



MID-CITY LOCATION | FOR LEASE

Restaurant/Retail Space with Drive Thru Available

512 City Park Avenue

NEW ORLEANS, LA 70119

Austin Lavin CCIM
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RESTAURANT/RETAIL ACROSS FROM DELGADO

512 City Park Avenue, New Orleans, LA 70119

DESCRIPTION

This quick-serve restaurant located in the Park Avenue Place retail center was formerly occupied by Burger King who operated a drive thru using a conditional use permit. The building can be utilized by another restaurant or redeveloped as a coffee shop, branch bank, or other retail use. Directly across the street from Delgado Community College, it is just a few blocks from City Park as well as approximately one mile from connection with the I-10. Easily accessible from the interstate as well as various major thoroughfares in the city, this is an ideal location.

The 2,800-sf building occupies 27,672 sf of land in the same retail center with local favorite restaurant MoPho and both Army and Airforce Reserve offices. This is an active site, attracting residents, tourists, and college students.

OVERVIEW

PREMISES	2,800 sf building with drive thru on 27,672 sf of land
RENTAL RATE	\$125,000 \$150,000/year, NNN
PARKING	36 dedicated spaces
ZONING	HU-MU - Neighborhood Mixed-Use District

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EXTERIOR, SIGNAGE, AND DEMOGRAPHICS



DEMOGRAPHICS (EST. 2023)

drive time in minutes	<u>3 min</u>	<u>5 min</u>	<u>10 min</u>
Population	15,619	31,041	125,901
Average HH Income	\$95,125	\$102,235	\$95,789
Median HH Income	\$67,933	\$69,478	\$64,167
Daytime Population	7,965	13,032	77,143

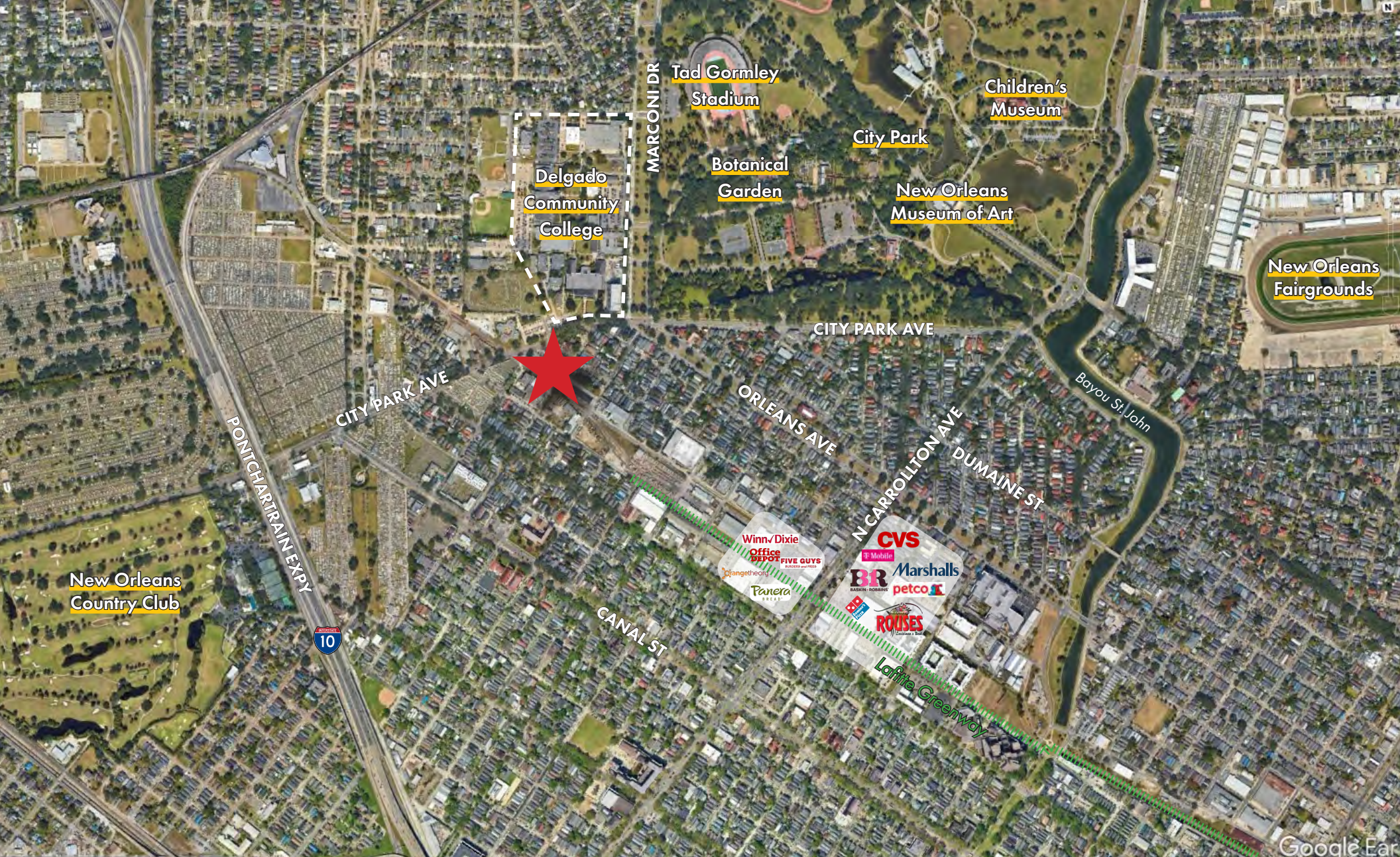
Park Avenue Place is managed and leased by Corporate Realty



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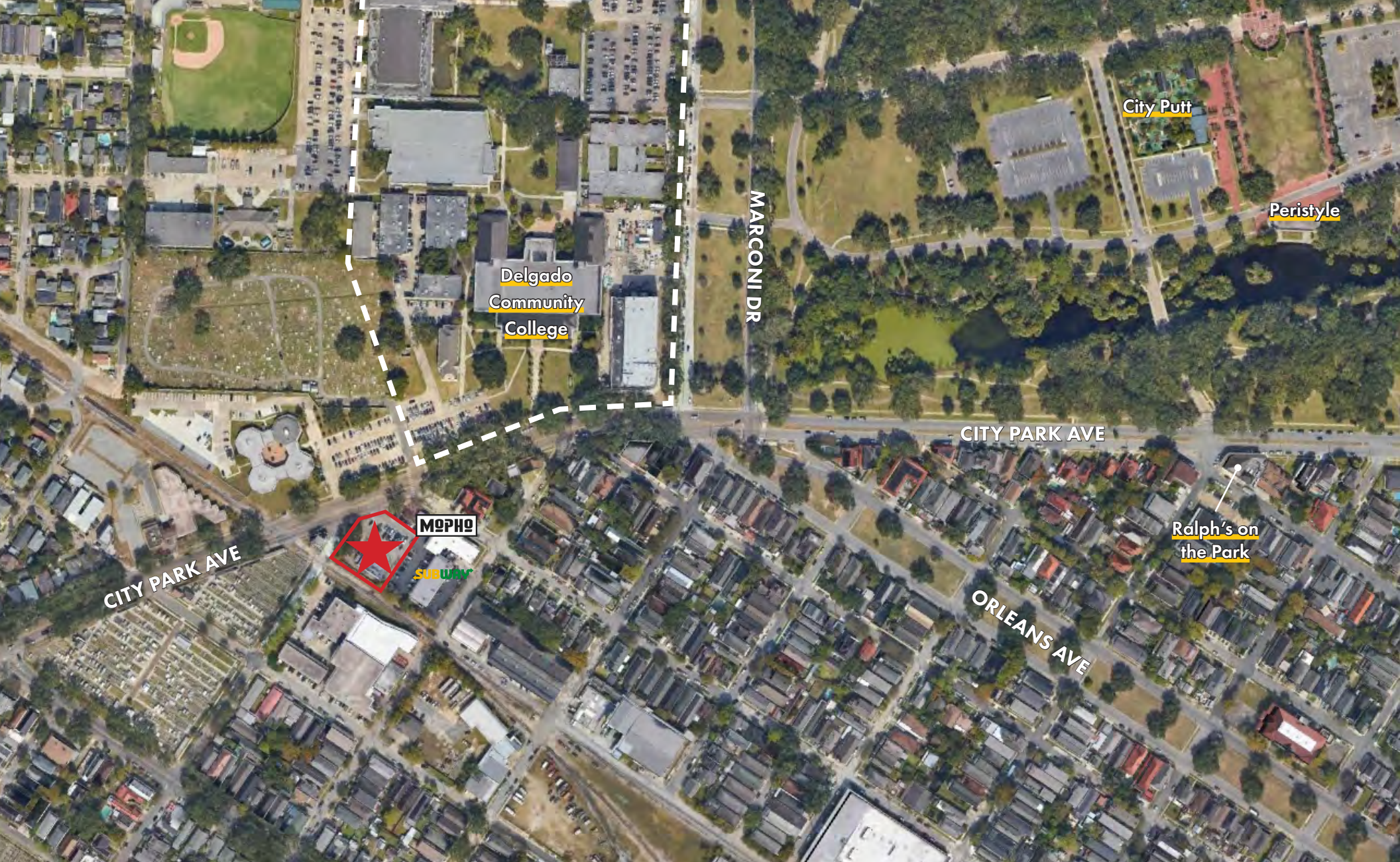
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