

Former Dab's Bistro

3401 North Hullen Street, Metairie, LA 70002

RETAIL PROPERTY FOR LEASE

Presented By:

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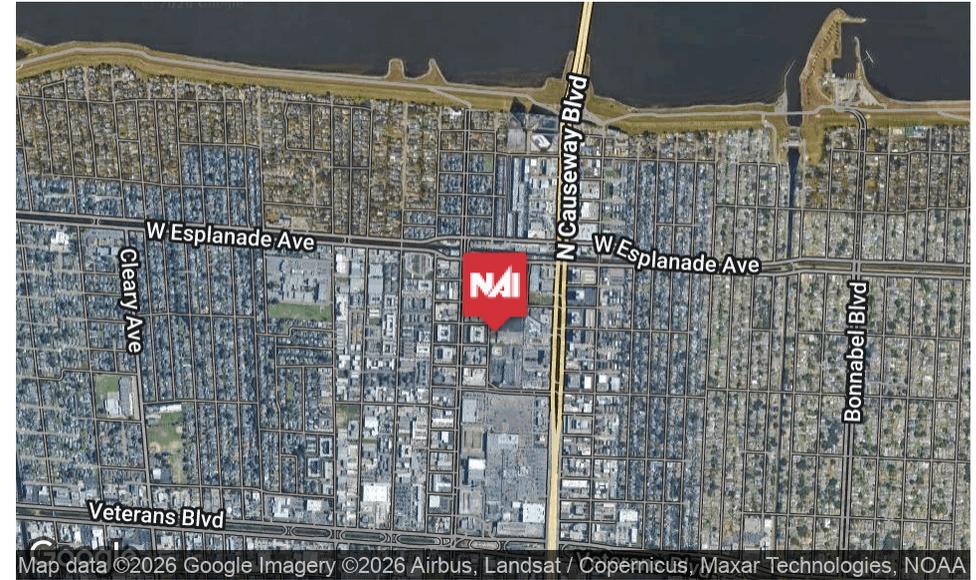
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NAI Rampart





OFFERING SUMMARY

Lease Rate:	Year 1: \$10 SF/yr (NNN) Year 2: \$11 SF/yr (NNN) Year 3: \$12 SF/yr (NNN)
NNN Charges:	\$7.43 SF/yr
Available SF:	±5,000 SF
Lot Size:	±12,222 SF
Year Built:	1980
Renovated:	2018
Zoning:	BC-2 (Business Core District)
Market:	New Orleans (MSA)
Submarket:	Causeway/Lakeside

PROPERTY OVERVIEW

The property, formerly occupied by Dab's Bistro, is a prime 2nd generation restaurant opportunity located in the heart of Metairie. Situated near the bustling Lakeside Shopping Center, the property benefits from its proximity to several Class "A" Office Towers and multiple Apartment Communities, making it an ideal location for a variety of food & beverage concepts that can cater to either daytime or evening crowds. The ±2,400 SF "Front of House" area has three sections: Guest Entry/Bar Area and two Dining Rooms. One Dining Room can be separated for private events. Kitchen includes a vent hood (12' wide), walk-in cooler (9'x7'), freezer (9'x7.5'), dishwashing station, and grease trap.

PROPERTY HIGHLIGHTS

- ±5,000 SF free-standing, second generation restaurant and bar
- Located in the heart of Metairie, near Lakeside Mall a premier shopping destination that boasts over 10M shoppers per year
- 19 dedicated, surface level parking spaces and additional on-street parking available
- Prime pylon opportunity on busy N. Hullen Street, between the Post Office and Manny Randazzo's bakery
- Benefits from surrounding Office Towers, Retailers, and Apartment Communities traffic

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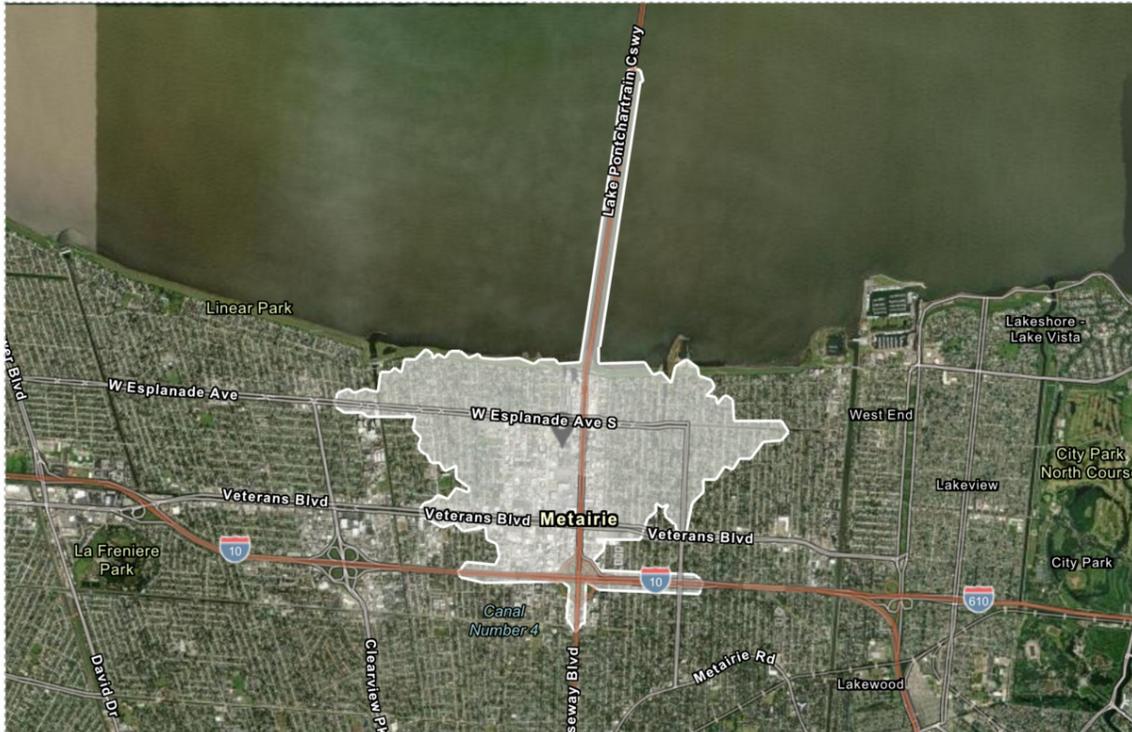


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EDUCATION



No High School Diploma



17%

High School Graduate



55%

Bachelors/Grad/Prof Degree

EMPLOYMENT



White Collar

72%



Blue Collar

12%



Services

16%

2.4%

Unemployment Rate

KEY FACTS



17,501

Total Population



7,561

Total Households



\$82,241

Median Household Income



40.5

Median Age

BUSINESS



2,562

Total Businesses



27,891

Total Employees

INCOME



\$68,863

Median Disposable Income



\$50,359

Per Capita Income



\$215,804

Median Net Worth

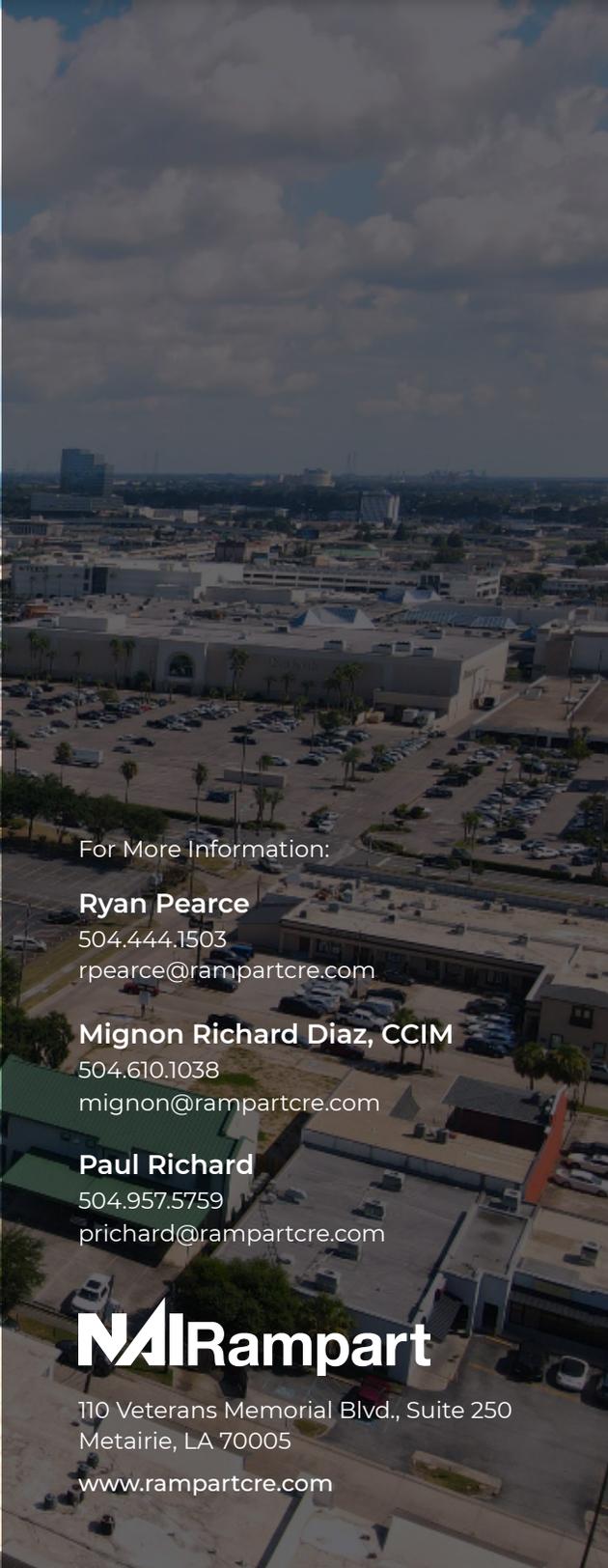
5 Minute Drive Time Demographic Snapshot

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