

Offered at $450,000

Restaurant / Commercial Property | For Sale

5363 Franklin Avenue | New Orleans, LA 70122

Jiarra Rayford
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Gentilly / New Orleans East Submarket

5363 Franklin Avenue | New Orleans, LA 70122

Property Highlights

±1,606 SF building on ±0.17-acre lot (7,437 SF)

Liquor license included

Outdoor seating & patio space

Solar panels + Tesla Powerwall battery backup

Built 1970 | Parcel ID: 3-8W-4-092-16

Ceiling height: 8–8.5 ft (buyer to verify)

Submarket: Gentilly / New Orleans East

MSA: New Orleans–Metairie

Location & Accessibility

I-610: ~1 mile | I-10: ~3 miles

Lakefront Airport (NEW): ~5 miles

Port of New Orleans: ~3 miles

Louis Armstrong Int'l Airport (MSY): ~14.7 miles | 20–23 mins

Positioned in a visible corridor with direct access to major roadways, ideal for restaurant, retail, or multipurpose commercial use.

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RESTAURANT EXTERIOR



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5363 Franklin Avenue
FLOOR PLAN

▼ 1st Floor

TOTAL AREA:1606.10 sq ft·**LIVING AREA:**1549.00 sq ft·**ROOMS:**9



0' 2' 4' 6' 8'
1:72

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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FURNITURE, FIXTURES, AND EQUIPMENT







INCLUDED IN THE SALE

Energy & Emergency Features

Solar panel system reduces operating costs

Tesla Powerwall provides reliable battery backup

Emergency-ready: can operate during outages

Sustainable green-energy asset with potential incentives (buyer to verify)

Inclusions / Exclusions

Included in Sale:

Tables, chairs

Four (4) half-size front refrigerators

Bar refrigerator

Stove & fryer

EXCLUDED:

All barbershop equipment and furnishings

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Sustainable green-energy asset with potential incentives (buyer to verify)

Inclusions / Exclusions

Included in Sale:

Tables, chairs

Four (4) half-size front refrigerators

Bar refrigerator

Stove & fryer

EXCLUDED:

All barbershop equipment and furnishings

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NEIGHBORHOOD AND HISTORY

The Gentilly area originated as a plantation setting in the early 1700s, named by French settlers after their hometown in France. Its development began along the natural ridge beside Bayou Gentilly, providing early high ground in otherwise swampy terrain.

By the early 20th century, developers marketed Gentilly Terrace—now a National Register Historic District—as "where homes are built on hills." Though modest in elevation, those natural and elevated lawns made the neighborhood ideal for residential development.



Architectural Character

Gentilly boasts one of the largest collections of California Craftsman-style bungalows in Louisiana, complemented by charming English cottages and Spanish Revival homes from 1910–1940. Its tree-lined boulevards and wide lot setbacks give the area a park-like ambiance.

Growth & Community'

Key institutions—including Dillard University (est. 1930) and improved drainage systems fueled moderate growth and optimism in the neighborhood.

The area also includes Gentilly Woods, built post-WWII on land previously used by workers at Higgins Shipyards. That era's development introduced many of the mid-century residential streets and community elements seen today.

Location & Lifestyle

Nestled in a predominantly middle-class, diverse section of New Orleans East, Gentilly stretches from Lake Pontchartrain to I-10, and from Elysian Fields to France Road.

The area embodies resilience and local spirit, with hidden gems like cultural hubs, authentic neighborhood eateries, modern schools, and a rich mix of urban design.—making it both enduring and vibrant.

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With over 15 years in commercial and residential real estate, Jiarra specializes in sales, leasing, development consulting, and government/private contracts. She has been recognized as a Realtor of the Year Nominee (2024), Broker of the Year (2022), and is known for delivering strategic real estate solutions with integrity and expertise.

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Broker of Record: Jiarra Rayford | Louisiana Broker License #995704985