

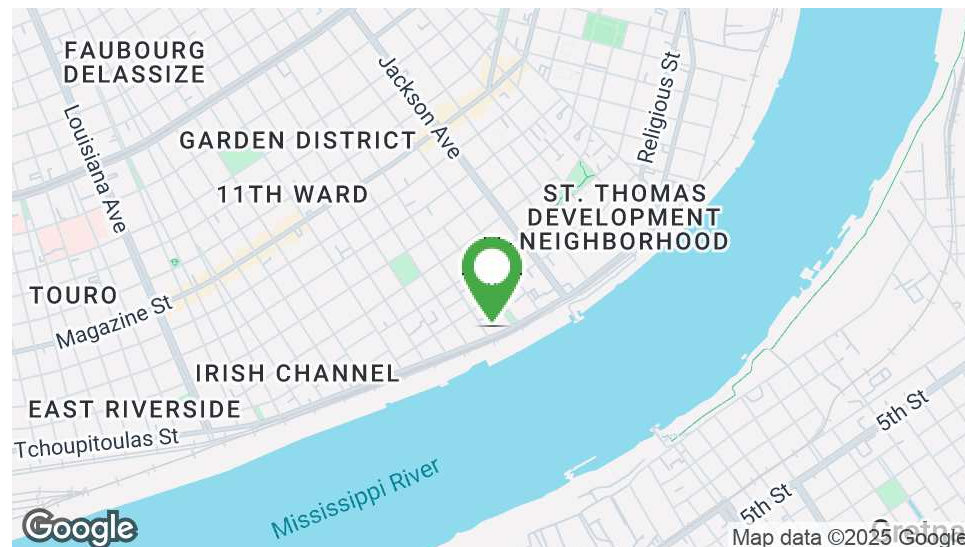


TCHOUPITOULAS RETAIL GROUND LEASE

2375 Tchoupitoulas St, New Orleans, LA 70130

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PROPERTY DESCRIPTION

Nestled in the vibrant heart of New Orleans Lower Garden District, this location benefits from excellent visibility on busy Tchoupitoulas Street. What sets this property apart is its extensive outdoor area. With 1,600 square feet of interior space and a 14,000 square foot courtyard, there is ample space for al fresco dining, social gatherings, or special events.

In addition to local mainstays like Tchoup Yard and the new Abita Taproom next door, this portion of the Lower Garden District is experiencing significant revitalization.

The area has recently seen the launch of several new projects, including Exchange Pickleball and First St. Racquet Club, creating a new hub for business and pleasure, and is located just half a mile from The Jackson, a luxury residential development on Jackson Avenue set to come online this year.

OFFERING SUMMARY

Lease Rate:	\$11,000.00 per month (NNN)
Available SF:	15,600 SF
Lot Size:	14,000 SF
Building Size:	1,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,188	64,203	161,463
Total Population	15,847	141,609	371,932
Average HH Income	\$113,302	\$91,012	\$82,234

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY





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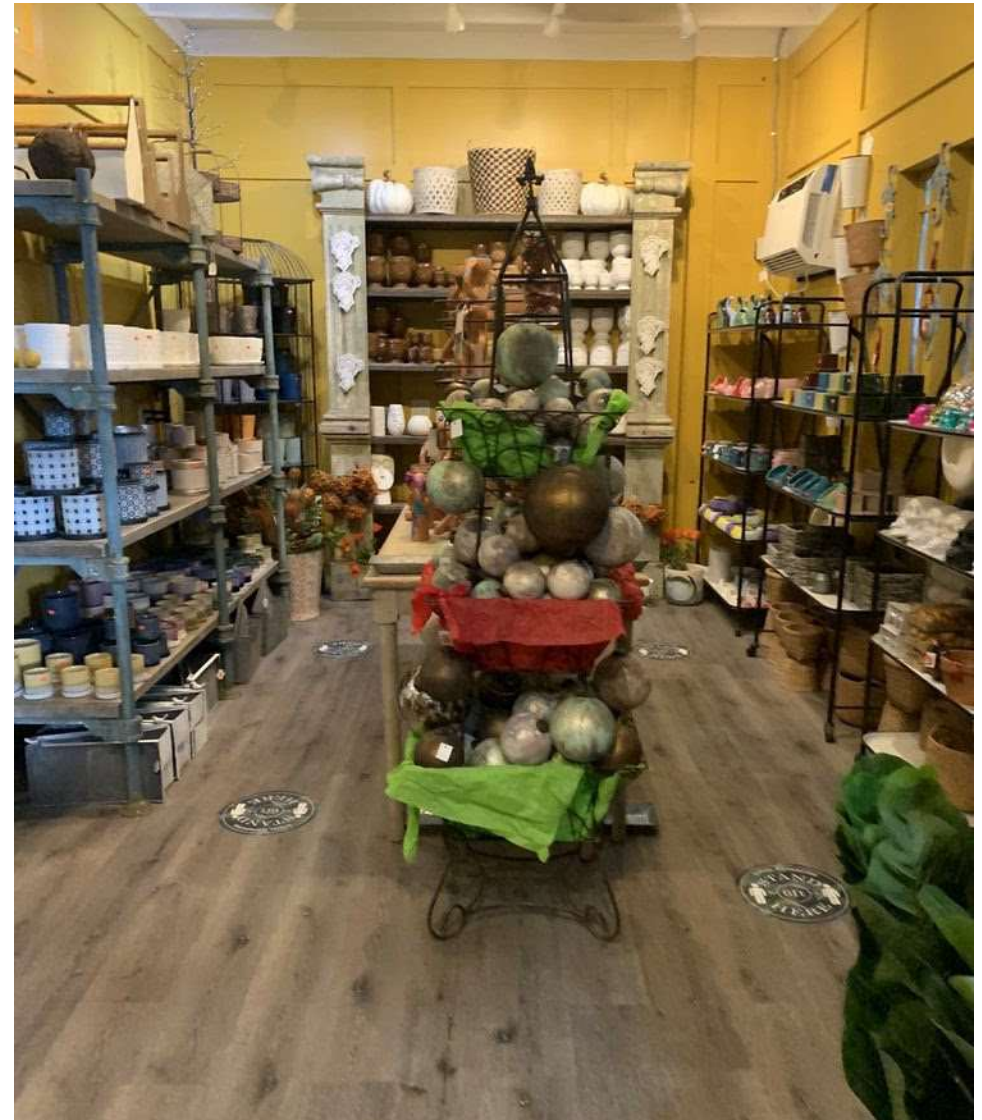
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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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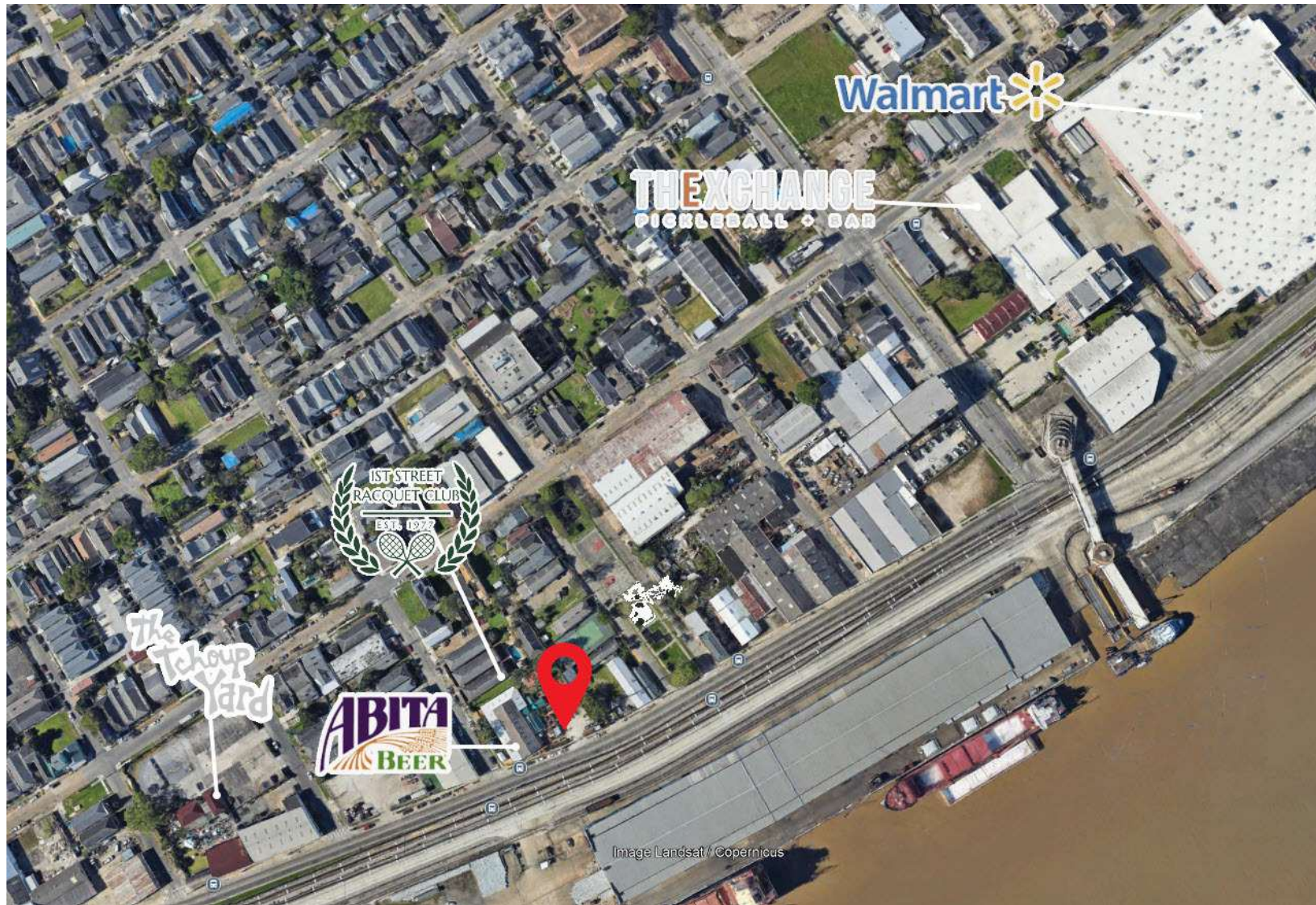
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RETAIL PROPERTY FOR LEASE

AERIAL



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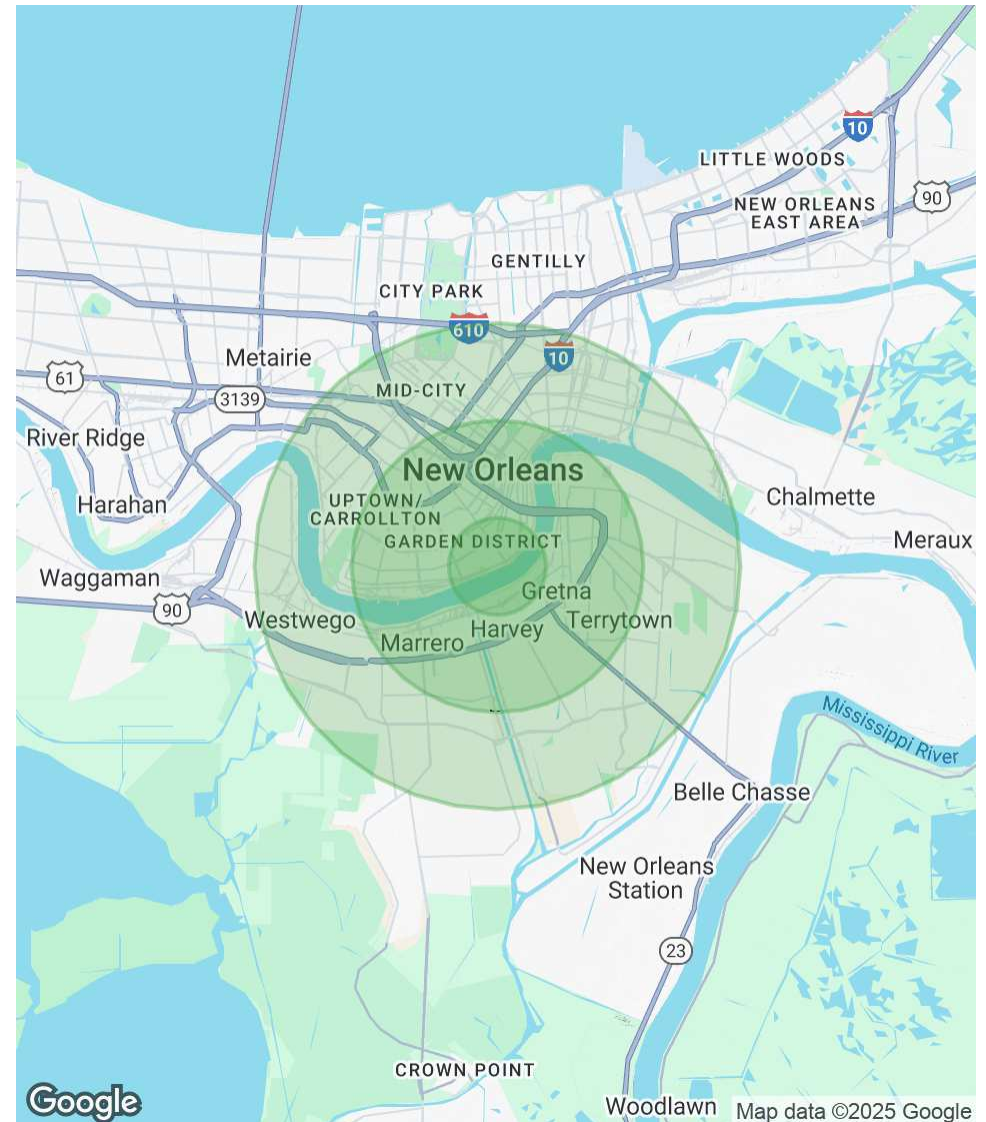
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,847	141,609	371,932
Average Age	41	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,188	64,203	161,463
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$113,302	\$91,012	\$82,234
Average House Value	\$666,925	\$486,110	\$390,348

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT

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