

800 MONTEGUT ST

GROUND FLOOR SPACE WITH ROOFTOP VENUE OPPORTUNITY

HOSPITALITY, RETAIL, OR
EXPERIENTIAL CONCEPT
NOW LEASING







Project Summary

Chris R. Ross and NAI Rampart are pleased to present an exceptional commercial opportunity within the Bon Vi Apartment Complex. This unique offering includes approximately 1,729 square feet of white box commercial space located on the ground floor, along with an additional 996 square feet of interior upper-level space and a stunning 1,255 square foot rooftop deck.

The property offers a rare opportunity to create a dynamic hospitality, retail, or experiential concept in one of the area's most exciting mixed-use environments. The flexible layout lends itself well to a variety of uses including a restaurant, cocktail lounge, boutique retail space, art gallery, café, or creative studio. The upper-level and rooftop components provide the perfect setting for a private lounge or "speakeasy" concept, offering guests a unique indoor/outdoor experience with elevated ambiance and views.

The white box condition allows a future tenant or owner the flexibility to customize the space to fit their brand and operational needs while benefiting from the built-in customer base and activity generated by the Bon Vi Apartment Complex and surrounding neighborhood.

This is a rare opportunity to establish a destination-oriented concept with rooftop amenities in a growing and highly desirable location.

The Bon Vi Apartments is a 69-unit apartment complex featuring a rooftop pool with skyline views, off-street parking, electric vehicle charging stations, secure bicycle parking, in-unit washers and dryers, a fitness center, digital key access, 24-hour secure entry, energy-efficient units, and a secure package room.

Rooftop Area





Marigny/Bywater

THE NEIGHBORHOOD

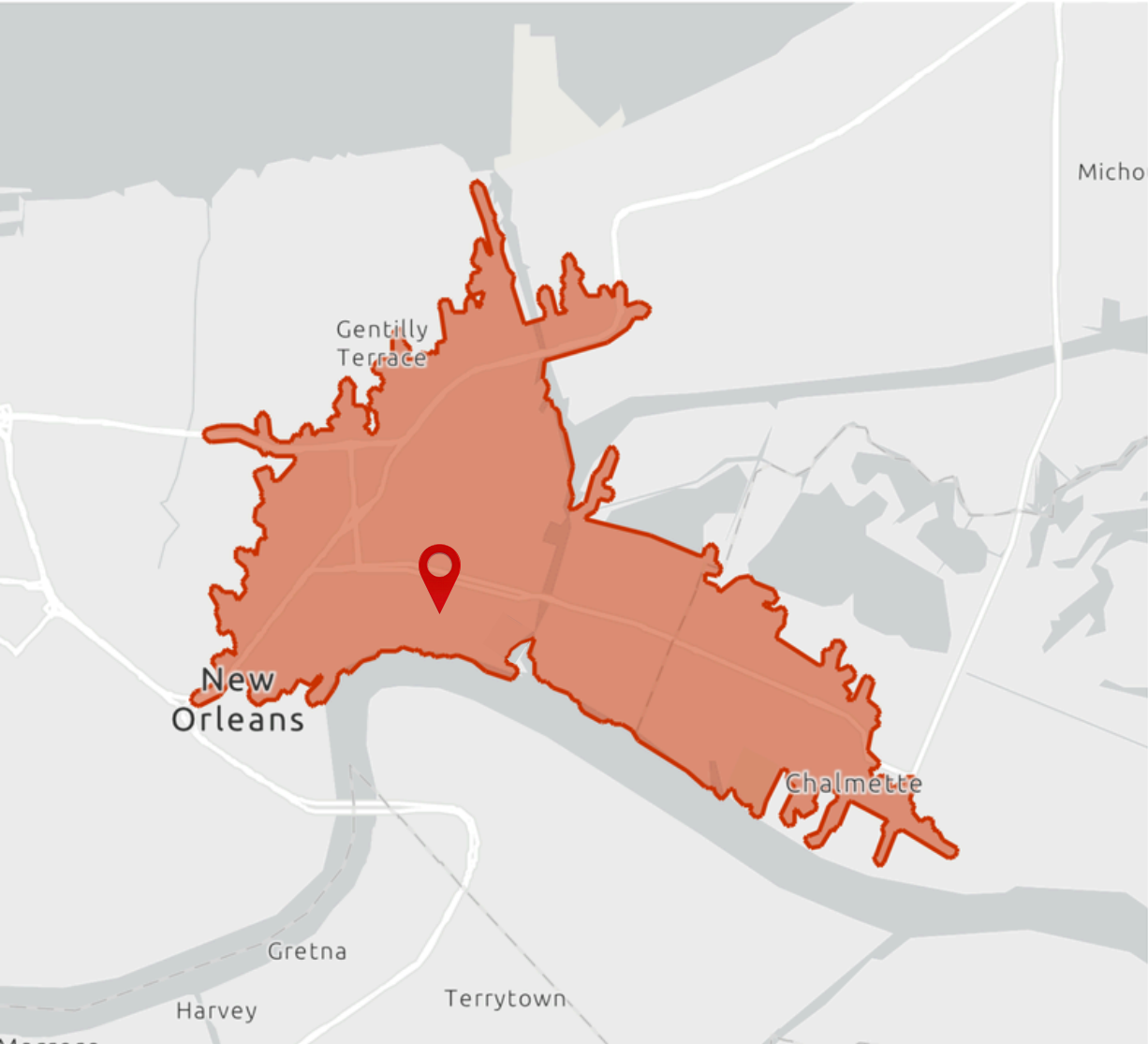
- The traditional boundaries of Bywater are the Mississippi River to St. Claude Avenue, and the railroad tracks along Homer Plessy Way (formerly Press Street) to the Industrial Canal.
- The neighborhood has a vibrant art scene – with local art galleries, funky live music venues, and art markets. The food scene is mixed with trendy spots and casual environments.





Demographic Profile

Drive time of 10 minutes



This infographic contains data provided by Esri.
The vintage of the data is 2022, 2027
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EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad /Prof Degree

INCOME



Median Household Income



Per Capita Income



Median Net Worth

EMPLOYMENT



White Collar



Blue Collar



Services

10.0%

Unemployment Rate

KEY FACTS

76,201

Population

39.1

Median Age

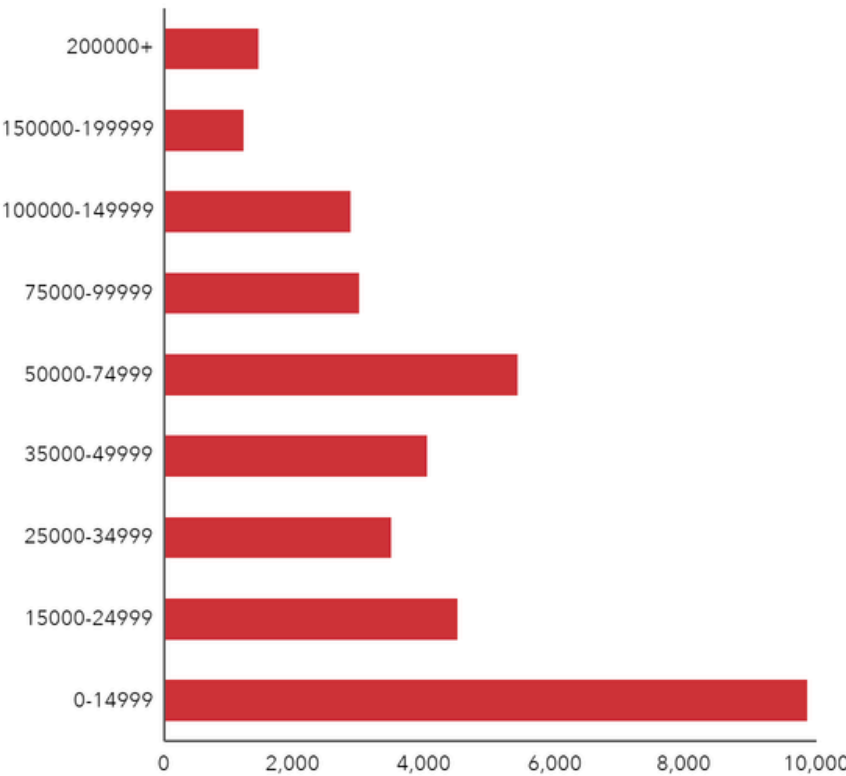
35,744

Households

\$30,023

Median Disposable Income

HOUSEHOLD INCOME (\$)





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