



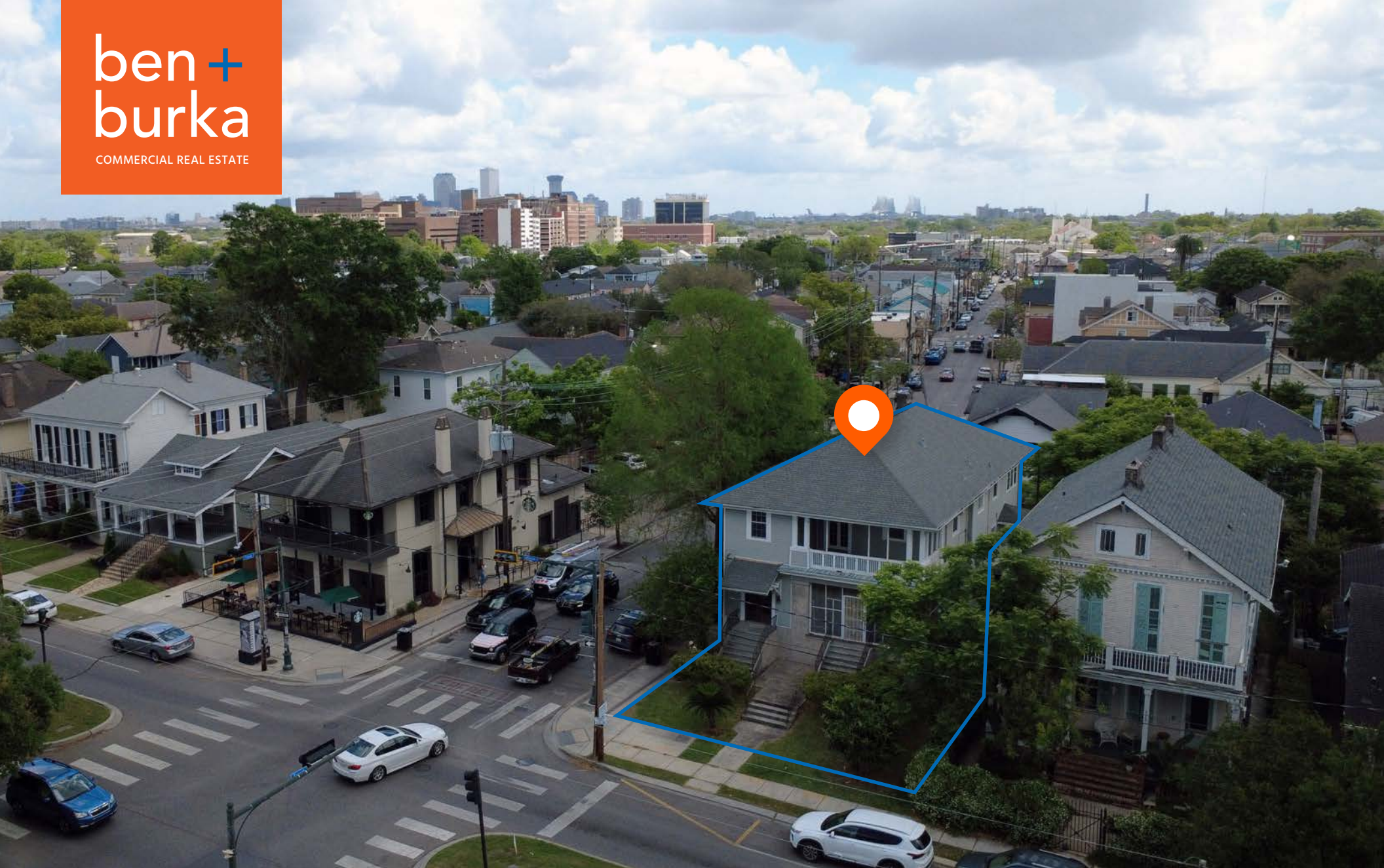
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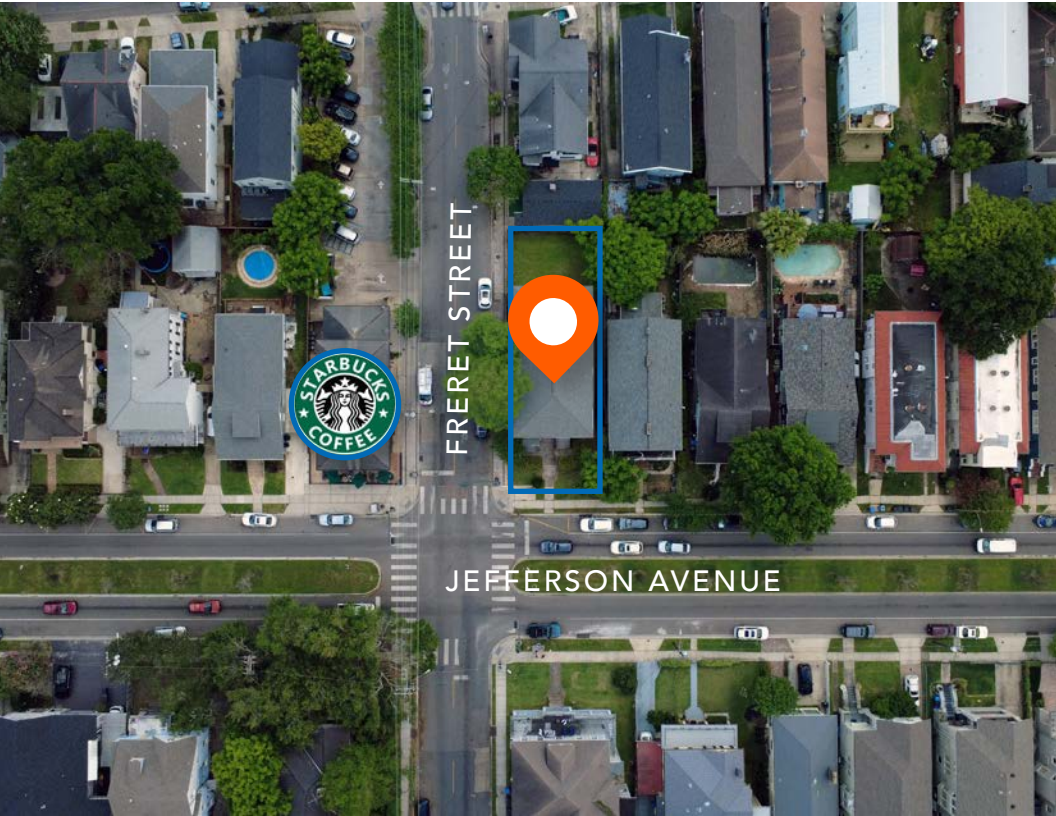
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PRIME FRERET GATEWAY CORNER | AVAILABLE

2237 Jefferson Avenue, New Orleans, LA 70115



PRIME FRERET GATEWAY CORNER GROUND LEASE/SALE

2237 Jefferson Avenue, New Orleans, LA 70115

DESCRIPTION

Located at the gateway to Freret Street and among the closest commercially zoned properties to Tulane University, 2237 Jefferson Avenue presents a premier hard-corner opportunity at Freret Street and Jefferson Avenue. The **±5,400 SF** site is available for ground lease, build-to-suit, or purchase, offering flexibility for a wide range of users seeking a high-visibility Uptown location.

The property is improved with a three-story structure featuring a ground floor (low ceiling) former residential space and two upper floors configured as three-bedroom apartments. **Zoned HU-MU, the site allows for retail, restaurant, office, medical, financial services, personal services, veterinary, and more, with up to three stories permitted.**

With approximately **120 feet of frontage on Freret Street** and 45 feet along Jefferson Avenue, the property sits on a signalized corner directly across from Starbucks and near Chipotle, CAVA, Cure, Good Bird, and numerous other restaurants and retailers—positioning it at the forefront of Uptown New Orleans' most active commercial corridors.

PRICE: Inquire Within

BLDG SIZE: ±6,000 SF

ZONING: HU-MU

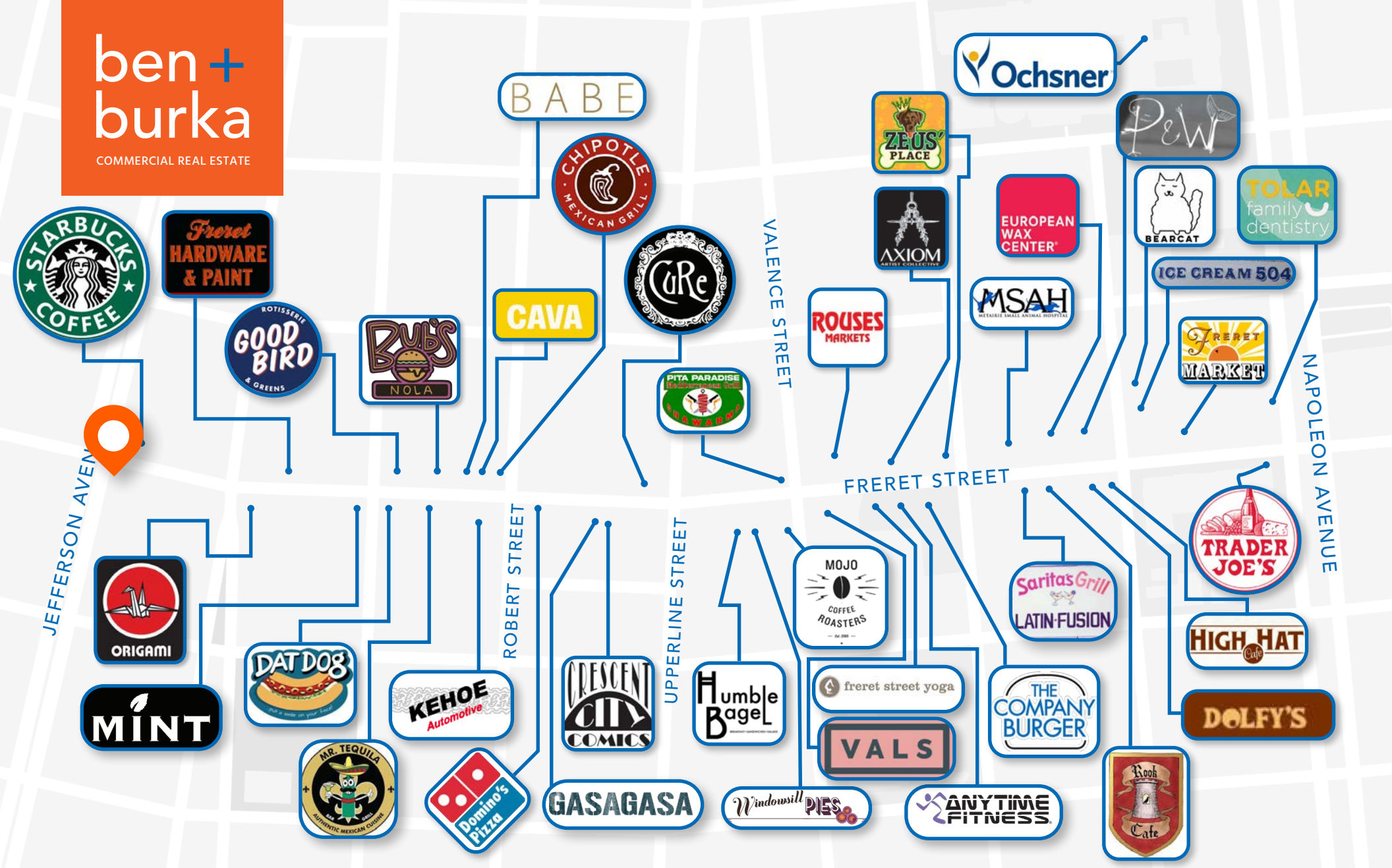
LAND SIZE: 5,400 SF

DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	11,981	42,766	123,603
AVERAGE HH INCOME	\$161,154	\$150,789	\$118,042

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RETAIL MAP



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Jefferson Ave

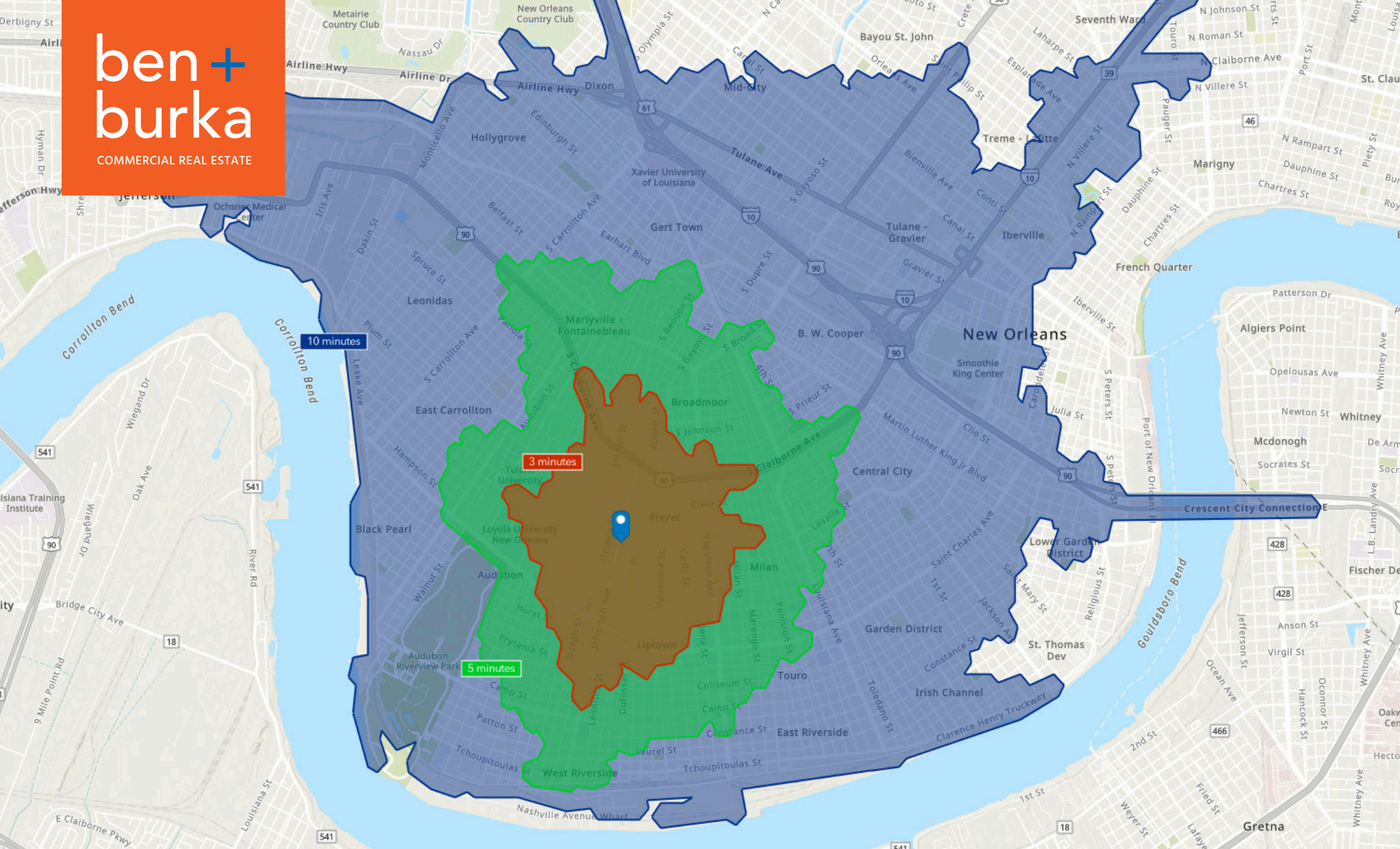


Freret Street



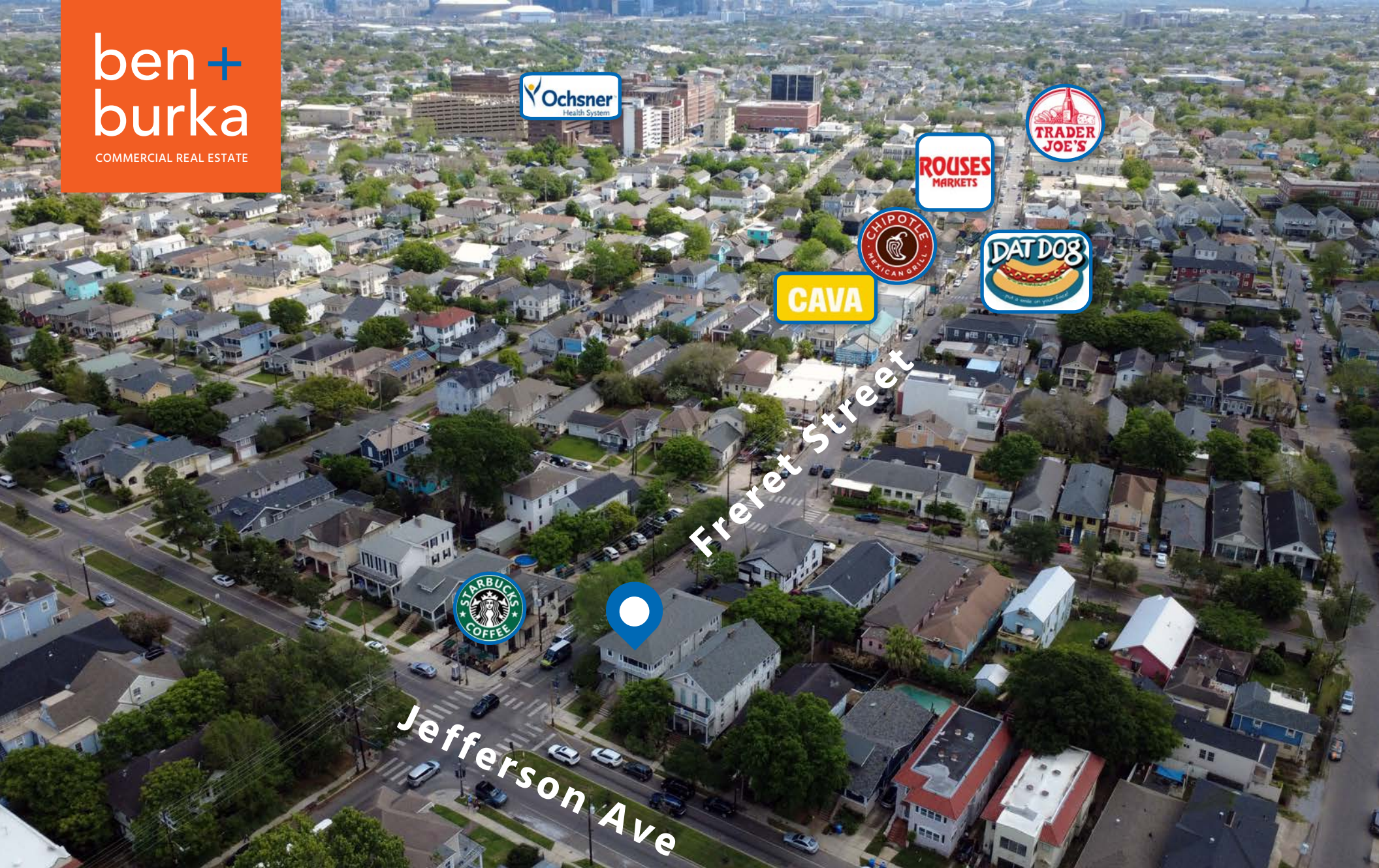
AERIAL VIEW

 2237 Jefferson Avenue, New Orleans, LA 70115



DRIVE TIME MAP

📍 2237 Jefferson Avenue, New Orleans, LA 70115



AERIAL VIEW

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

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— LICENSED IN THE STATE OF LOUISIANA —

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