

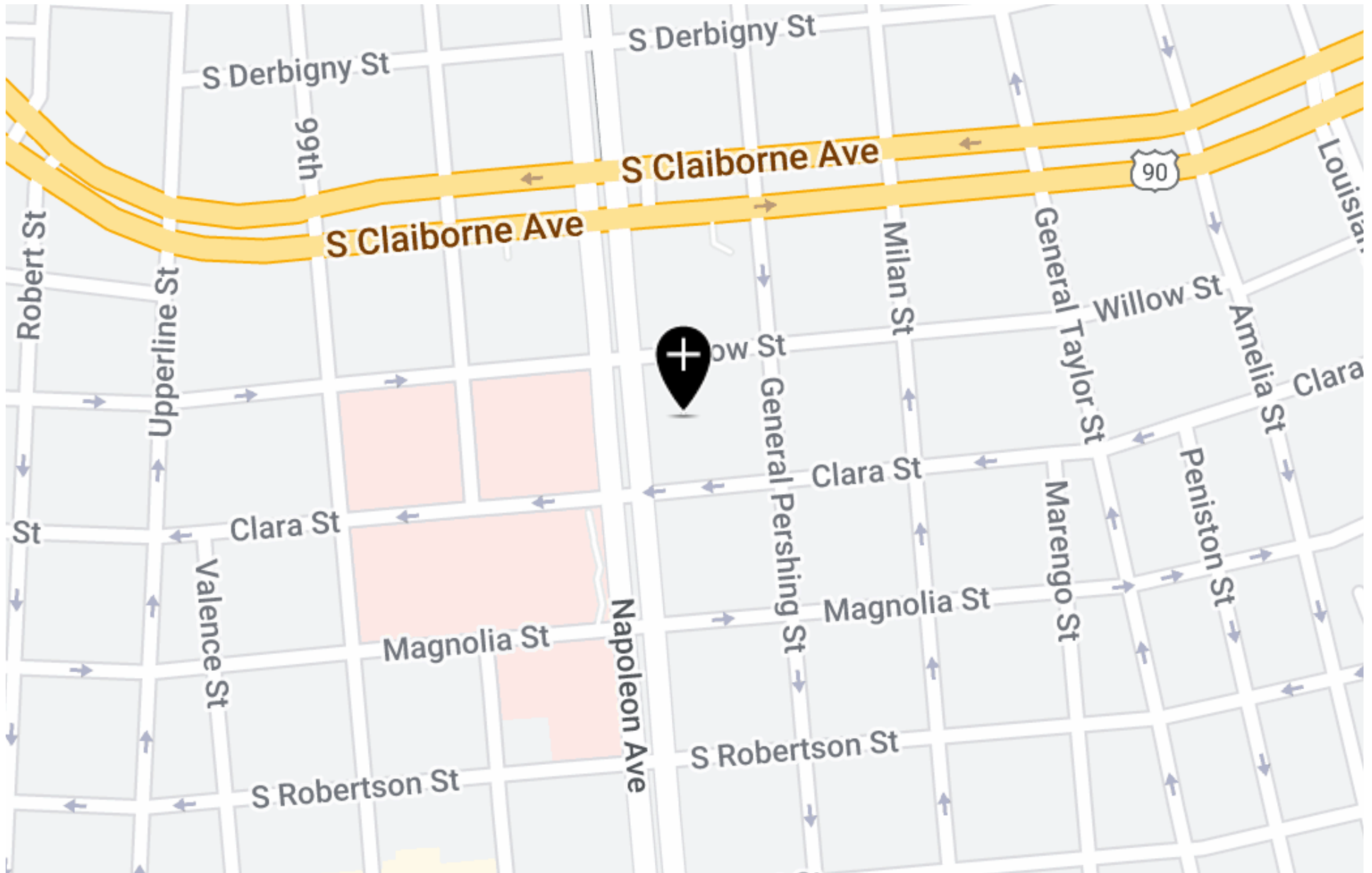


FELICITY

PROPERTY CO

2817 NAPOLEON AVE.
NEW ORLEANS, LA 70115

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PROPERTY DESCRIPTION

Beautifully renovated medical office building with great visibility and signage located directly across the street from Ochsner Baptist's main campus. A portion of this mid-century building is occupied by Evans + Frampton Orthodontics, with the remaining space available for lease.

LOCATION DESCRIPTION

Ideally located near Uptown's medical district with quick access to I-10 and Downtown via Claiborne Ave or St Charles Ave. Easy access to Uptown and Garden District.

OFFERING SUMMARY

Available SF:	1,940 SF
Lease Rate:	\$25 PSF (\$4,042/mo)
NNN:	\$13.05 PSF (\$2,110/mo)
Parking:	4 spaces
Signage:	Available on Pylon and Building
Tenant Improvement Allowance:	Available

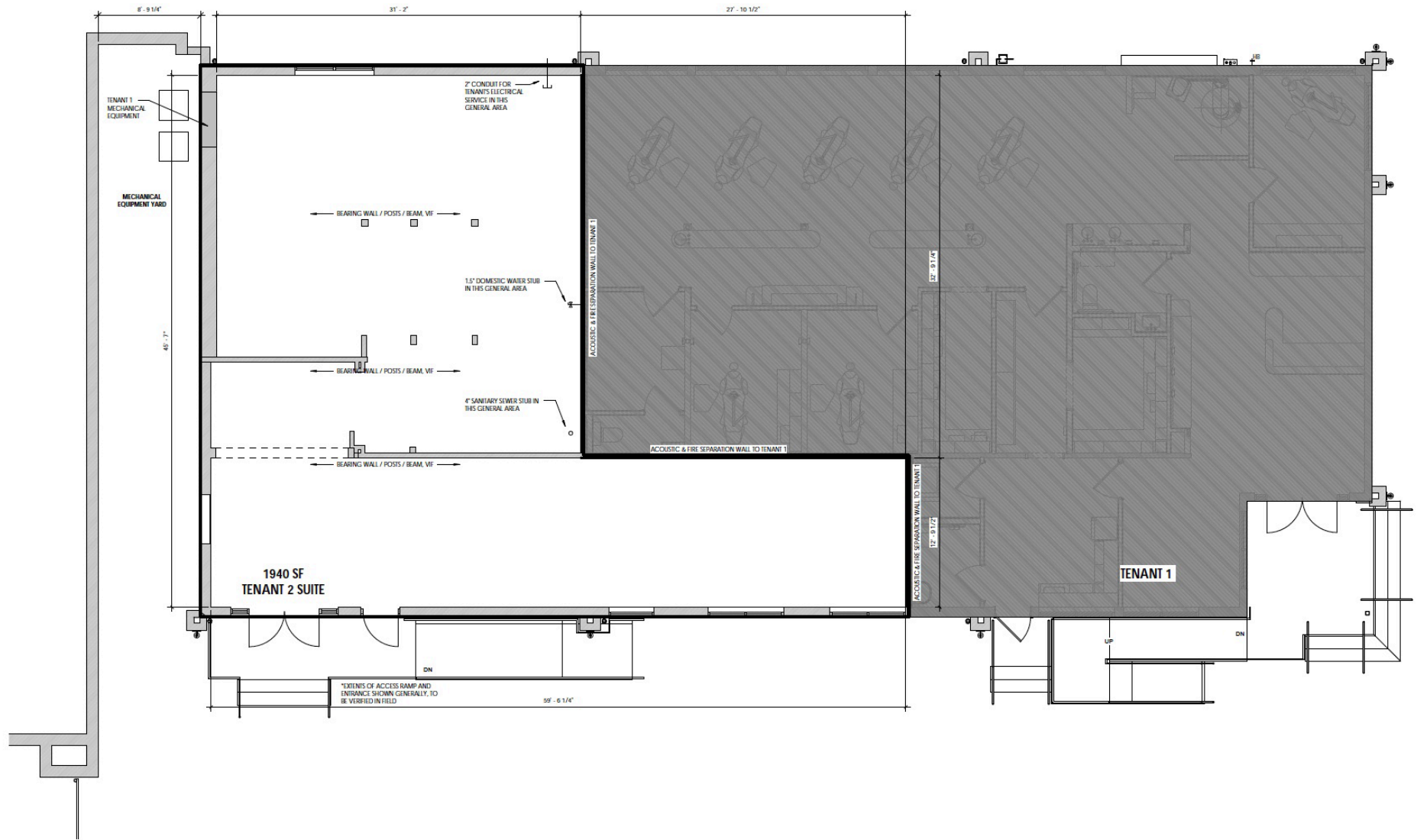




RETAIL MAP



FLOOR PLAN



REAR SUITE - COLD DARK SHELL
1/4" = 1'-0"

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Total Population	32,206	153,368	348,004
Total Households	13,320	72,235	158,513
Average HH Income	\$109,343	\$107,505	\$95,074
Average Home Value	\$672,125	\$640,045	\$526,819

Source: ESRI (2024)



FELICITY ADVISOR



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