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COMMERCIAL REAL ESTATE

+ 504.301.1002



GENTILLY FORMER WAFFLE HOUSE AVAILABLE

2940 Elysian Fields Avenue, New Orleans, LA 70122



GENTILLY RETAIL/COMMERCIAL FOR SALE OR LEASE

2940 Elysian Fields Avenue, New Orleans, LA 70122

DESCRIPTION

This former Waffle House property offers a rare opportunity to occupy or redevelop a highly visible site along a major commercial corridor in Gentilly. Strategically positioned on Elysian Fields Avenue between I-610 and I-10, the site benefits from exceptional vehicular traffic and accessibility.

The building is currently vacant and delivered in grey-shell condition, offering a flexible layout for a wide range of retail or restaurant uses. Existing infrastructure includes a walk-in freezer and cooler, and the site is improved with 28 off-street parking spaces.

Surrounded by a strong mix of national retailers, fast food concepts, and service-oriented businesses, the property is ideally situated to capitalize on the area's growing consumer demand. This stretch of Elysian Fields is one of Gentilly's most active commercial corridors, providing excellent visibility and consistent traffic counts.

BLDG SIZE: 1,565 sf

LEASE PRICE: \$3,950/mo + NNN

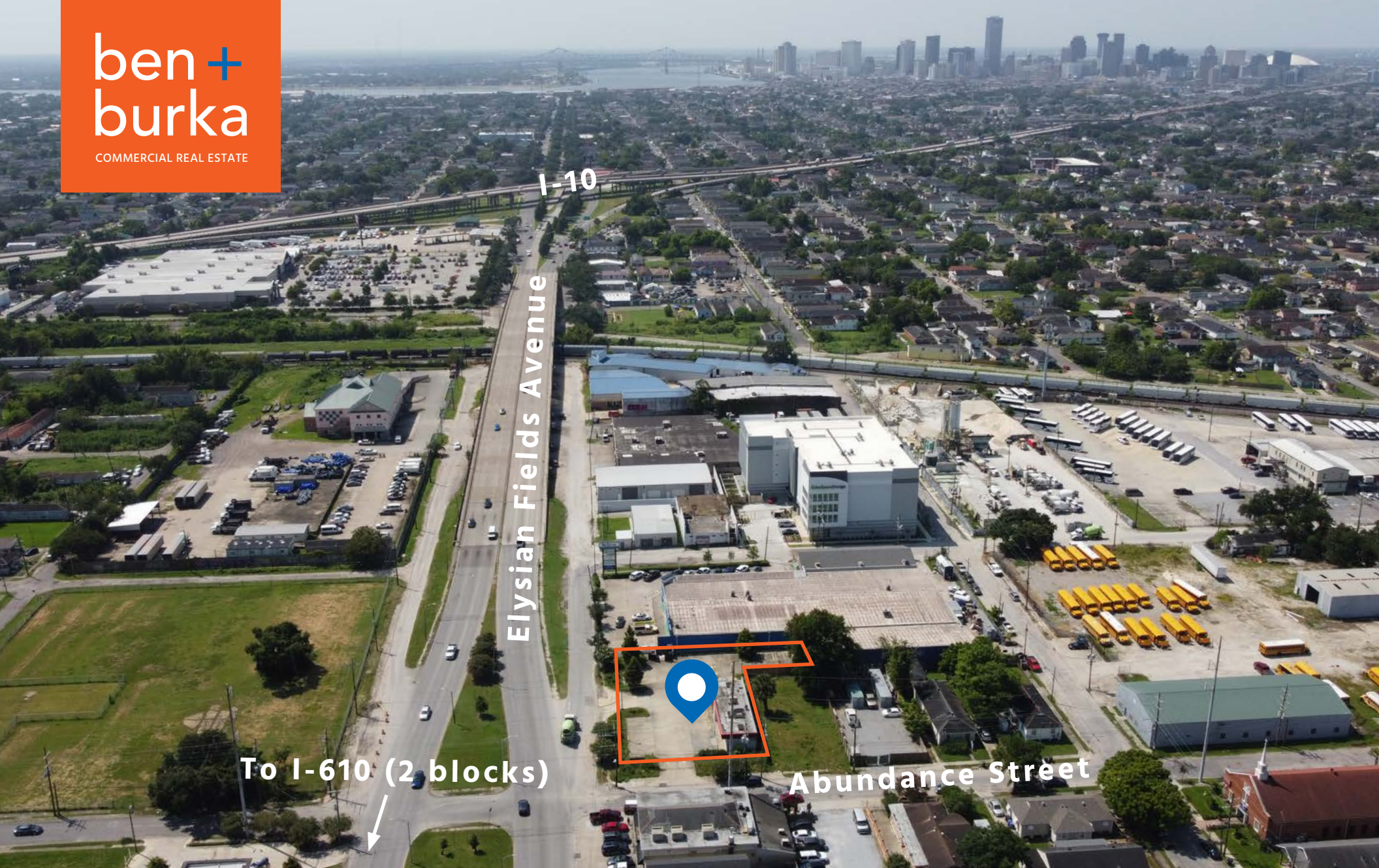
LAND SIZE: 18,916

SALE PRICE: \$550,000.00

DEMOGRAPHICS

2024 DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
POPULATION	29,966	168,465	424,517
AVERAGE HH INCOME	\$61,798	\$85,581	\$96,164





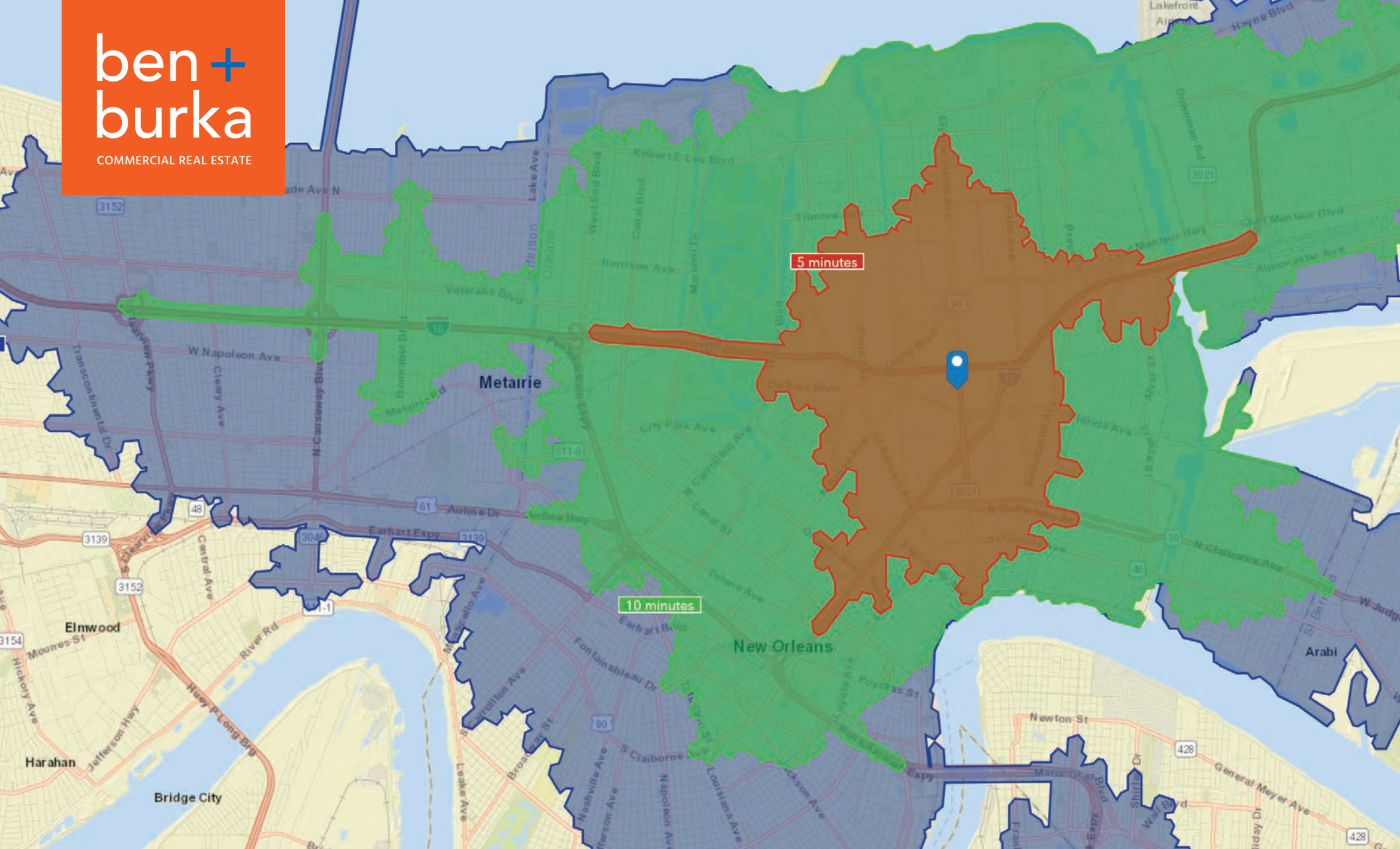
AERIAL VIEW

 2940 Elysian Fields Avenue, New Orleans, LA 70122



AERIAL VIEW

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DRIVE TIME MAP

📍 2940 Elysian Fields Avenue, New Orleans, LA 70122

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

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— LICENSED IN THE STATE OF LOUISIANA —

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