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## MARIGNY RESTAURANT/RETAIL FOR LEASE

2266 St. Claude Avenue, New Orleans, LA 70117



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### DESCRIPTION

Available for lease, 2266 St. Claude Avenue offers a fully built-out, second-generation restaurant space with a commercial kitchen. The ±1,275 SF unit is located in the heart of the Marigny along the St. Claude Avenue corridor and was most recently home to Bao & Noodle. The space features a finished dining area, open kitchen concept, bar seating, small hood vent, grease trap, one restroom, a private office, and generous outdoor space currently utilized for additional seating.

Ideally positioned among a strong mix of neighborhood and destination operators, the property is in close proximity to Arabella Casa di Pasta, Emporium, Robert Fresh Market, Hotel Peter and Paul, Café Istanbul, Marie's Café, and numerous other local and regional favorites, and is just a short walk from the iconic French Quarter.

**TOTAL SIZE:** ±1,275 SF

**LEASE PRICE:** \$3,800/mo + NNN

**LAND SIZE:** 4,096 SF

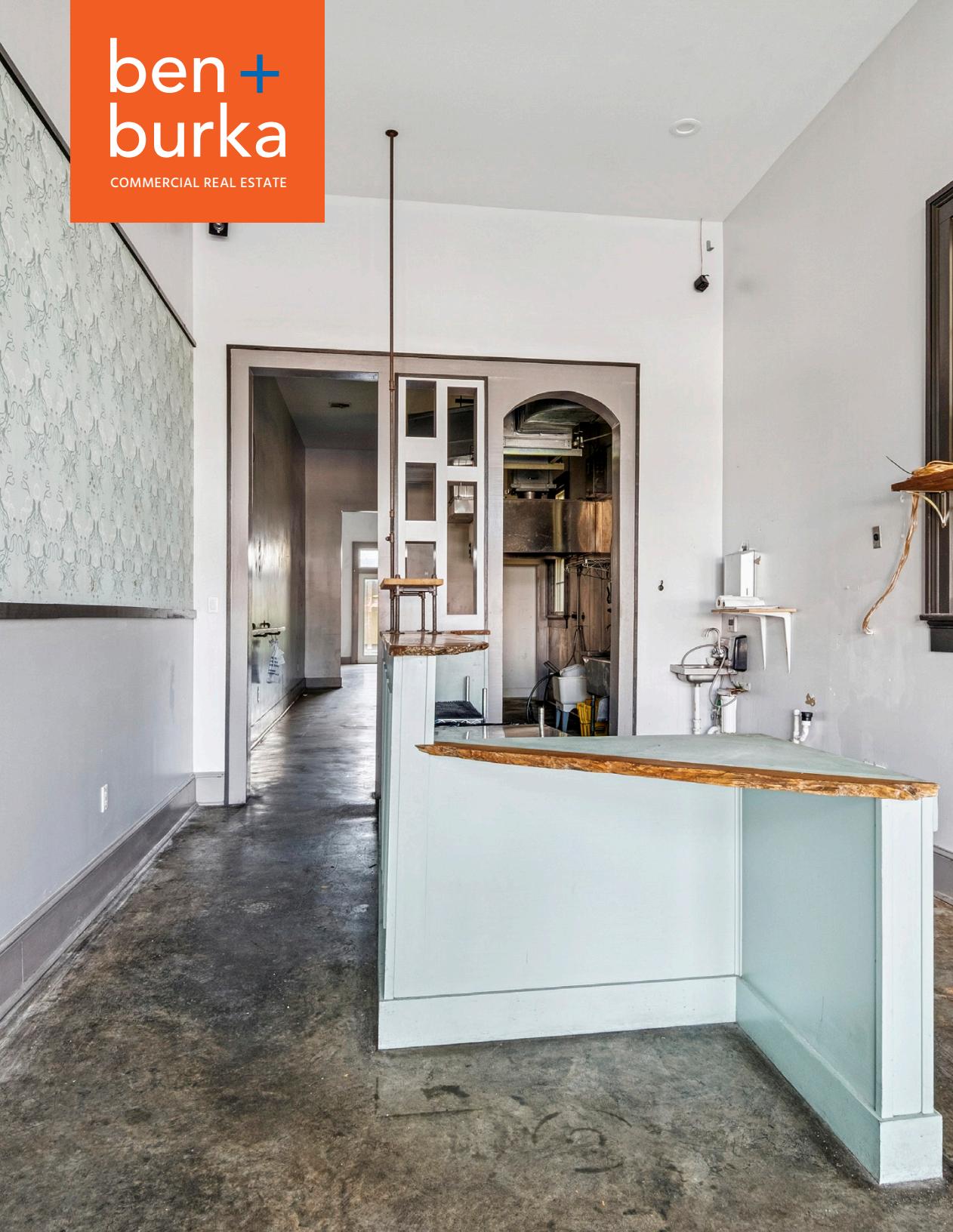
**ZONING:** HMC-2

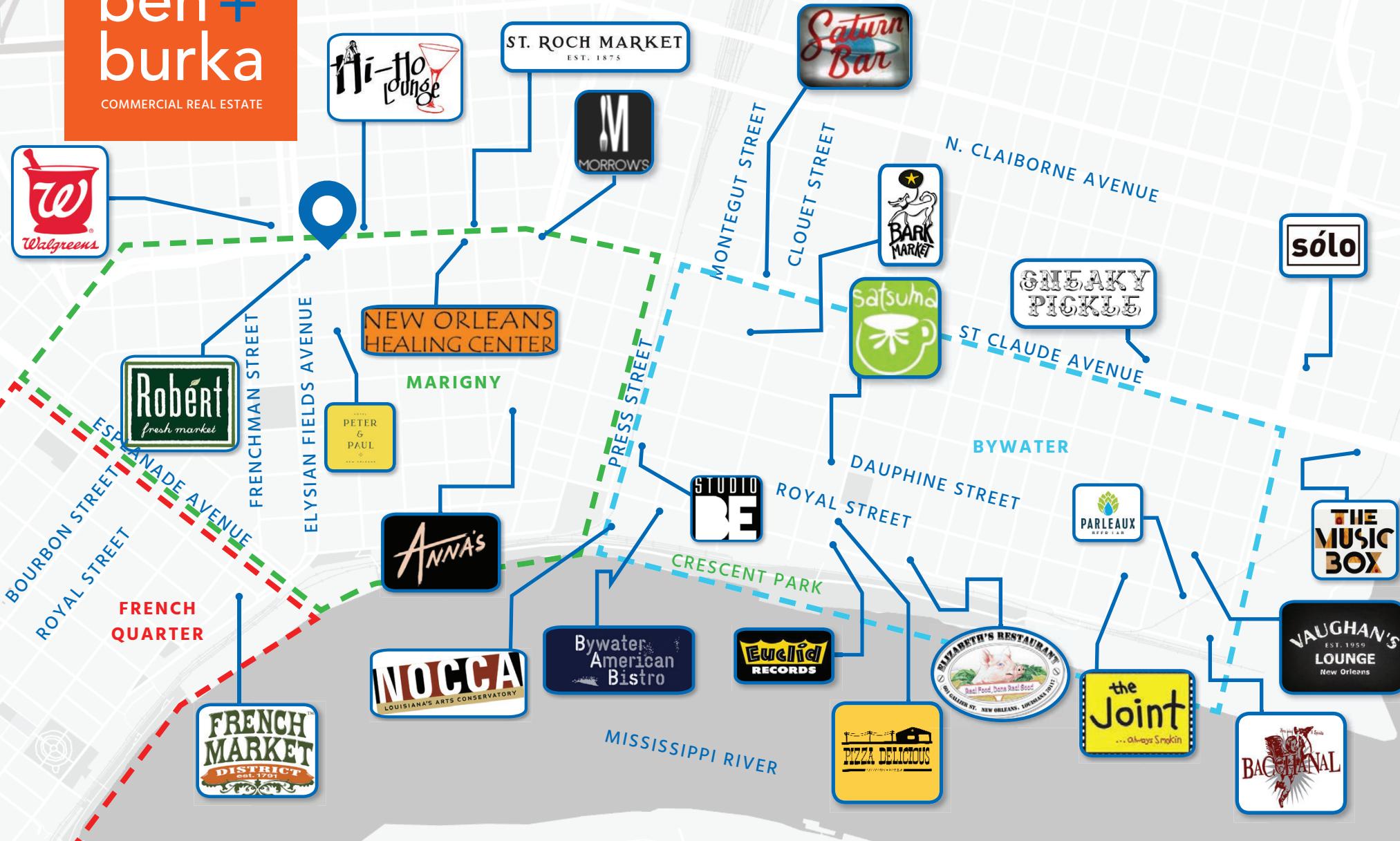
### DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	12,107	32,106	141,682
<b>AVERAGE HH INCOME</b>	\$102,925	\$83,097	\$80,456

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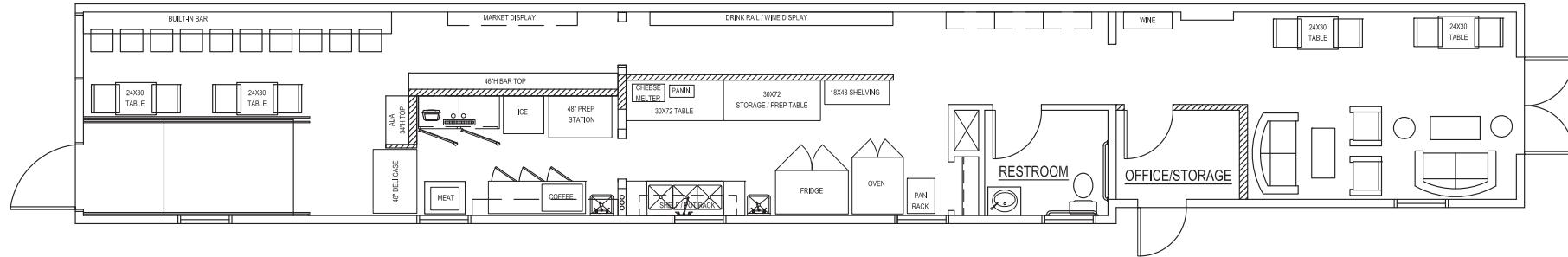


## POINTS OF INTEREST MAP

📍 2266 St. Claude Avenue, New Orleans, LA 70117



St. Claude Ave



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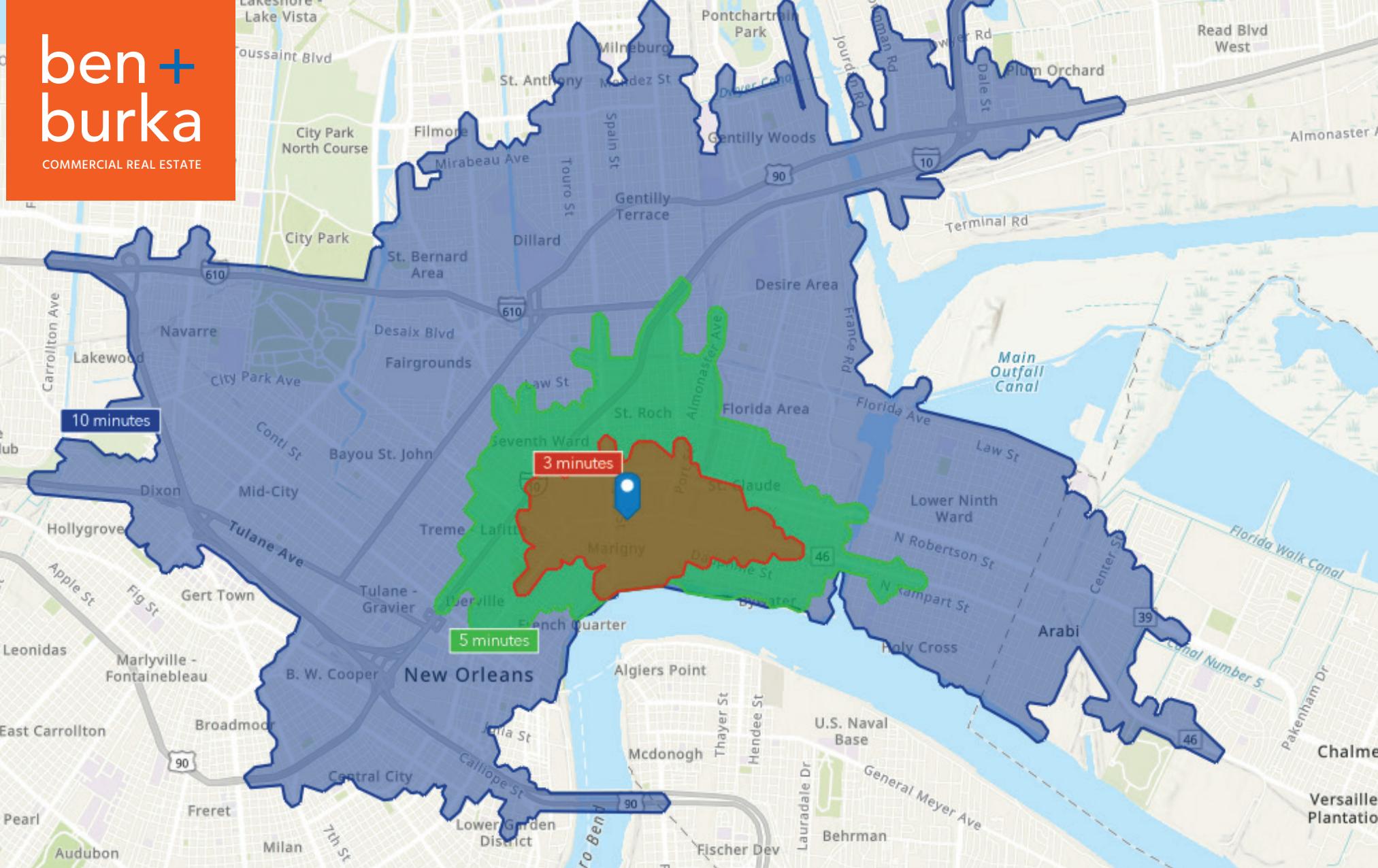
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## AERIAL VIEW

📍 2266 St. Claude Avenue, New Orleans, LA 70117



# DRIVE TIME MAP

 2266 St. Claude Avenue, New Orleans, LA 70117

The background of the entire page is a sepia-toned, high-angle photograph of a city, likely New Orleans, showing a dense grid of buildings and water in the distance. A solid orange rectangular overlay covers the upper half of the page, from the top edge down to the mid-point.

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

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