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COMMERCIAL REAL ESTATE

+ 504.301.1002



CBD RETAIL/COMMERCIAL FOR LEASE

401 Baronne Street, New Orleans, LA 70112



CBD RETAIL/COMMERCIAL FOR LEASE

401 Baronne Street, New Orleans, LA 70112

DESCRIPTION

Available for lease, 401 Baronne Street presents a highly visible ground floor opportunity at the corner of Baronne and Perdido Streets, well suited for retail, café, restaurant, or office use. The space features a partial café buildout, full storefront windows providing strong natural light and visibility, dedicated back-of-house prep/office/storage areas, and rear alley access for loading and deliveries.

Positioned in the heart of the CBD, the property benefits from steady foot traffic and immediate proximity to major hotels, restaurants, and New Orleans attractions, making it an ideal location for a customer-facing concept seeking strong visibility and accessibility.

RENT: \$3,600/mo

SIZE: 1,942 SF

LEASE TYPE: NNN

ZONING: CBD-1

DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	2,501	12,266	132,784
AVERAGE HH INCOME	\$133,640	\$96,635	\$94,305

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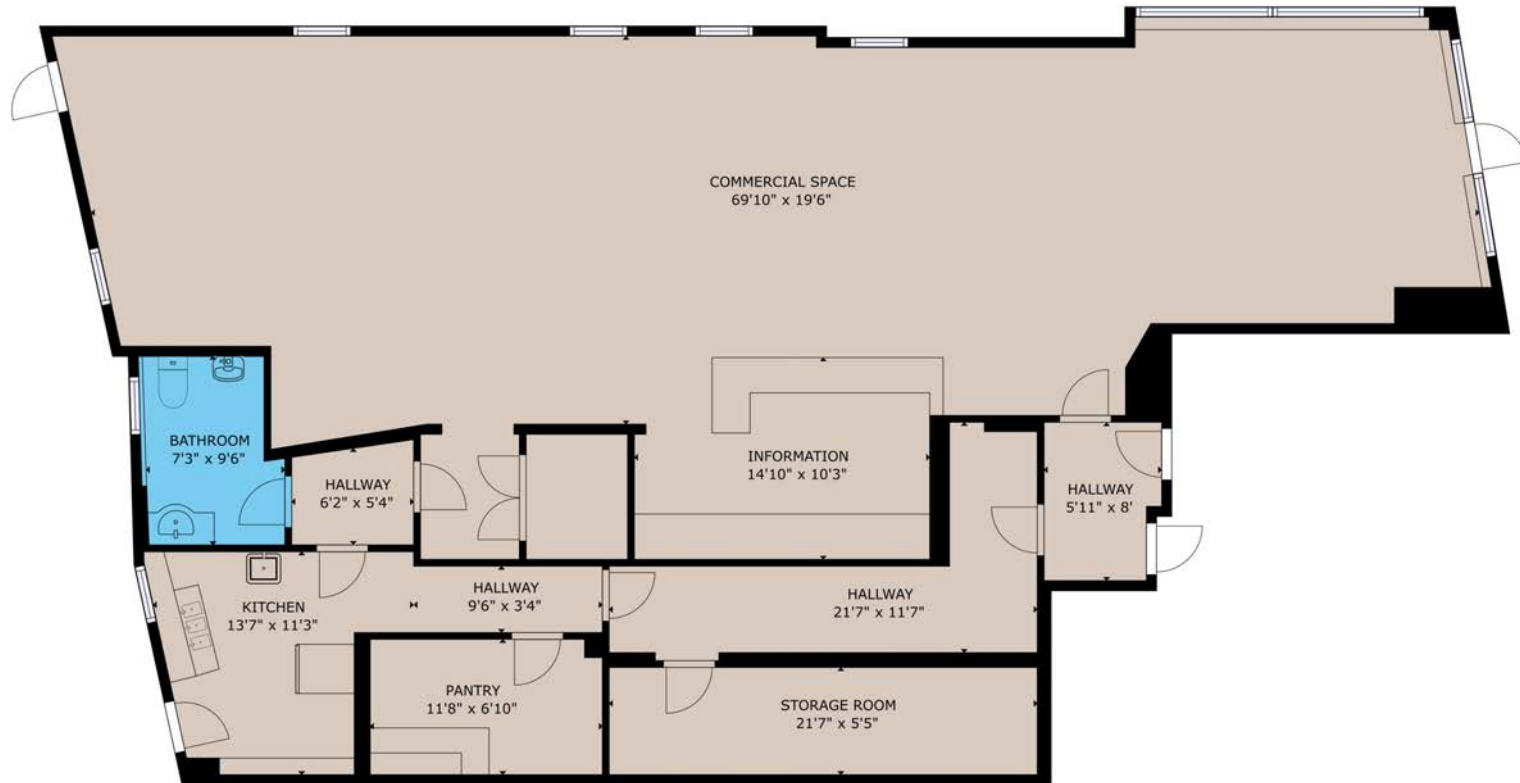
RETAIL MAP



401 Baronne Street, New Orleans, LA 70112

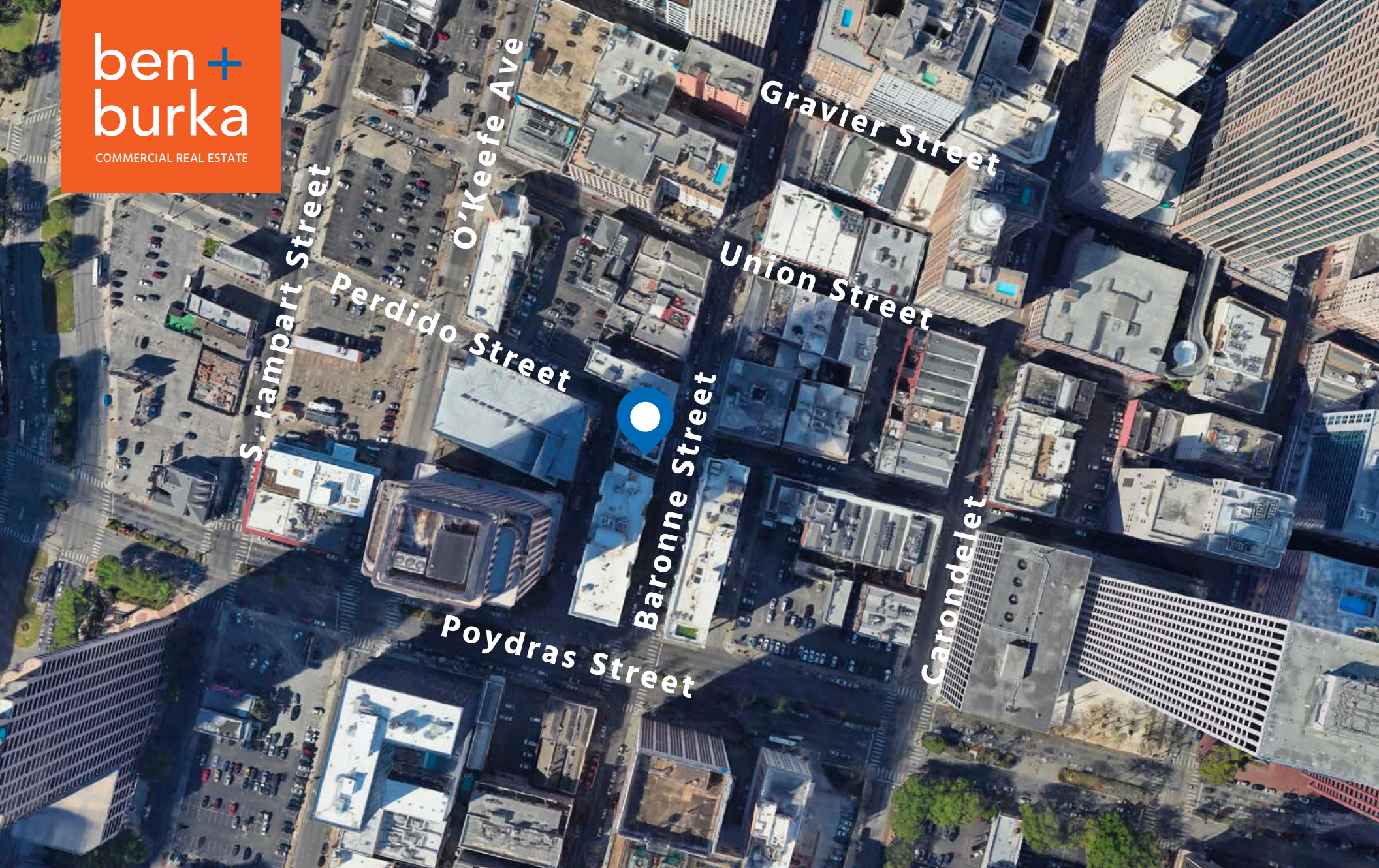
PERDIDO STREET

BARONNE STREET



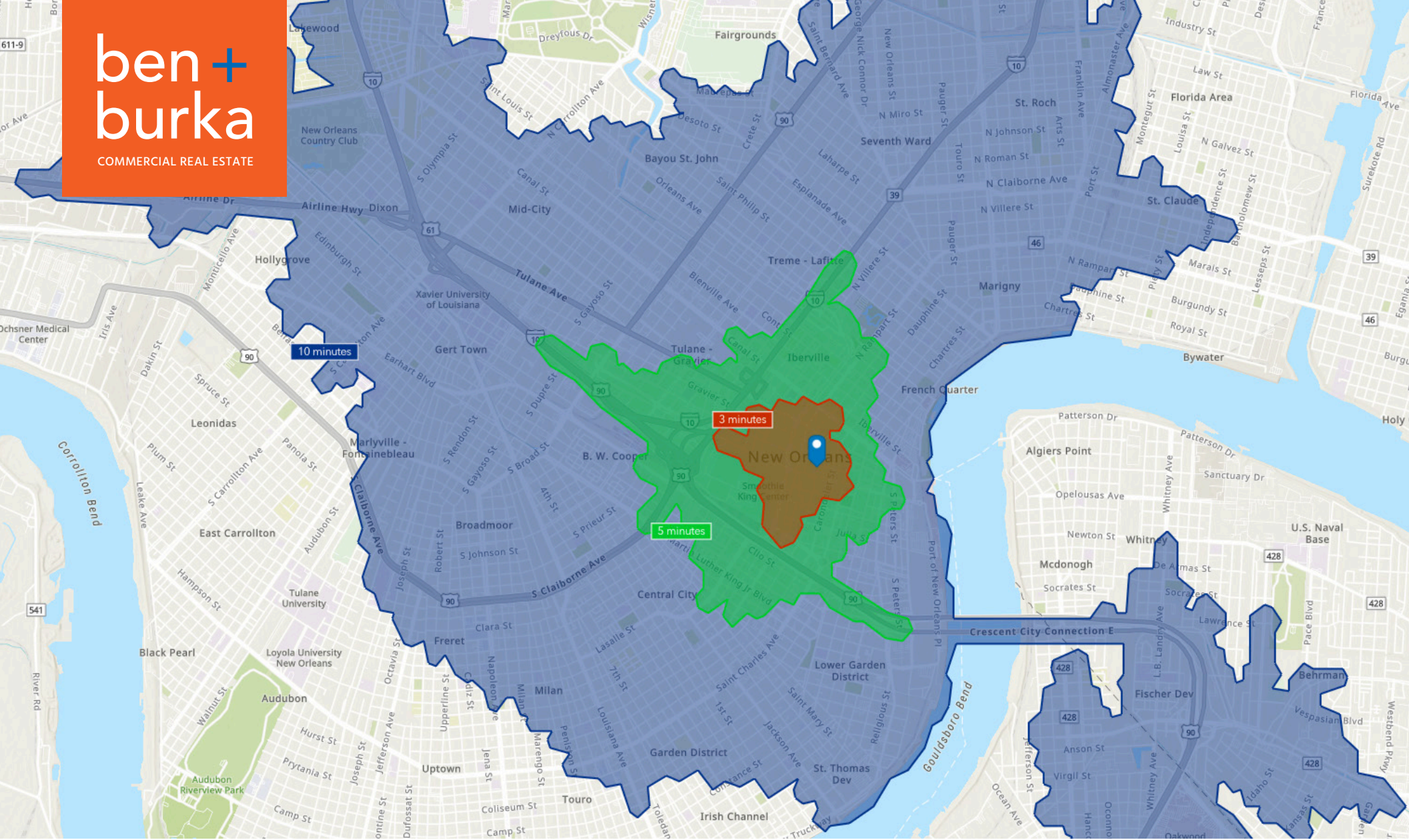
POYDRAS STREET (SIDE)

FLOOR PLAN



AERIAL VIEW

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DRIVE TIME MAP

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

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