

FOR LEASE

CORNER RETAIL PROPERTY

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940 FRENCHMEN ST

NEW ORLEANS, LA 70116



PROPERTY DESCRIPTION

1,875 SF of newly renovated restaurant space available at the corner of North Rampart and Frenchmen Streets. 940 Frenchmen Street is currently under construction to serve as the new location of JAMNOLA, whose immersive and experiential art installation will occupy the balance of this 12,800 SF property.

Constructed in the 1950s, 940 Frenchmen was initially home to the Alois J. Binder Bakery, with this same suite utilized as customer-facing sales space. Well-positioned between the Marigny and Bywater neighborhoods, a restaurant tenant would have opportunity to draw on both tourist and local business, in addition to built-in traffic from JAMNOLA. JAMNOLA's planned grand opening is April, 2025, with the available space still being under construction. The museum itself hosts numerous private events, and may look to the tenant to service catering. TI negotiable based on tenant.



OFFERING SUMMARY

Lease Rate:	\$40 Annual/SF (NNN)
Available SF:	1,875 SF
Lot Size:	8,263 SF
Building Size:	11,402 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	962	3,933	11,822
Total Population	1,468	6,467	20,960
Average HH Income	\$102,694	\$86,750	\$72,775



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

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Metairie, LA 70002

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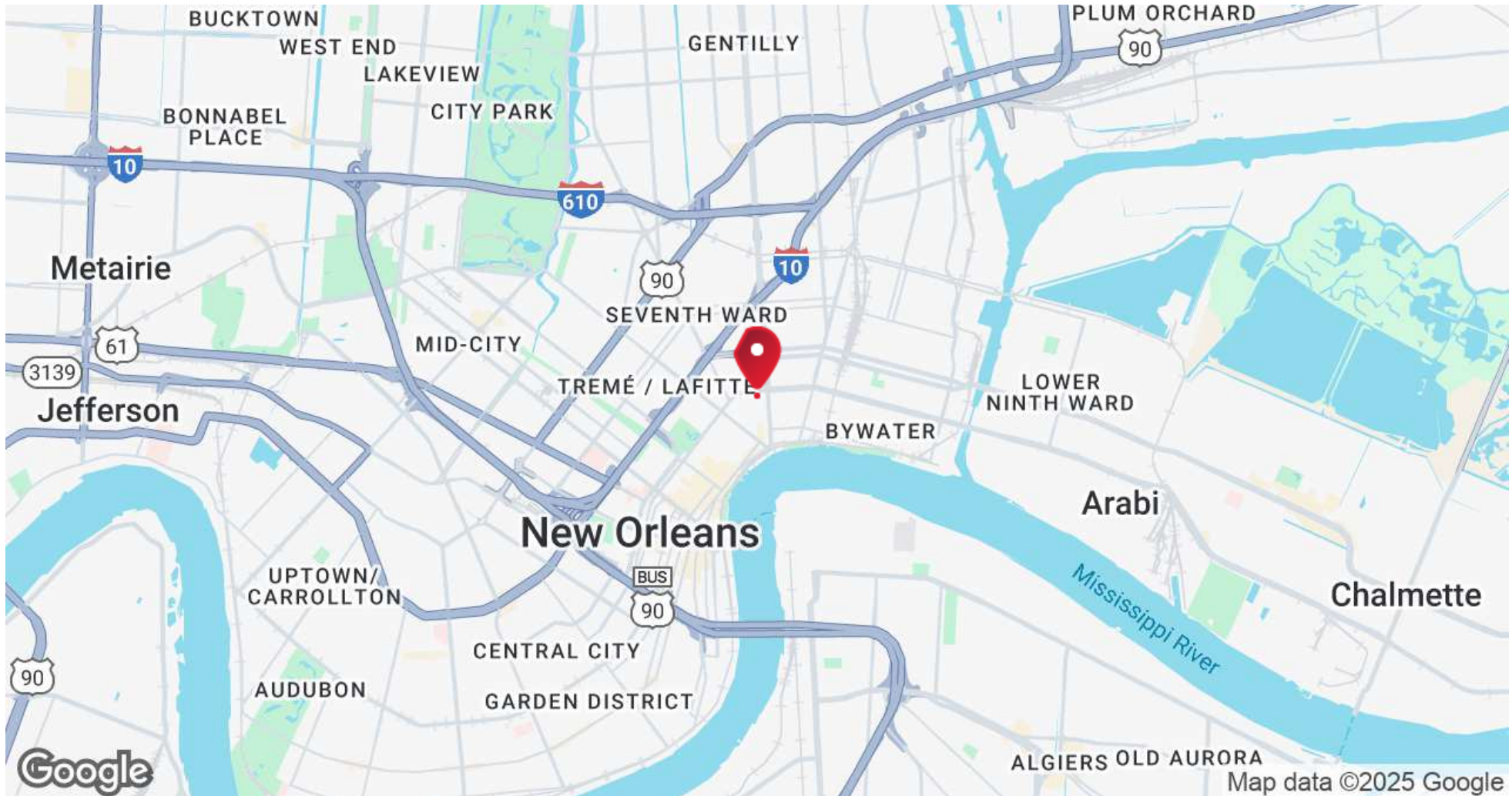
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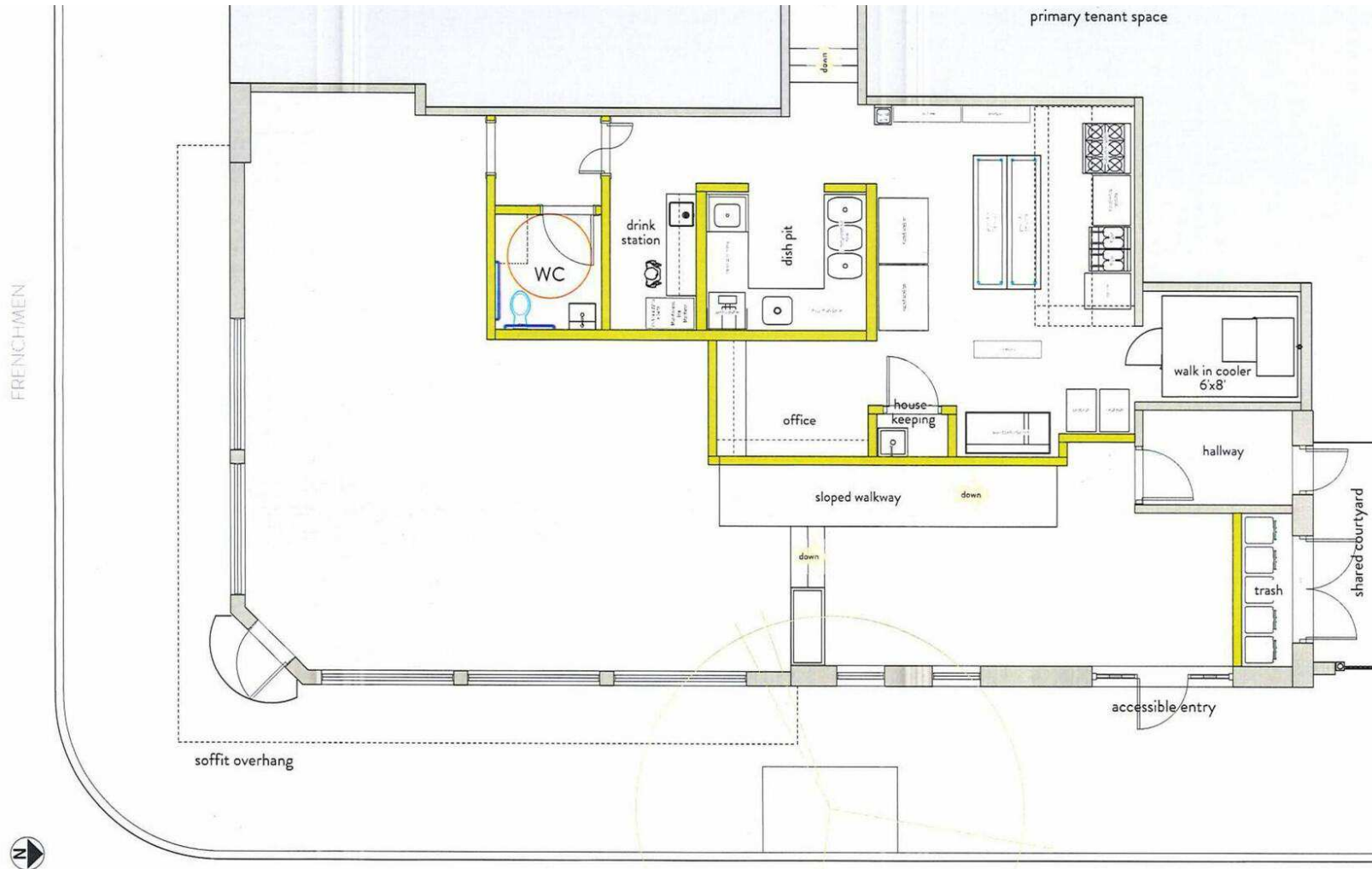
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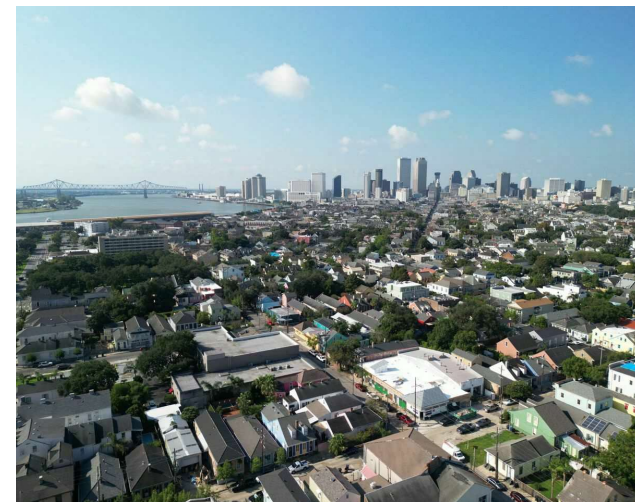
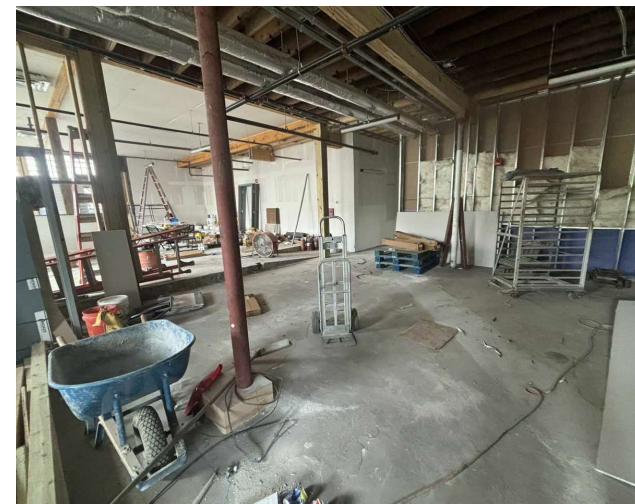
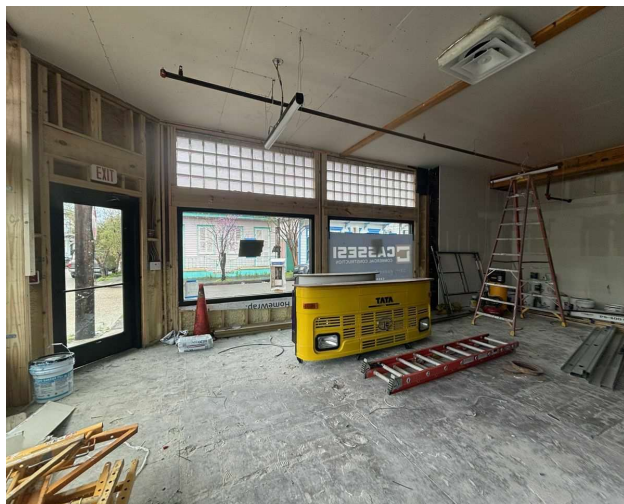
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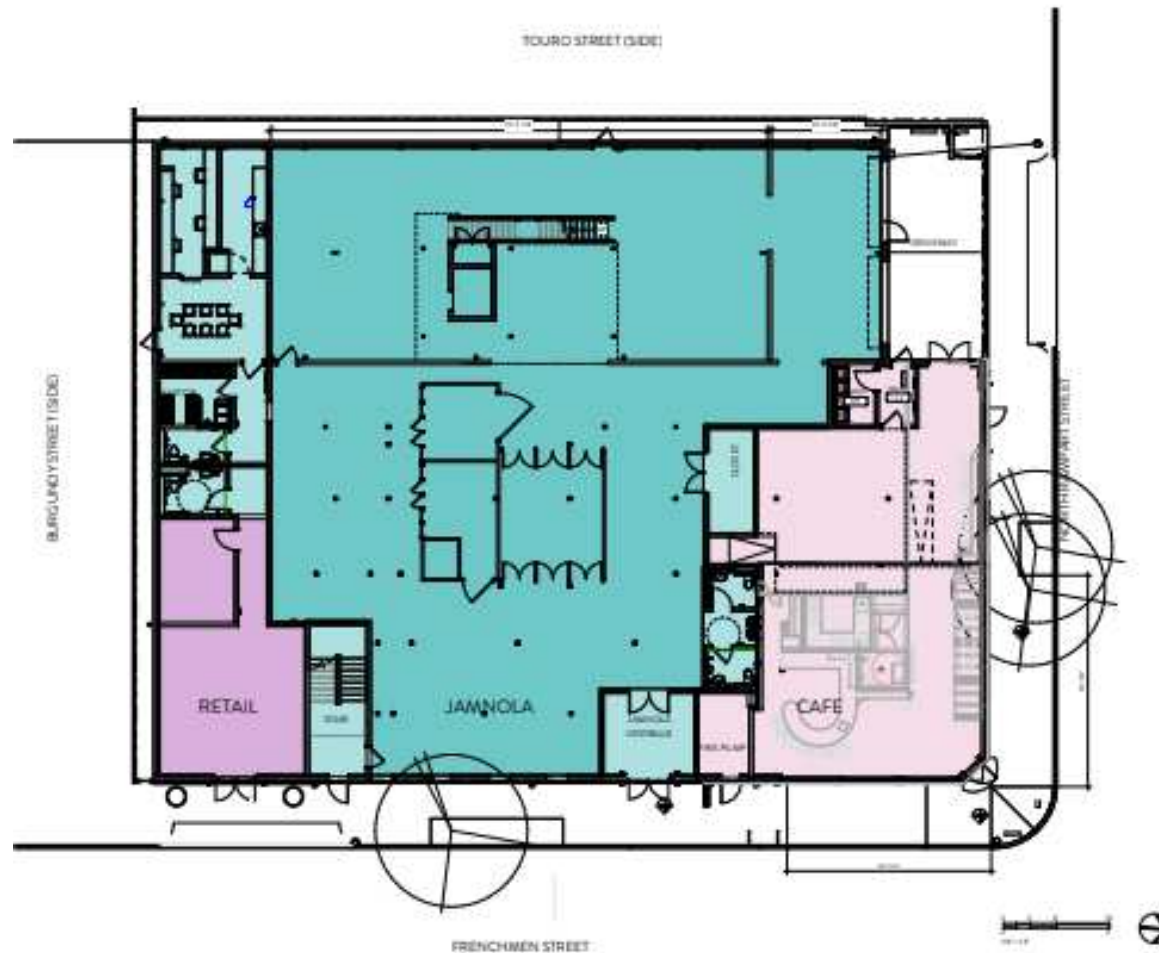
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POPULATION

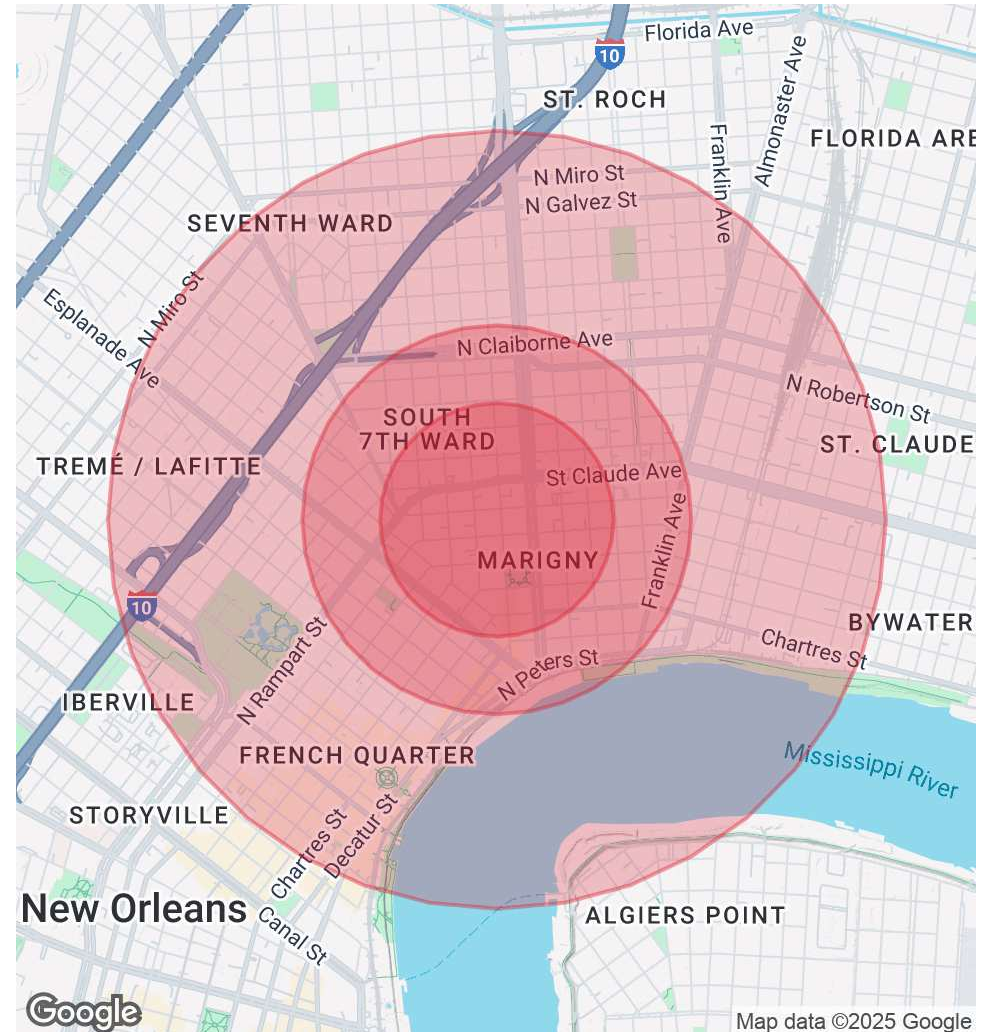
	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,468	6,467	20,960
Average Age	49	47	44
Average Age (Male)	50	48	44
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	962	3,933	11,822
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$102,694	\$86,750	\$72,775
Average House Value	\$552,051	\$492,509	\$496,175

TRAFFIC COUNTS

	/day	
Elysian Fields Ave. @N Villere	29,632	(2023)
St. Claude Ave @Touro St.	15,798	(2023)
St. Claude Ave @Marigny St.	23,729	(2023)



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