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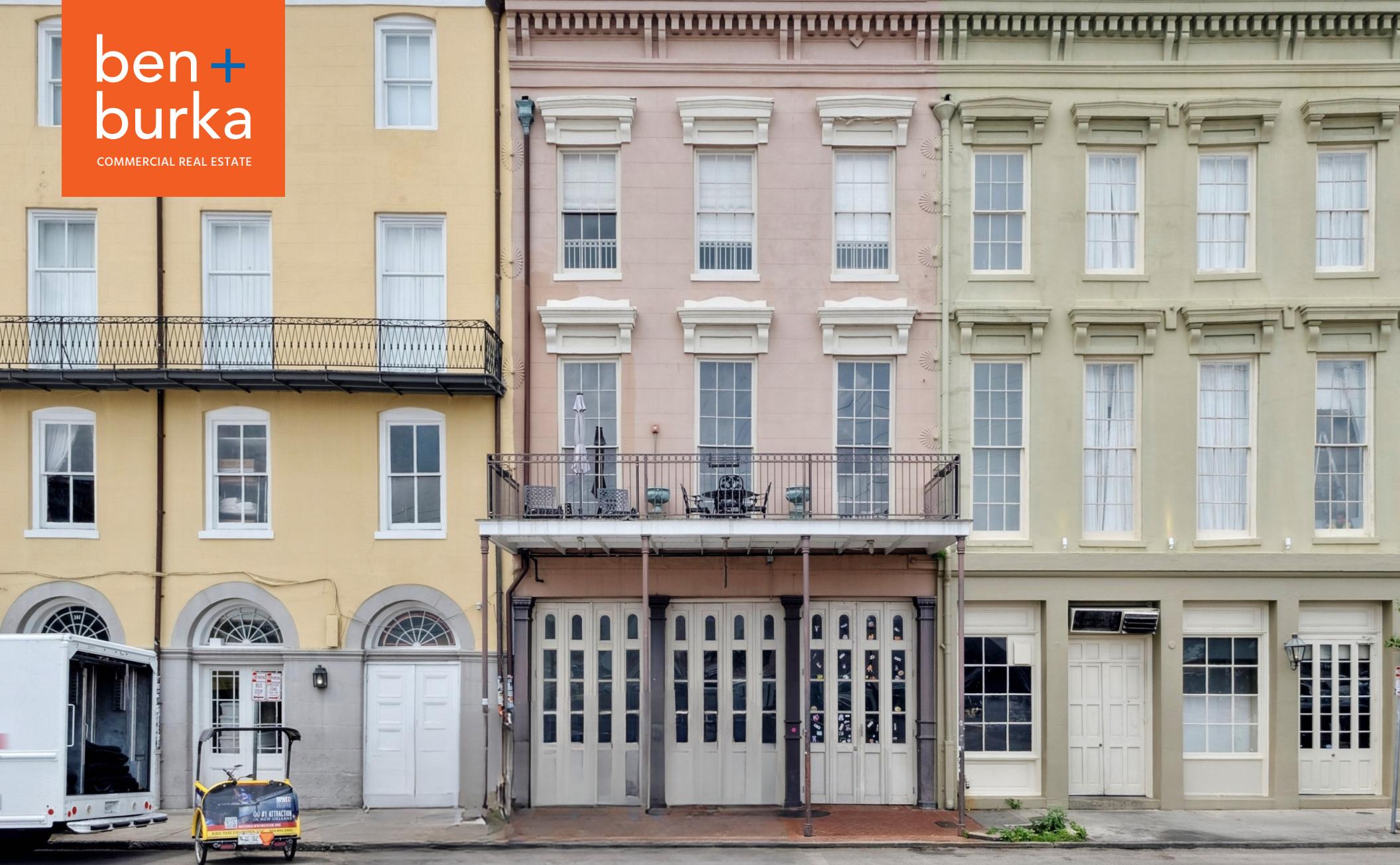
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FRENCH QUARTER RETAIL FOR LEASE

311 N Peters St New Orleans, LA 70130



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DESCRIPTION

311 N Peters St offers 1,777 square feet of airy, open, first-floor retail space in an extremely high-traffic, high-visibility French Quarter location. The space features exposed brick walls, concrete flooring, and dressing rooms, creating a stylish and functional environment for retail, showroom, or office use. Expansive display windows and a wall of operable doors fronting N Peters Street provide excellent street presence, natural light, and flow. This vibrant corridor experiences consistent foot traffic from both tourists and locals and sits directly across from a premium surface parking lot.

The French Quarter sees over 15 million travelers per year. This site is a short distance from celebrated restaurants like Sun Chong, Beachbum Berry's Latitude 29, Mr. Ed's Oyster Bar, and Irene's, as well as major retailers including Urban Outfitters, H&M, Sephora, Vans, and the Shops at Canal Place, the location offers unmatched synergy for retail success in the heart of the French Quarter - New Orleans' most iconic neighborhoods.

BLDG SIZE: ~1,777 SF

ZONING: VCE-1

LEASE RATE: \$5,500/mo **TRIPLE NETS:** ~\$1,250/mo

DEMOGRAPHICS

2024 DEMOGRAPHICS	1 minute	3 minutes	5 minutes
ESTIMATED POPULATION	736	4,485	54,706
AVERAGE HOUSEHOLD INCOME	\$175,023	\$149,433	\$101,960

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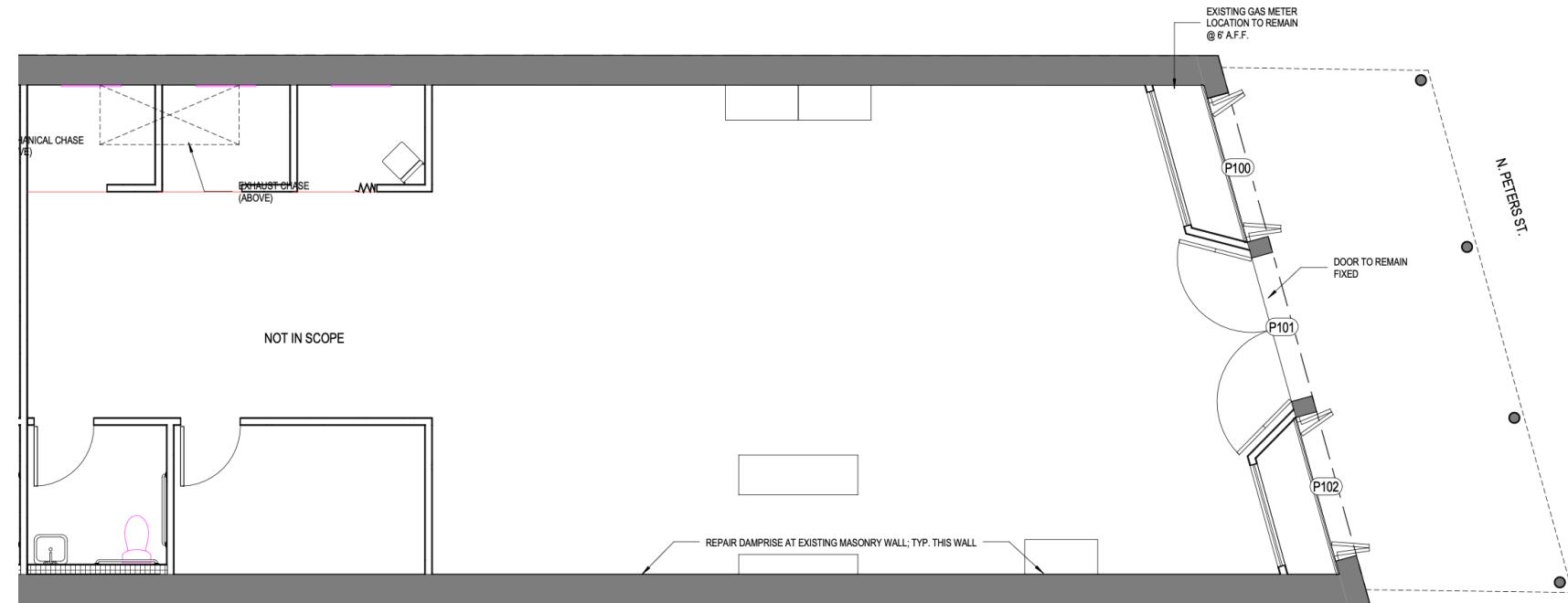
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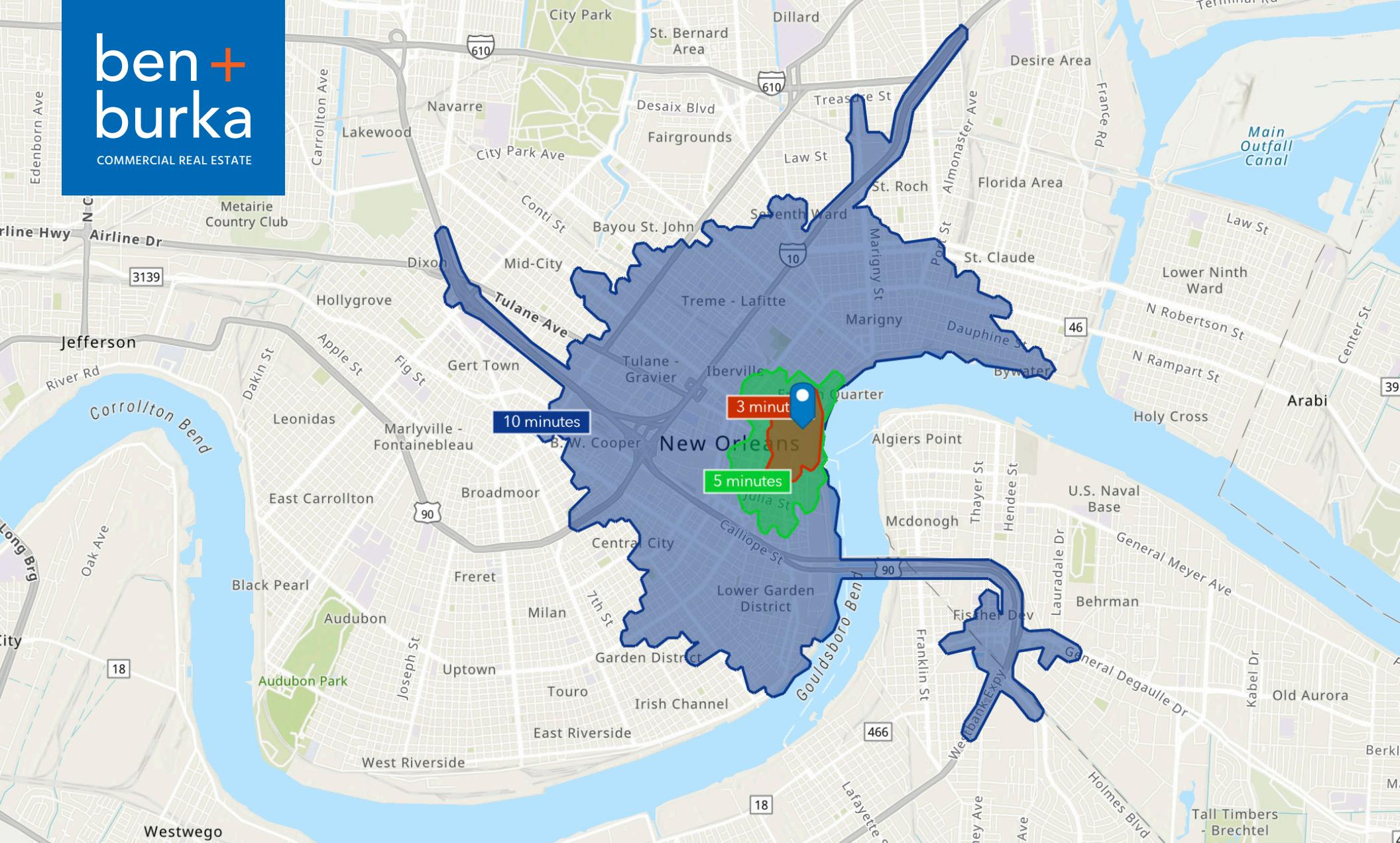
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Approximate -
For Guidance Only



DRIVE TIME MAP



311 N Peters St New Orleans, LA 70130



POINTS OF INTEREST MAP



French Quarter, New Orleans, LA

The background of the entire page is a black and white aerial photograph of the New Orleans cityscape, showing a dense grid of buildings and waterways. A solid orange rectangular overlay covers the upper half of the page, from the top edge down to the midsection.

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

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— LICENSED IN THE STATE OF LOUISIANA —

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