3157 St. Claude Avenue
New Orleans, LA 70117
(corner of St. Claude and Louisa St)

FOR LEASE



For more information, please contact:

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DEMOGRAPHICS:	1 mile	3 miles	5 miles
2024 Population	18,494	124,048	319,446
Avg. HH Income	$63,679	$64,077	$72,728

ADDRESS: 3157 St. Claude Avenue
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RENTAL RATE: $8.00 per square foot
TOTAL INSURANCE: $2.78 per square foot
TOTAL RE TAXES: $2.49 per square foot

BUILDING SIZE: 10,334 square feet

LAND SIZE: 39,030 square feet

PARKING SPACES: 70 spaces

ZONING: HMC-2 (Historic Marigny/Treme/Bywater Commercial District)
(click here for zoning details)

COMMENTS: The property is located at 3157 St. Claude Avenue on the corner of St Claude and Louisa St in the Bywater neighborhood. The property is a former Family Dollar location that consists of approximately 10,334 square feet of rentable area with excellent parking and high exposure with it being on the corner of a high traffic street. There are 70 total parking spaces with multiple access drives. The inside is an empty store with walls and ceilings mostly intact, two restrooms, utilities, lighting, security and flooring all in place. Located in the Bywater Neighborhood of New Orleans which is also part of the Ninth Ward. The property is highly visible with ample parking on a high traffic corridor. St. Claude Avenue is a main commercial corridor with a mix of small restaurants and neighborhood service providers. Bywater / Marigny is home to New Orleans Center for Creative Arts (NOCCA), a renowned school dedicated to the performing arts. This is where many of the area's aspiring artist and musicians are taught. Additionally, developers of the closed New Orleans Naval Base have recently been cleared to start their $166MM affordable housing project. When completed the project will have 294 affordable apartments. Overall, the neighborhood is continuing to improve, and we believe the overall effects will benefit to put this building back into commerce.









TALBOT
REALTY GROUP

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