

FOR LEASE

SPACE SIZE

- 937 SF, Ground Floor

RENTAL RATE

- \$30 PSF, NNN

PROPERTY OVERVIEW

Second-generation cafe space available for lease in the heart of New Orleans' Central Business District. The retail space is connected to the new Holiday Inn Club Vacations timeshare resort and is move-in ready for a coffee or small cafe operator.

Blade signage is available on the corner of Carondelet and Common Streets, allowing for visibility along the streetcar line. This is a perfect opportunity for an operator seeking a second-generation space in the downtown market. Additional seating space is available in the building's enclosed alleyway.

SPACE INCLUDES

- (2) storage/prep rooms
- (2) double-door, reach-in refrigerators
- Single-door freezer
- Ice maker
- Triple-sink and a hand sink
- Tables and chairs
- Premises includes non-exclusive use of adjacent 1,114 SF enclosed alleyway with ability to place additional tables and seating
- Space has access off of Common Street and the alleyway

BUILDING HIGHLIGHTS

- Located along popular streetcar route
- Contains (105) one- and two-bedroom condominium units



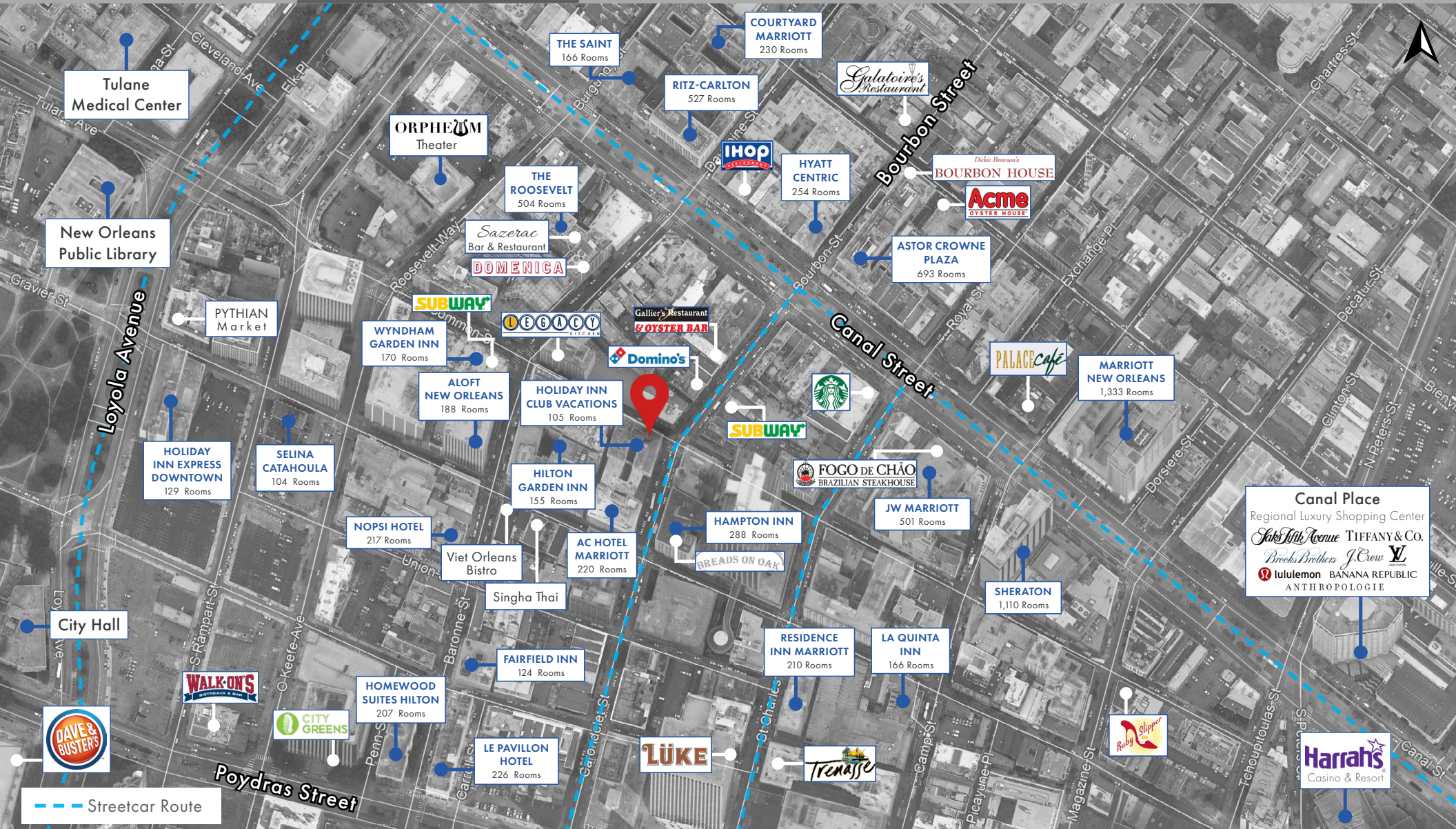
SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS



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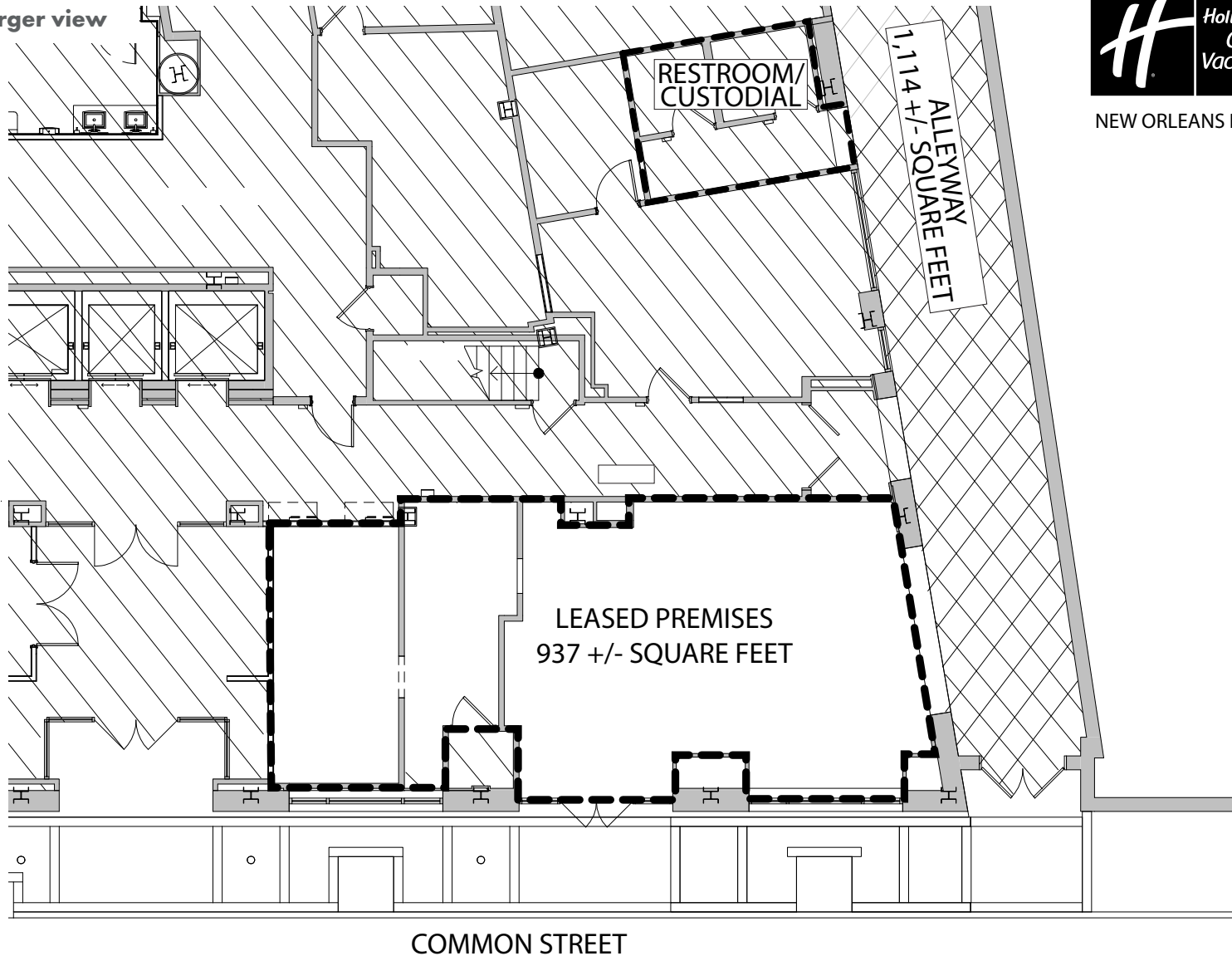
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NEW ORLEANS RESORT

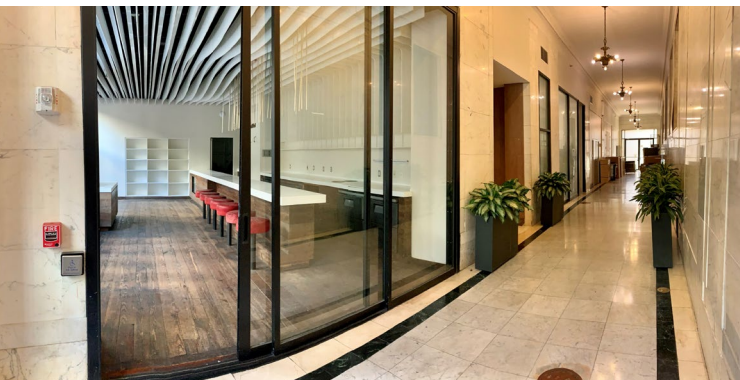
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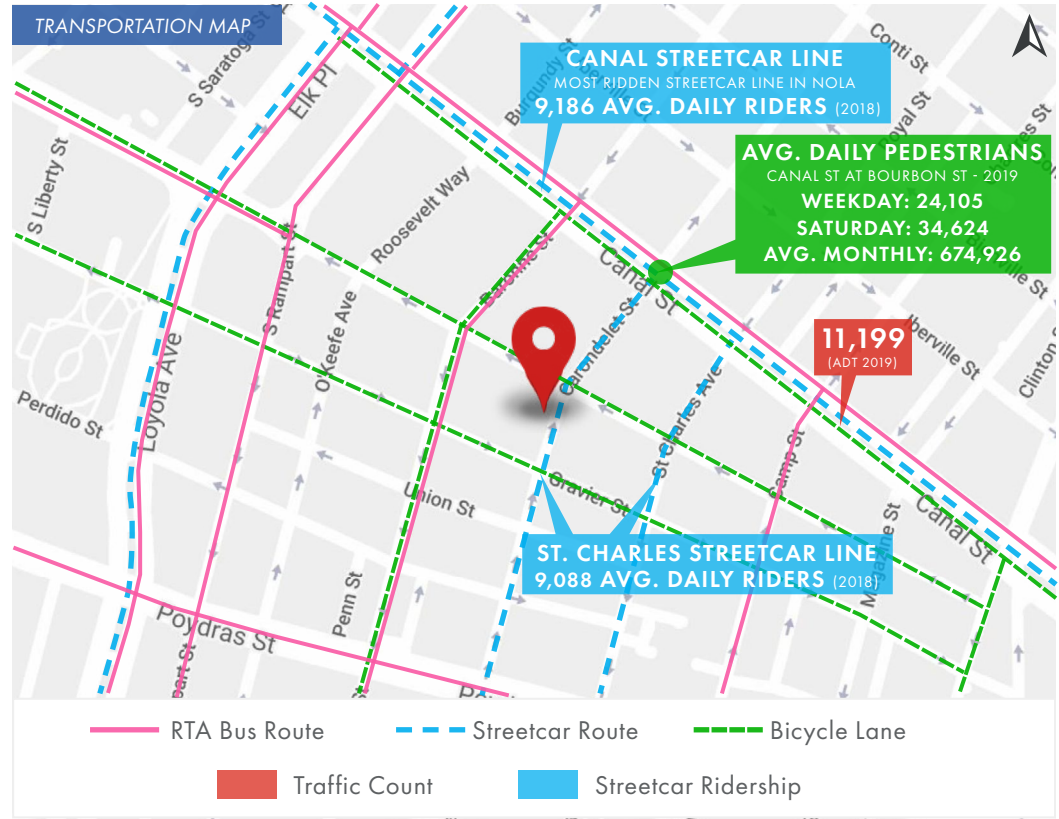
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2020 DEMOGRAPHICS

	0.25 MILE	0.5 MILE	1 MILE	0.25 MILE	0.5 MILE	1 MILE	0.25 MILE	0.5 MILE	1 MILE
POPULATION	2,071	5,415	19,542						
AVG. HH INCOME				\$59,519	\$62,162	\$67,901			
DAYTIME POPULATION							19,472	50,738	79,548