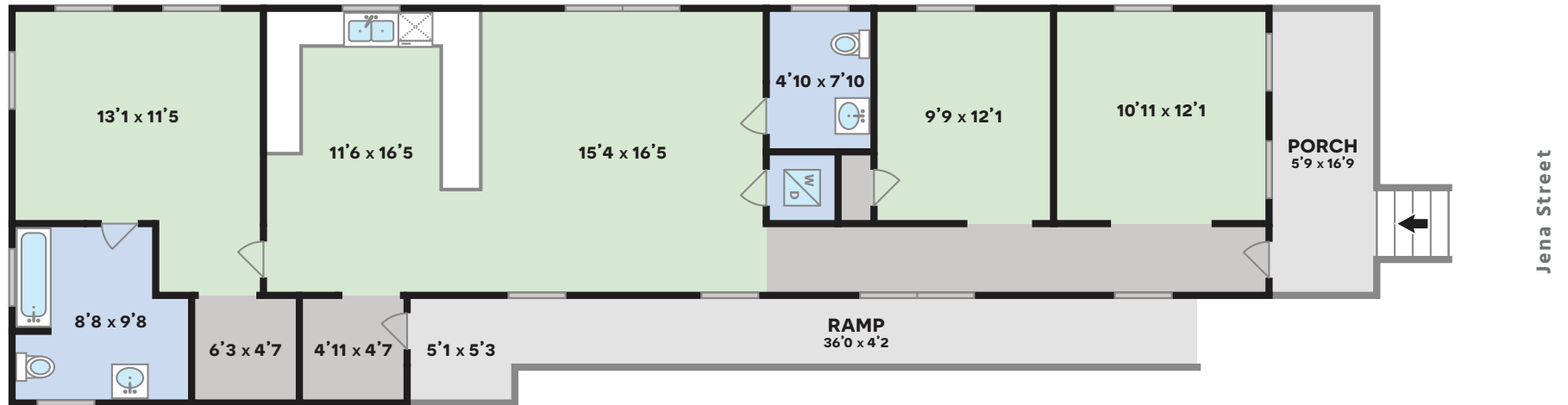


AERIAL VIEW

 2506 Jena Street, New Orleans, LA 70115

2506 JENA STREET

NEW ORLEANS, LA 70115



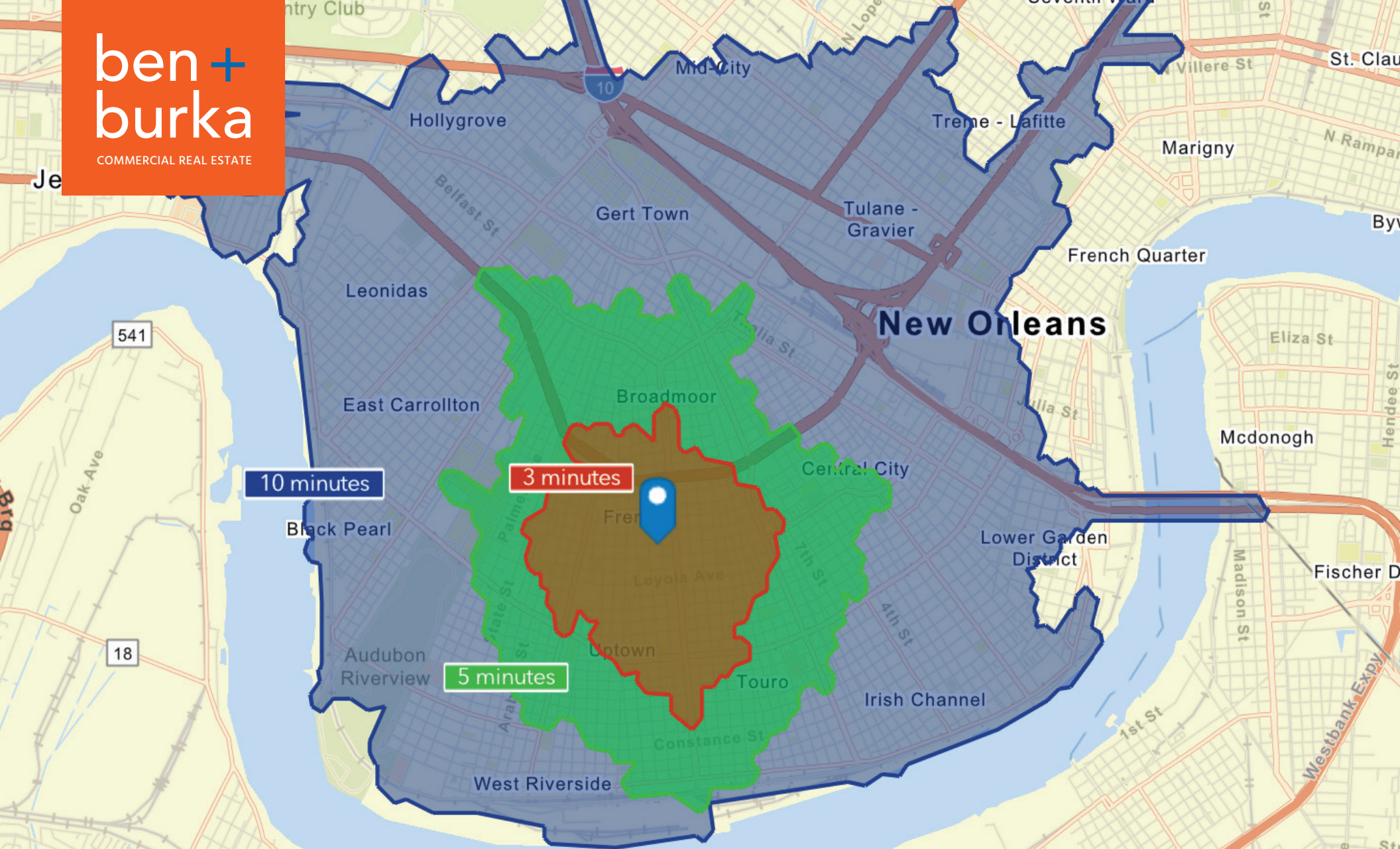
ESTIMATE ONLY

Freret Street (Side)

FLOOR PLAN

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DRIVE TIME MAP

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

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