



Location:

NEQ & NWQ of St. Andrews St & Rousseau St
New Orleans, Louisiana 70130

Property Highlights:

• Available Space:

- 502 St. Andrew - 1,500 SF - \$14 PSF/\$7 PSF, NNN charges
- 504 St. Andrew - **LEASED**
- 520 St. Andrew - 1,500 SF - \$16 PSF/\$7 PSF, NNN Charges
- 1801 Rousseau - **LEASED**
- 1851 Rousseau - 1,500 SF - \$16 PSF/\$7 PSF, NNN charges
- 1891 Rousseau - **LEASED**

- Mixed Use, Street Level Retail
- Located in River Garden Apartments on St. Andrew in the Uptown Garden District
- Shadow anchored by Walmart Supercenter



Traffic Counts:

Tchoupitolas St: 32,529 VPD (Kalibrate 2023)

Jackson St: 3,352 VPD (Kalibrate 2023)

Demographics

	1Mile	3Miles	5Miles
2023 Population	16,515	149,683	377,857
Avg. HH Income	\$106,531	\$89,598	\$82,708
Daytime Pop.	19,124	243,065	443,567

502 St Andrew



1851 Rousseau





