

ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002

ben + burka
COMMERCIAL REAL ESTATE



MARIGNY RETAIL FOR LEASE

2268 St. Claude Avenue, New Orleans, LA 70117

ben + burka
COMMERCIAL REAL ESTATE





MARIGNY RETAIL FOR LEASE

2268 St. Claude Avenue, New Orleans, LA 70117

DESCRIPTION

Available for lease, 2268 St. Claude Avenue offers a fully built-out, second-generation retail space. Featuring high ceilings, rear store room, office, and functional countertop space, shelving and storage, the space is turn key for any retail use. Formerly occupied by a smoke shop, the property is ready for immediate occupancy.

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: 1,215 SF

LEASE PRICE: $3,000/mo + NNN

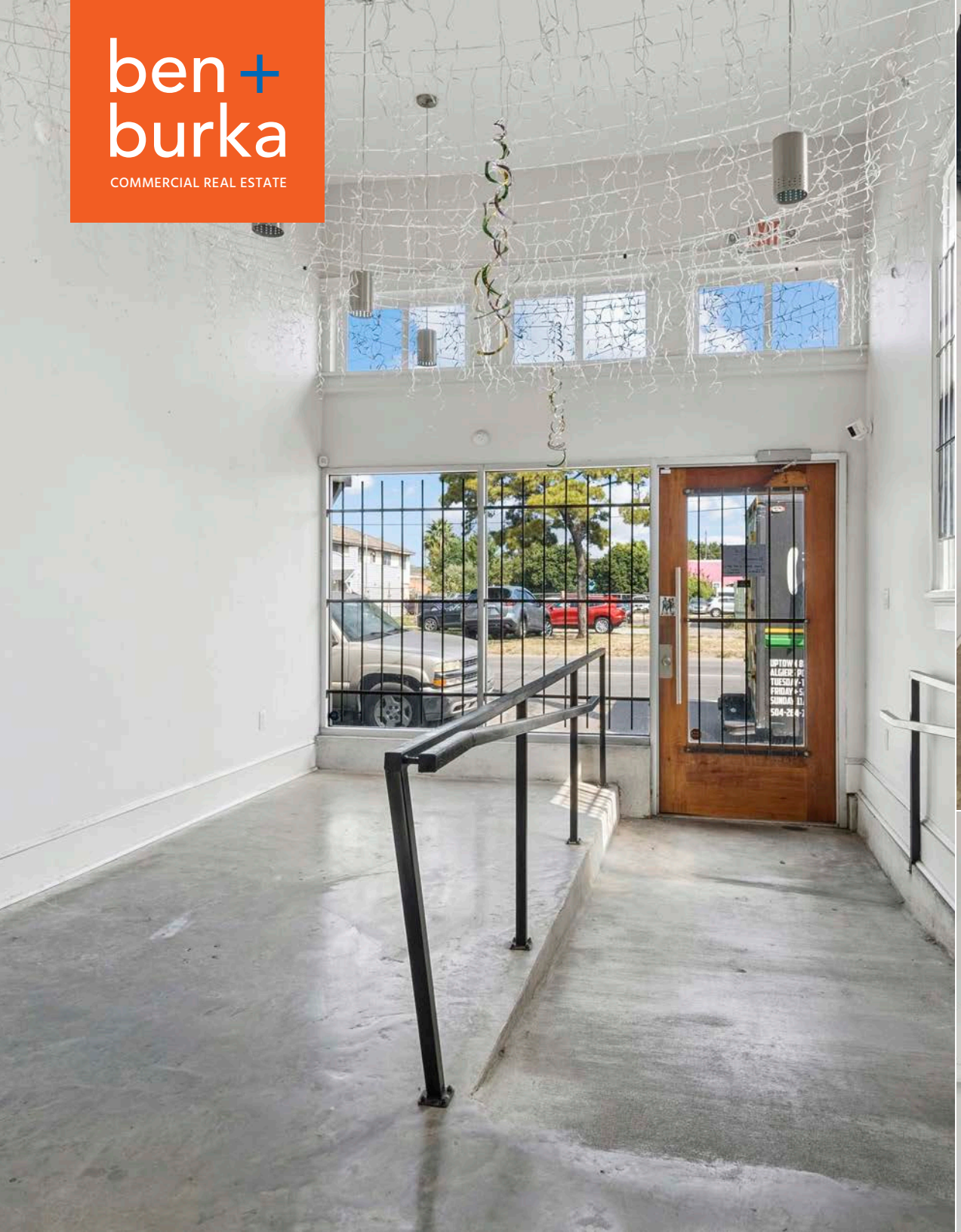
LAND SIZE: 4,096 SF

ZONING: HMC-2

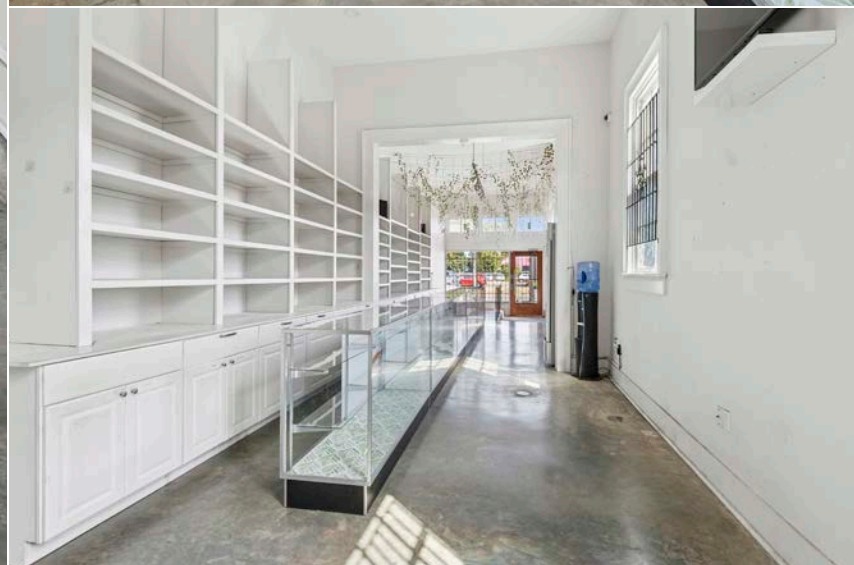
DEMOGRAPHICS

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

ben + burka
COMMERCIAL REAL ESTATE







ben + burka
COMMERCIAL REAL ESTATE



POINTS OF INTEREST MAP

2268 St. Claude Avenue, New Orleans, LA 70117

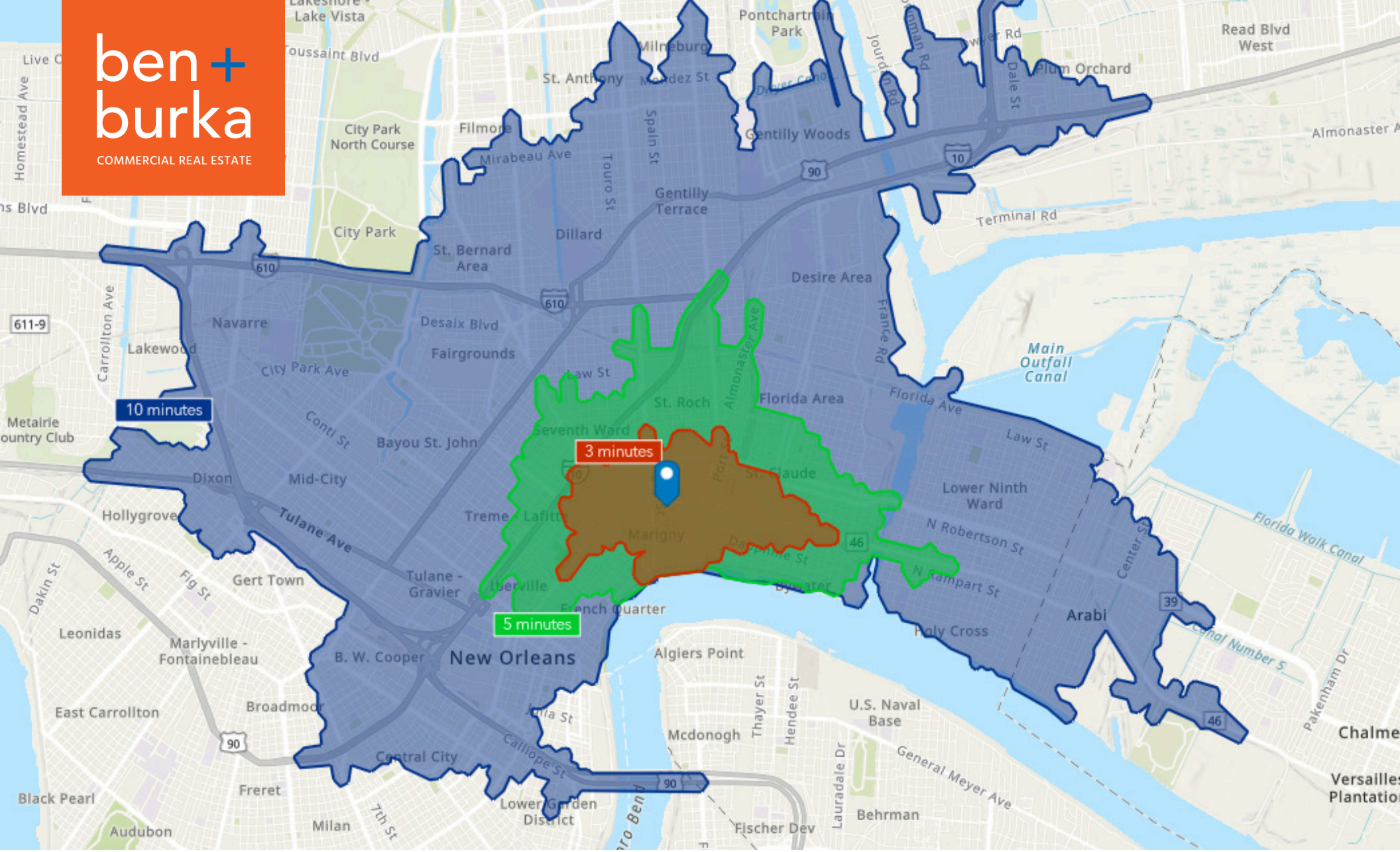
ben + burka
COMMERCIAL REAL ESTATE



AERIAL VIEW

2268 St. Claude Avenue, New Orleans, LA 70117

ben + burka
COMMERCIAL REAL ESTATE



DRIVE TIME MAP

2268 St. Claude Avenue, New Orleans, LA 70117

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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF
AGENT
25 Walnut Street
New Orleans, LA 70118
504.301.1002
aaron@benburka.com



LICENSED IN THE STATE OF LOUISIANA

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.