

**OFFERING MEMORANDUM**

**3501 Tchoupitoulas Street**  
New Orleans, LA 70115

Presented By:

**Barrett Van Zandt**

Commercial Sales & Leasing

504.715.9589

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### PROPERTY DESCRIPTION

Prime commercial space at 3501 Tchoupitoulas features multiple first and second-floor office suites in a high-visibility mixed-use building. Ideal for small professional users, satellite offices, or solo practitioners seeking a centralized and affordable location with convenient access. The property offers prominent frontage along heavily traveled Tchoupitoulas Street, ensuring strong daily traffic exposure and visibility. Flexible office configurations allow tenants to tailor spaces to suit their specific operational needs. Currently zoned HU-MU (Historic Urban Neighborhood Mixed-Use District), the property permits a variety of commercial uses. All measurements and specifications are approximate and not guaranteed. Prospective tenants are responsible for verifying all measurements, zoning regulations, overlay districts, and intended use compatibility with the City of New Orleans prior to lease execution.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$1,100.00 per month (Gross)
Number of Units:	1
Available SF:	600 SF
Lot Size:	4,016 SF
Building Size:	5,568 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,930	7,792
Total Population	718	3,689	14,850
Average HH Income	\$134,248	\$142,446	\$138,465

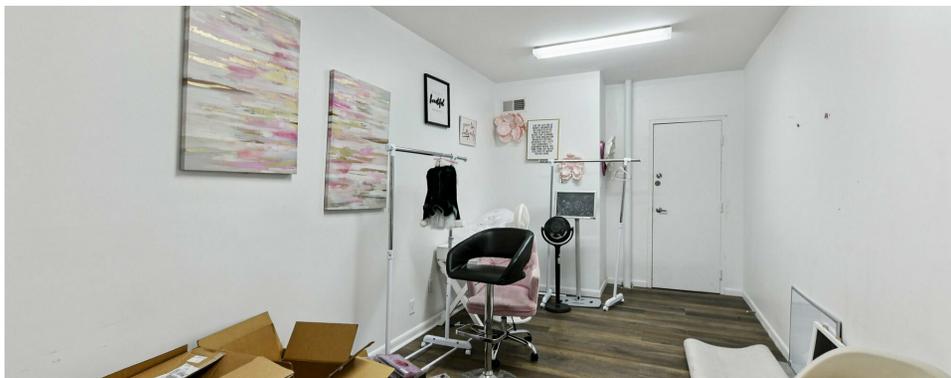
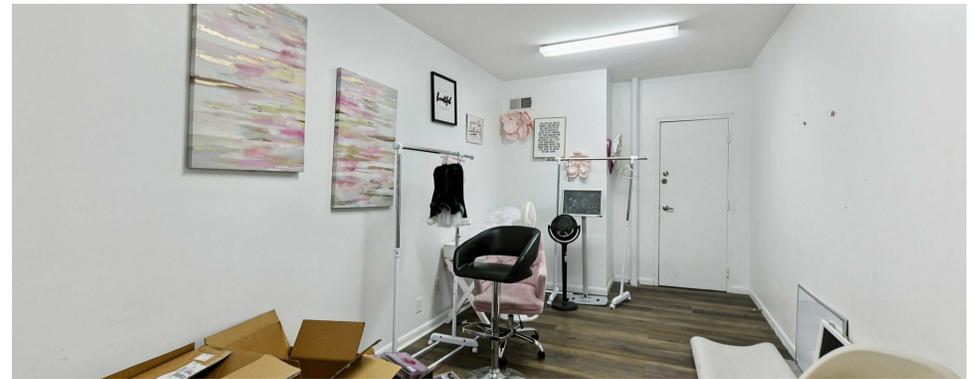
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### LOCATION DESCRIPTION

This commercial property at 3501 Tchoupitoulas Street in New Orleans' Uptown/Garden District is a two-story warehouse building totaling 5,568 square feet on a 0.09-acre lot. The property is conveniently located near the St. Charles streetcar line and has historically housed various businesses including furniture stores and a barbershop. The building sits in a prime riverside location along Tchoupitoulas Street, one of the main commercial corridors connecting Uptown to the Warehouse District.

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# LOCATION INFORMATION

Section 1

Prepared By:

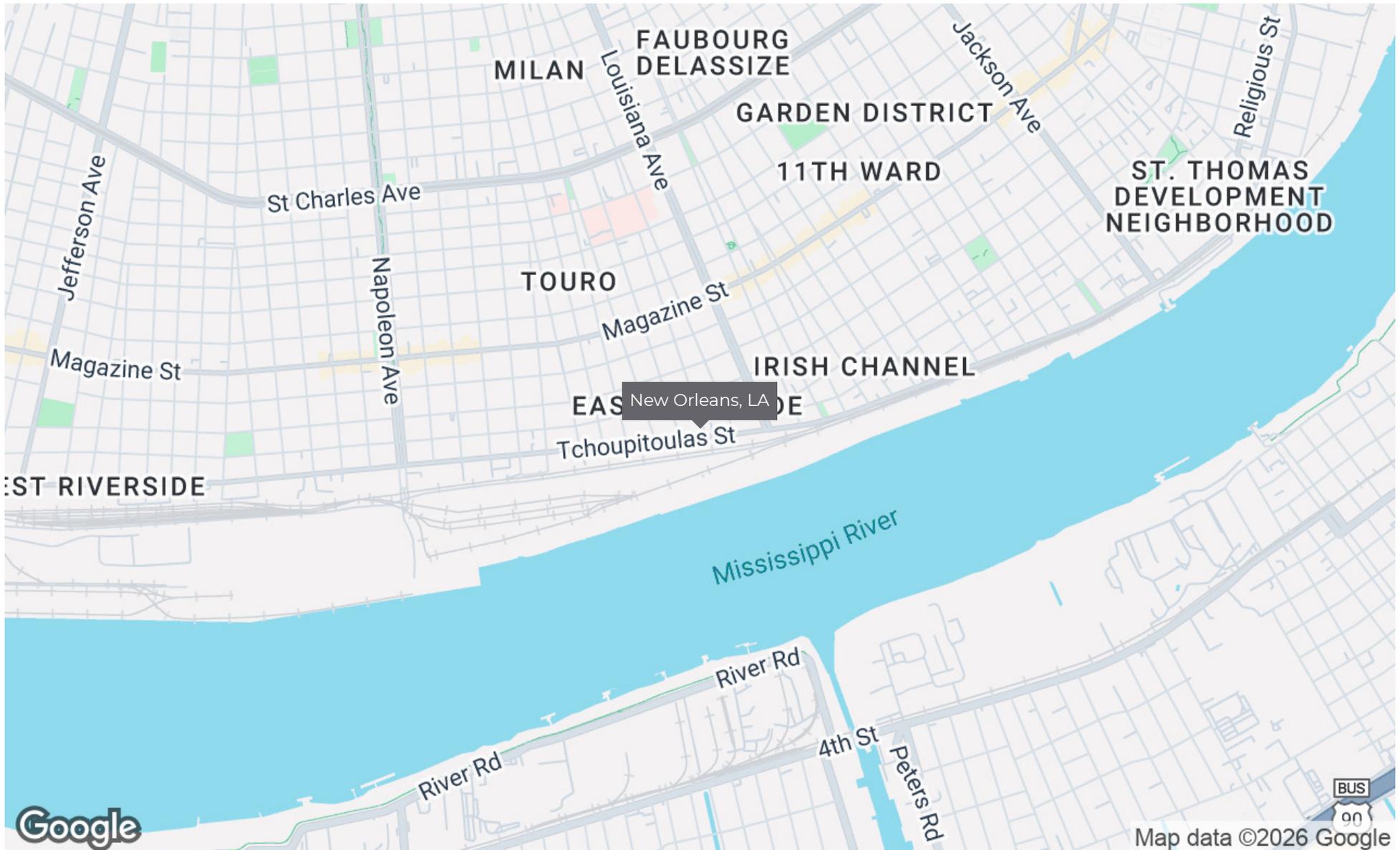
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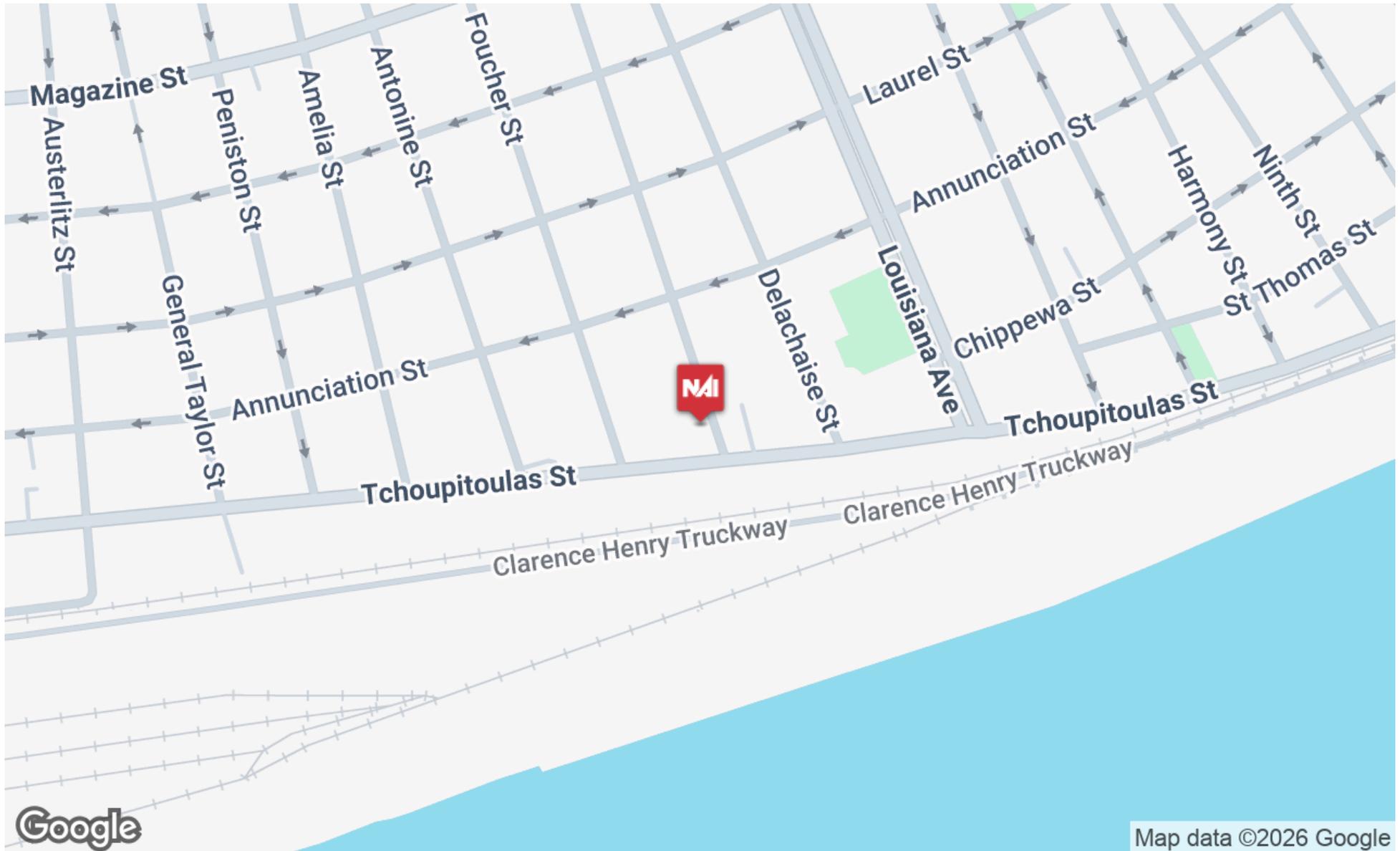
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**NAI Rampart**



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# DEMOGRAPHICS

## Section 2

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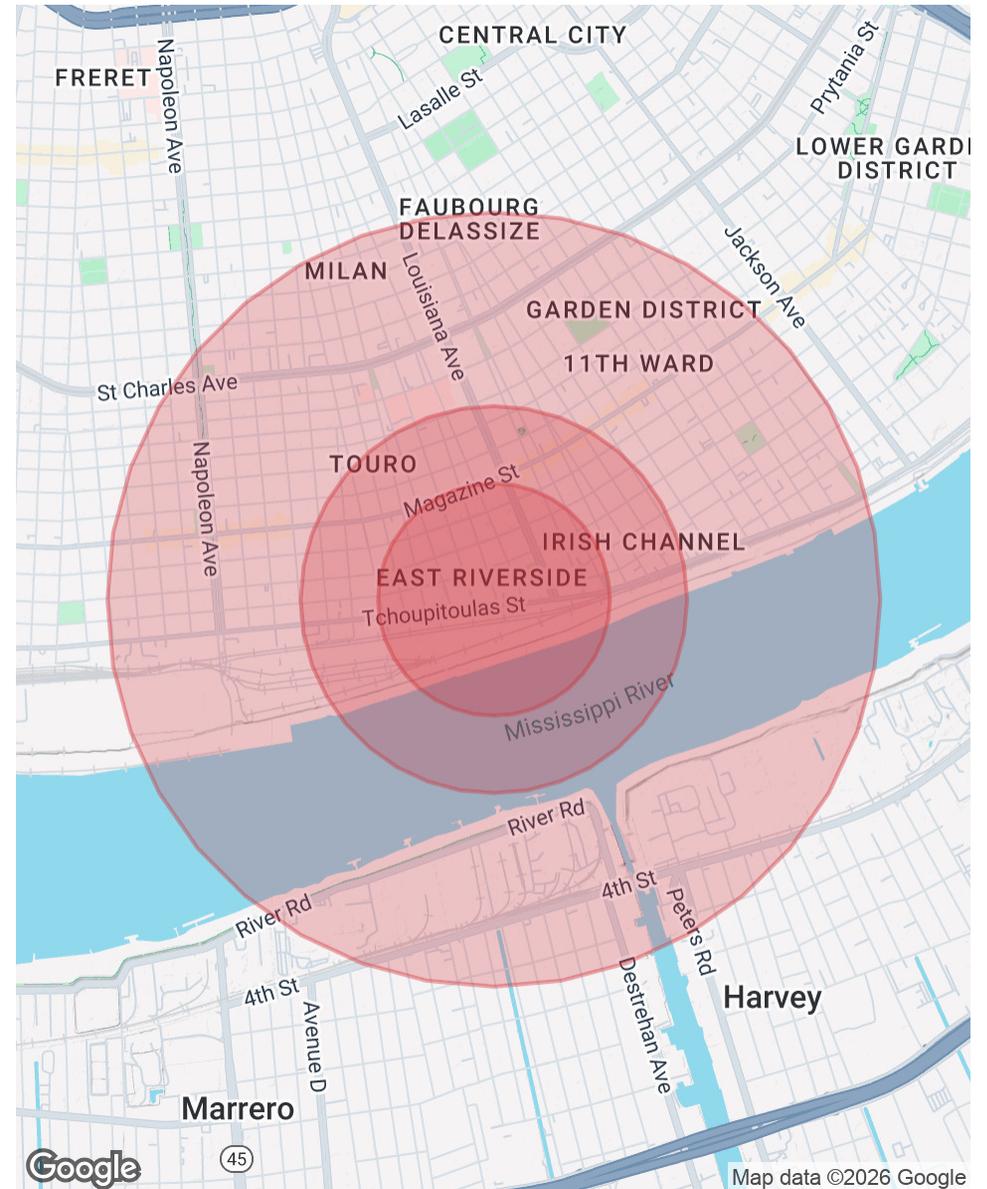
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	718	3,689	14,850
Average Age	41	42	42
Average Age (Male)	40	42	42
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,930	7,792
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$134,248	\$142,446	\$138,465
Average House Value	\$606,245	\$689,069	\$728,407

Demographics data derived from AlphaMap



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For More Information:

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