

## SUMMARY

## SURVEY

## AERIAL

## PHOTOS

## CONCEPT

## DEMOGRAPHICS

## UPTOWN CORNER LOT FOR GROUND LEASE

### AVAILABLE

- 8,230 SF

### LEASE RATE

- \$6,000 Monthly NNN

### PROPERTY OVERVIEW

Incredible Uptown corner development opportunity directly across from Touro Hospital and one block from famed St. Charles Avenue. The L-shaped parcel, consisting of both 3601 & 3611 Prytania Street, is a perfect site for a small coffee shop, retail or medical/office tenant, among other uses.

The site measures approximately 8,230 SF and forms the hard corner of Prytania and Foucher Streets, with approximately 92 feet of frontage on Prytania Street.

The property is paved and currently leased as a public parking lot through November 2, 2022. Owner is only interested in long-term ground lease. Please contact Agent for additional details.

### NEARBY LANDMARKS

- LCMC Health Touro Infirmary - 329-bed acute care hospital with over 1,880 employees and 570 physicians.
- St. Charles Streetcar Line - 5,300 average daily riders (2019)
- Hampton Inn & Suites with 100 rooms
- St. Charles Inn Superior Hotel with 40 rooms
- Wakin' Bakin' Breakfast Restaurant
- The Fresh Market



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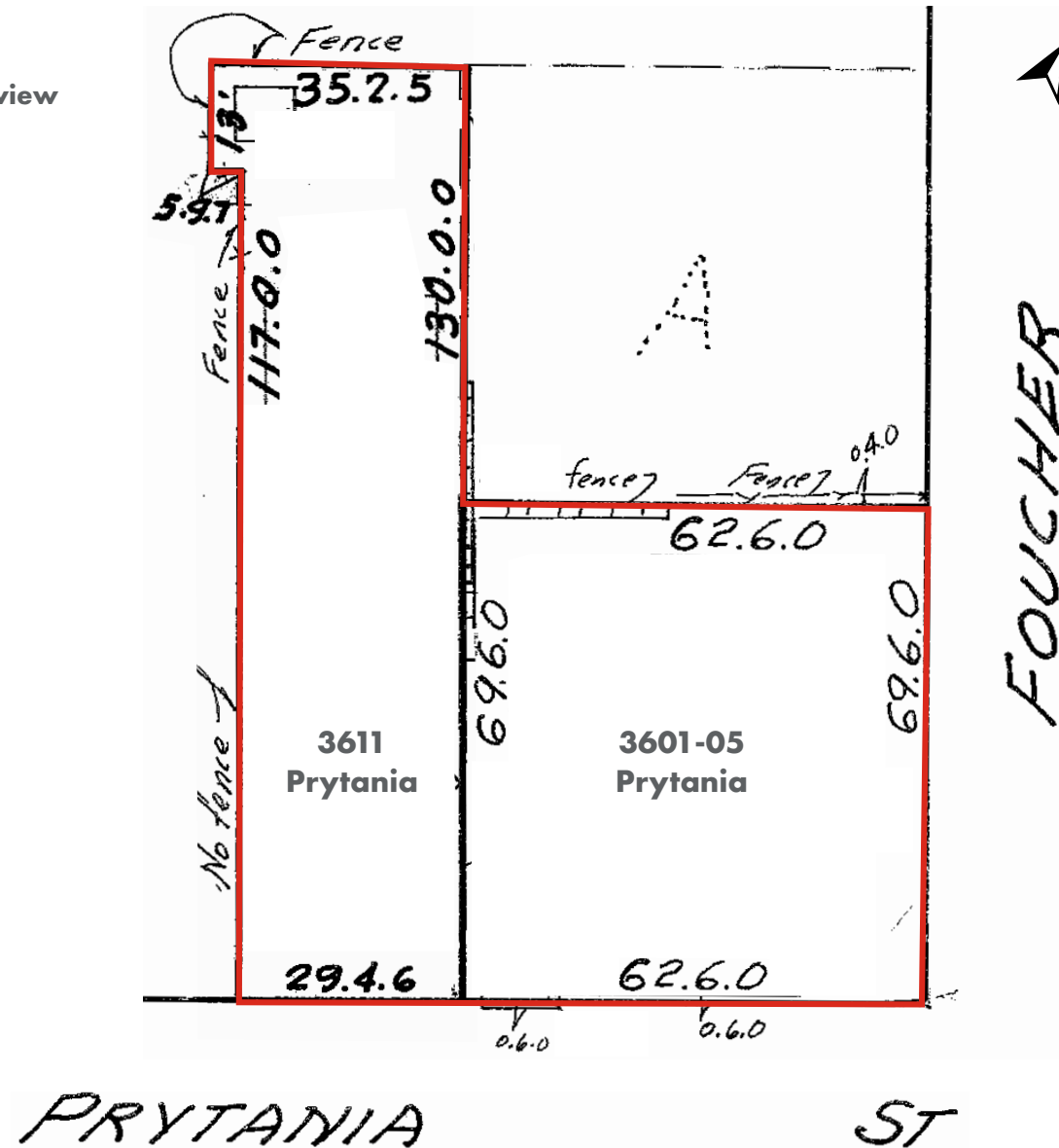
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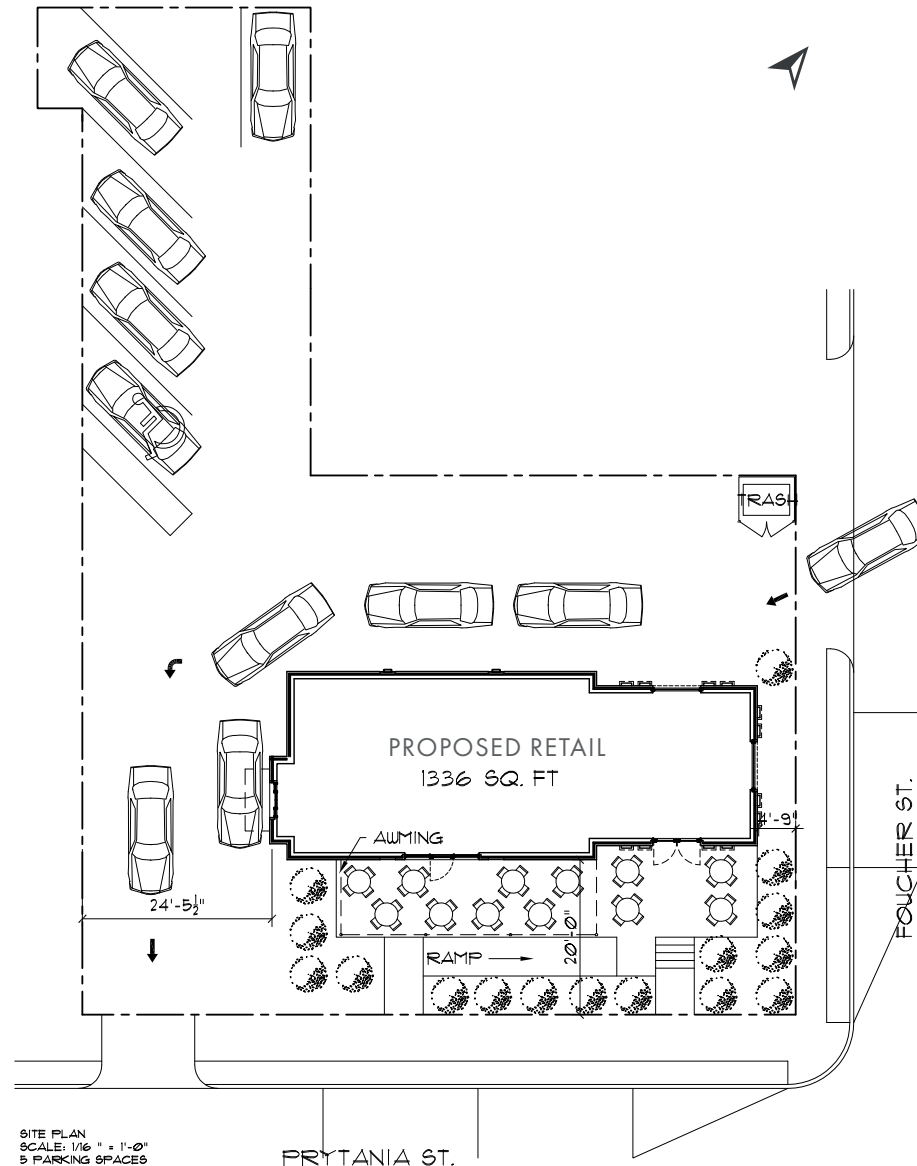
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## PROPOSED CONCEPTUAL LAYOUT



SITE PLAN  
SCALE: 1/16" = 1'-0"  
5 PARKING SPACES

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## 2021 TRADE AREA DEMOGRAPHICS



49,976

POPULATION



\$117,424

AVG. HH INCOME



22,094

HOUSEHOLDS

