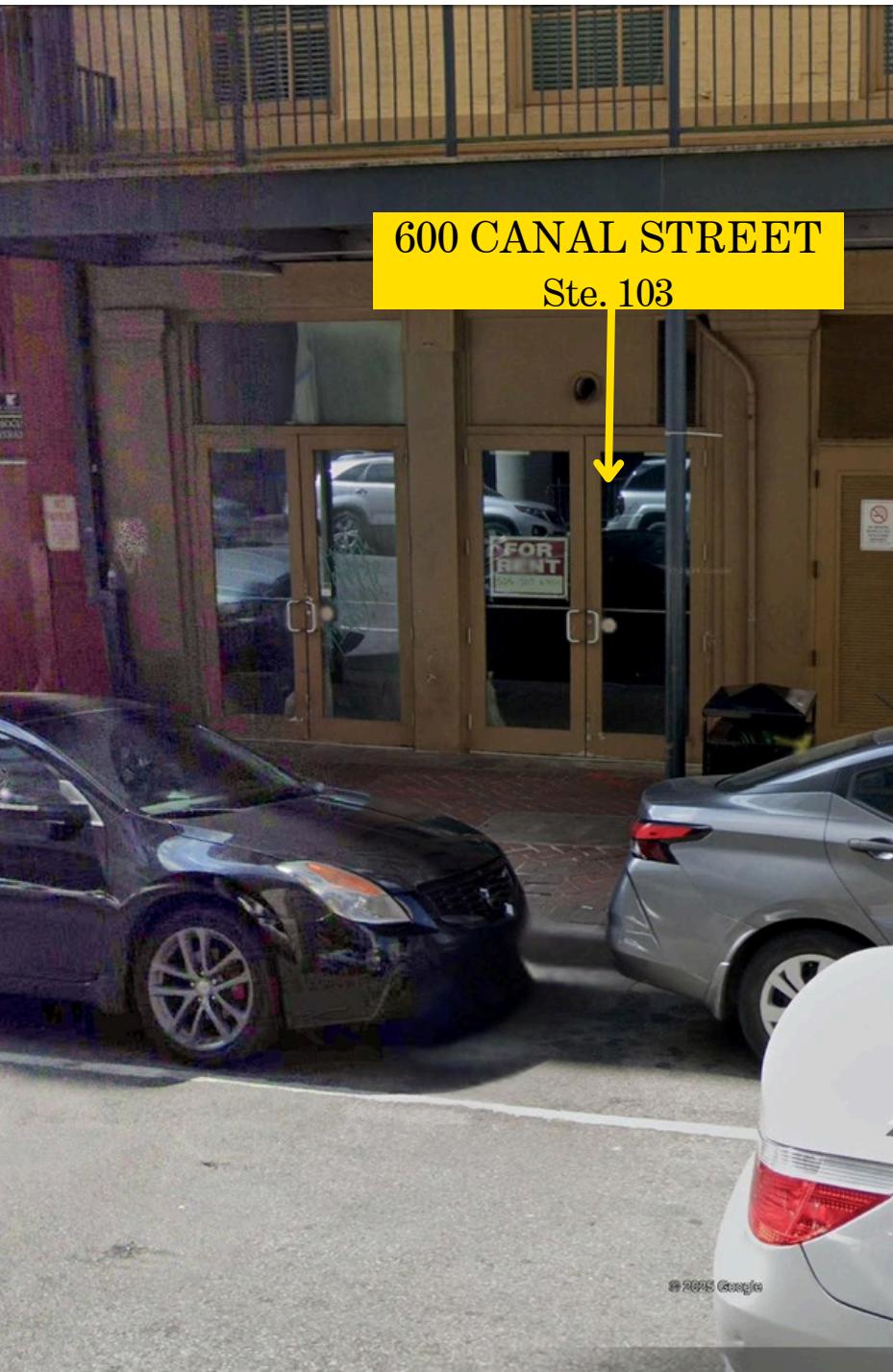


600 Canal Street, Suite 103
New Orleans, LA 70130

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AVAILABLE FOR LEASE





Property Highlights:

Location: 600 Canal Street, Suite 103 (Facing Camp Street)
New Orleans, LA 70130

Size: 1,200 Square Feet

Rate: \$50.00 Per Square Foot, NNN

Zoning: CBD-2, Historic Commercial and Mixed-Use District

Comments: The subject property features a ground-floor storefront located at the prominent corner of Canal Street and Camp Street in downtown New Orleans. This approximately 1,200-square-foot retail space was formerly occupied by Jimmy John's and is fully equipped with a walk-in freezer, walk-in cooler, and grease trap—ideal for food and beverage operations.

Positioned in the heart of the Canal Street corridor, the space benefits from exceptional foot traffic, strong street visibility, and close proximity to major hotels, national retailers, and cultural landmarks. The area draws over 1.5 million unique visitors per quarter and offers excellent public transit access as well as connectivity to key roadways.

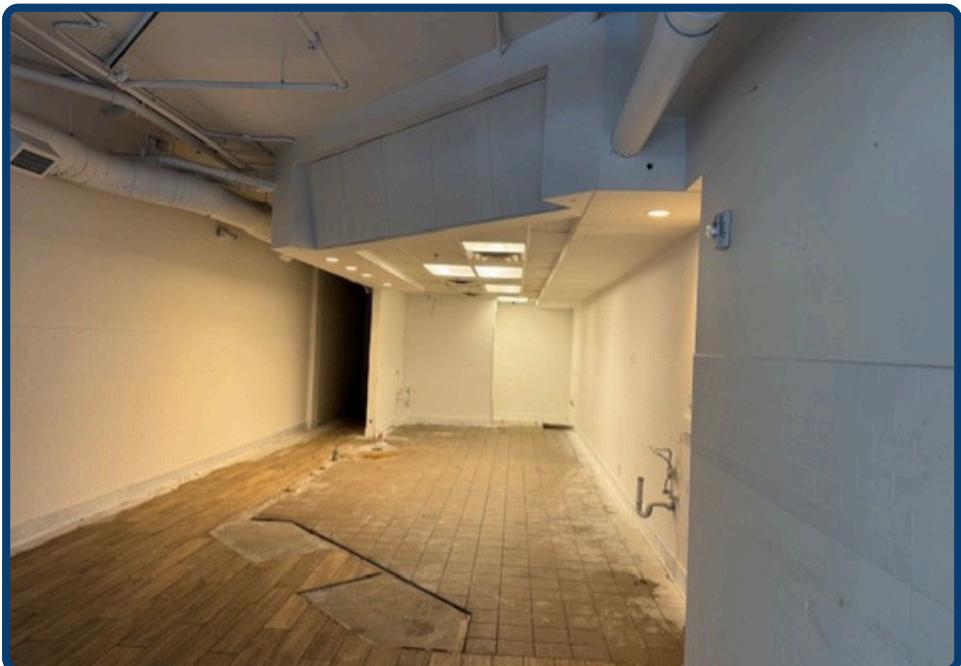
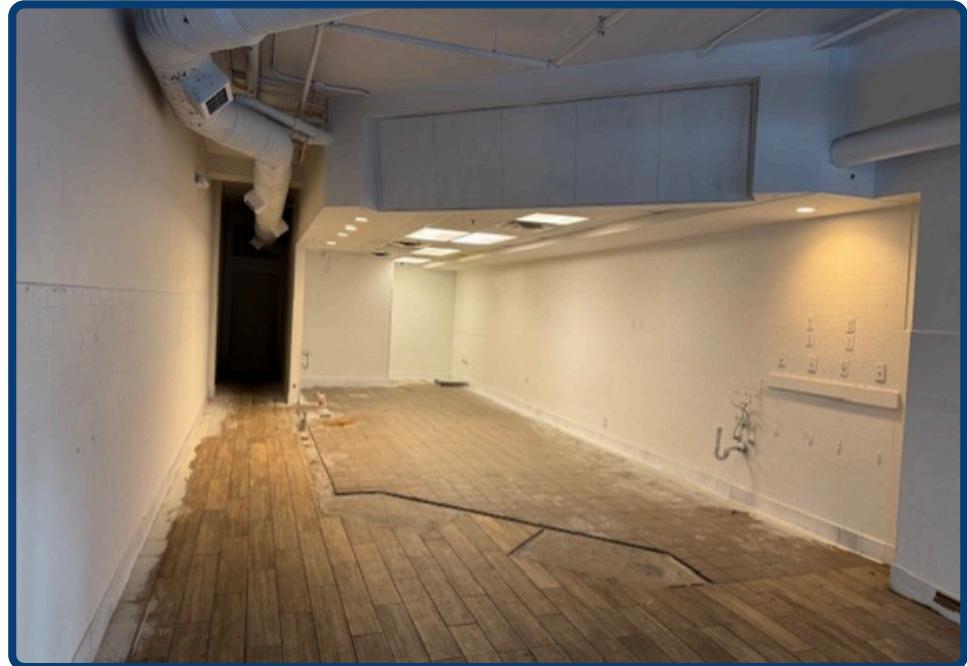
Co-tenants in the building include Athletes Foot, The Praline Company, and The Giani Building, with popular neighbors such as Café Fleur De Lis, Starbucks, Café Beignet, The Marriott, Caesars Hotel, and the Riverwalk Marketplace all within walking distance.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| 2024 Population | 19,286 | 169,522 | 351,239 |
| Avg. HH Income | \$89,399 | \$74,927 | \$78,322 |

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

600 CANAL STREET, STE. 103

NEW ORLEANS, LA



600 CANAL STREET, STE. 103

NEW ORLEANS, LA



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ROSS TALBOT

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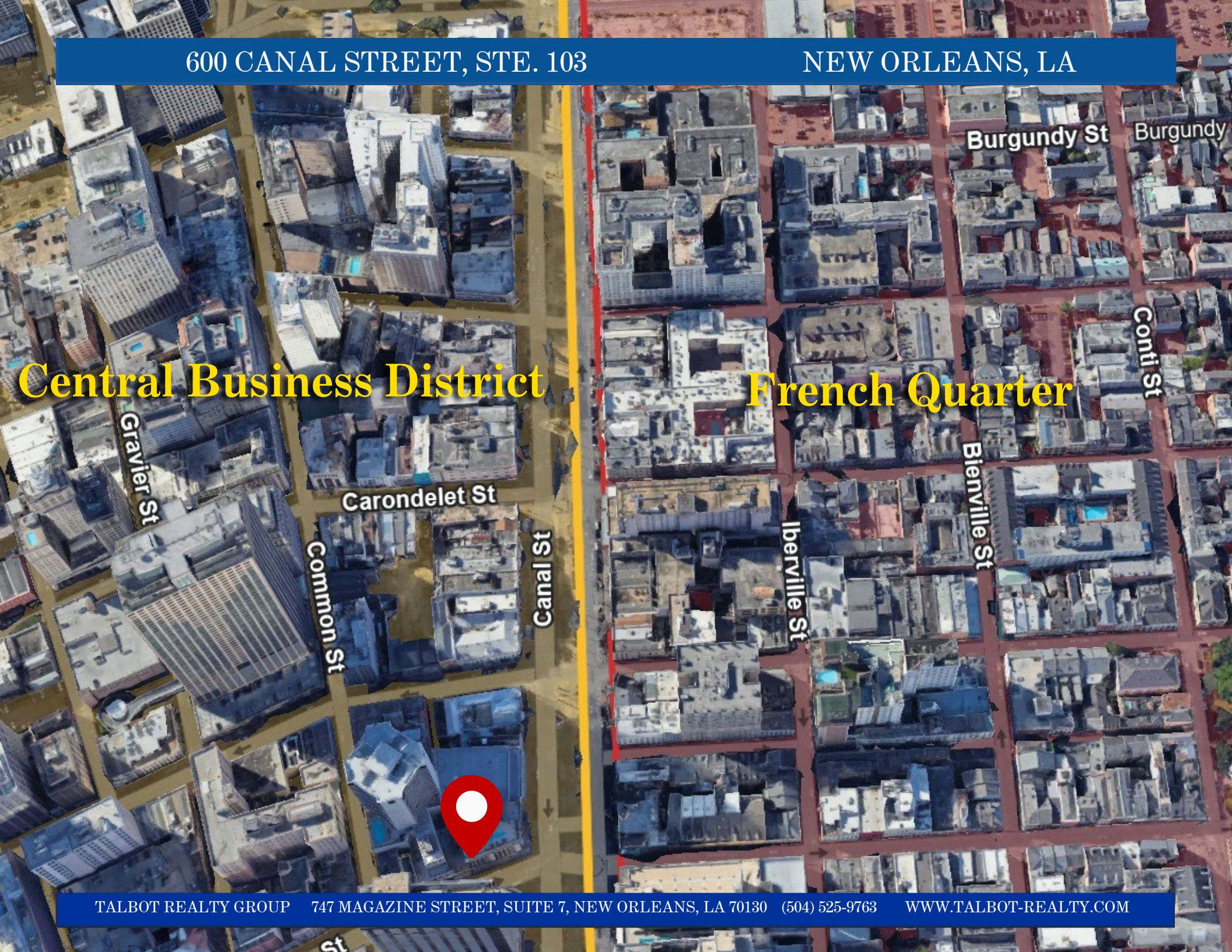
rosstalbot@talbot-realty.com

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POINTS OF INTEREST

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