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CBD TURNKEY RESTAURANT

725 Howard Ave, New Orleans, LA 70130



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DESCRIPTION

This restaurant space sits on the corner of Howard Avenue and Carondelet Street within the New Orleans Culinary & Hospitality Institute (NOCHI), a nonprofit dedicated to culinary education and industry advancement. The ±3,000 SF space includes a fully equipped open kitchen, eat-at counter, bar, and seating for 60+. This location is an easy choice for restaurant tenants seeking a vibrant, modern, setting to welcome guests.

Located along the St. Charles Streetcar line and surrounded by popular spots like Keife & Co., Willie Mae's, Mr Wolf Espresso, Bearcat CBD, Main Squeeze Juice Co., and Mammoth Espresso, the property offers strong visibility in a vibrant downtown setting. The building follows a Monday through Friday daytime schedule, with additional hours possible if the tenant covers security costs. Ownership is seeking a tenant with consistent, defined hours of operation.

ZONING: CBD-3

ASKING RENT: \$6,250/month

SIZE: 3,000 sf

LEASE TYPE: Modified Gross

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	3,231	17,484	179,225
AVERAGE HH INCOME	\$136,000	\$115,507	\$105,551

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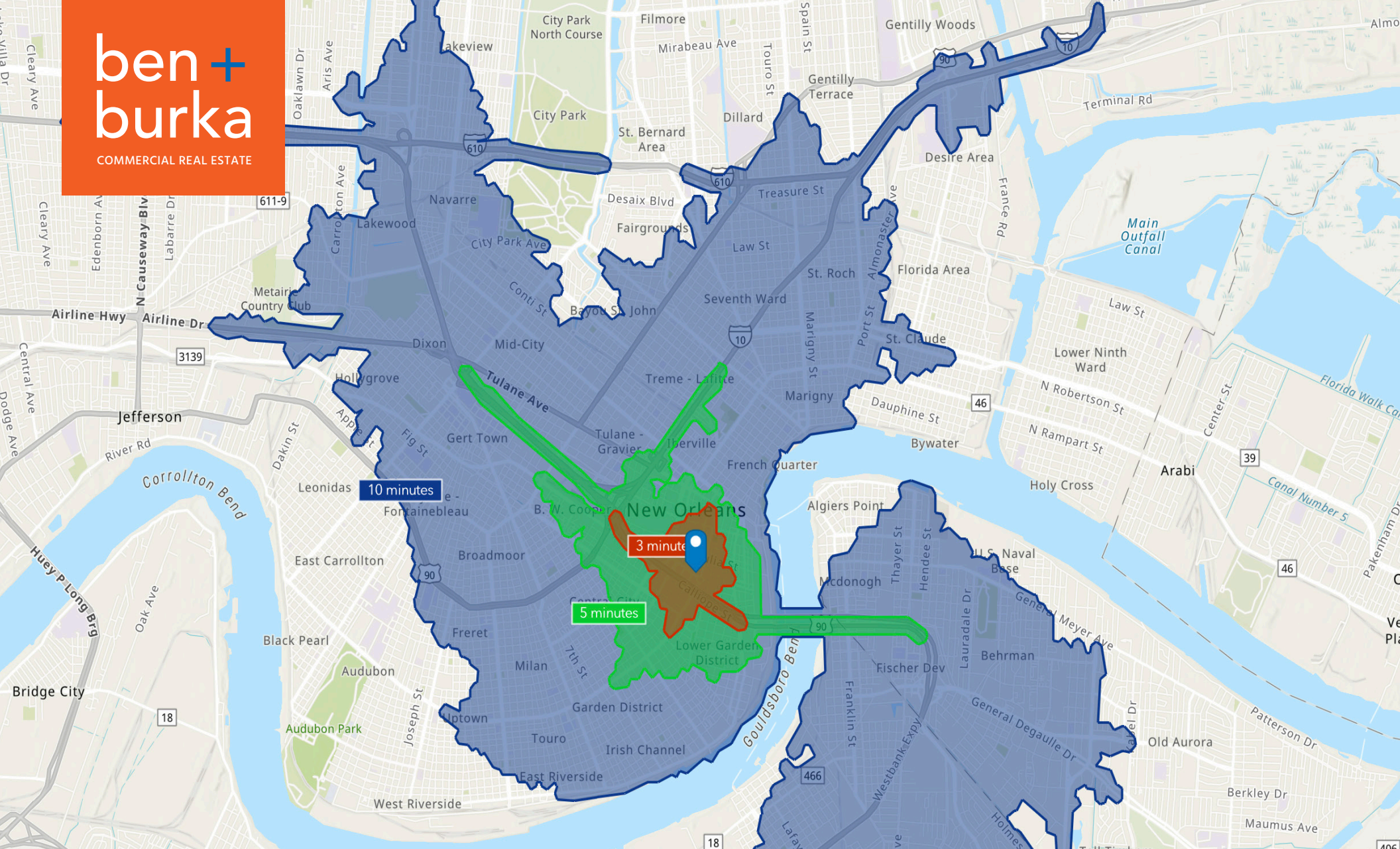
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RETAIL MAP



725 Howard Ave, New Orleans, LA 70130



DRIVE TIME MAP



725 Howard Ave, New Orleans, LA 70130

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

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— LICENSED IN THE STATE OF LOUISIANA —

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