

600 Canal Street, Suite 103
New Orleans, LA 70130

TALBOT
REALTY GROUP

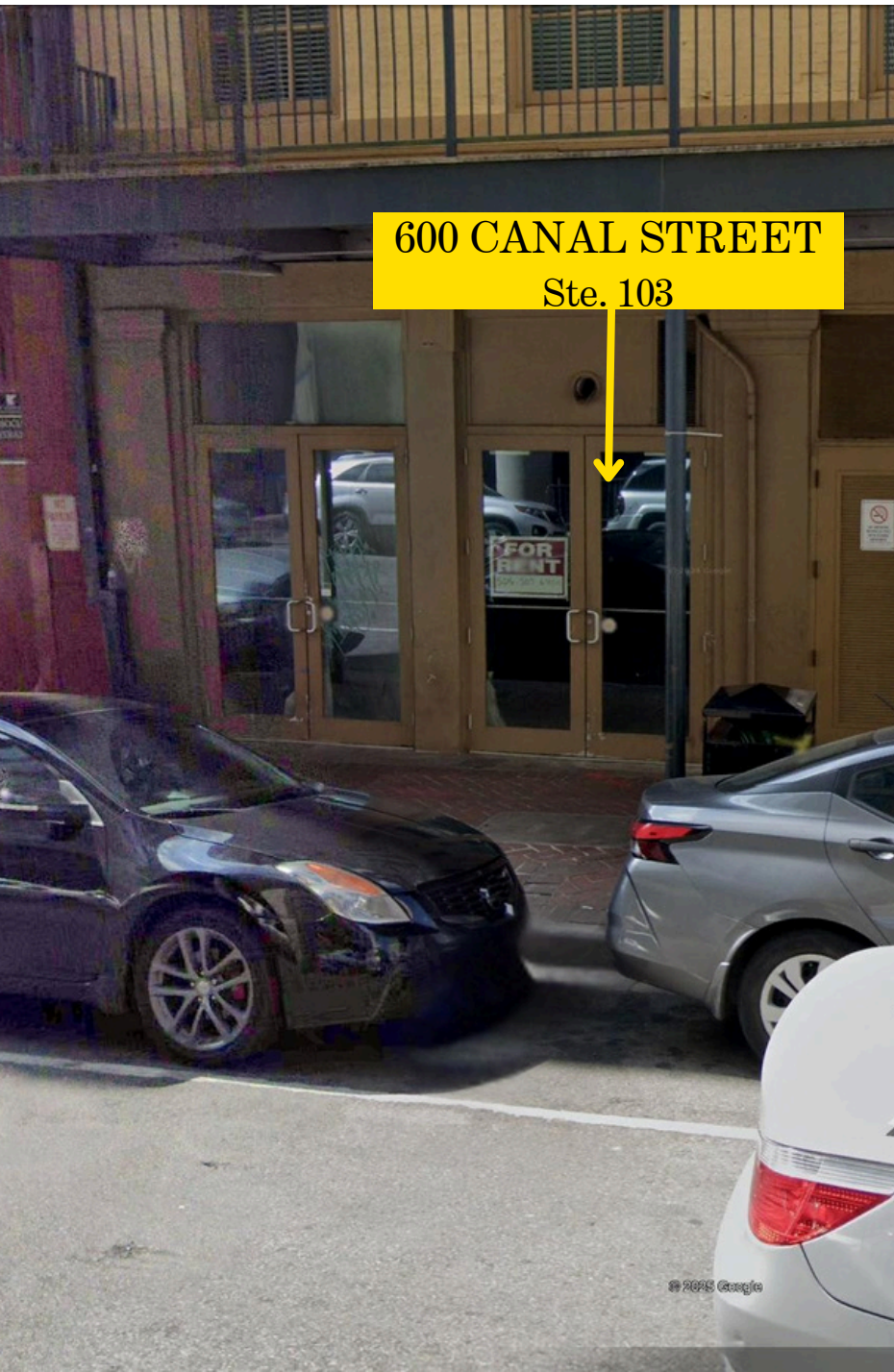
AVAILABLE FOR LEASE

Suite 103
Facing Camp St



CBD Retail Space

600 Canal Street, Suite 103, New Orleans, LA 70130



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.

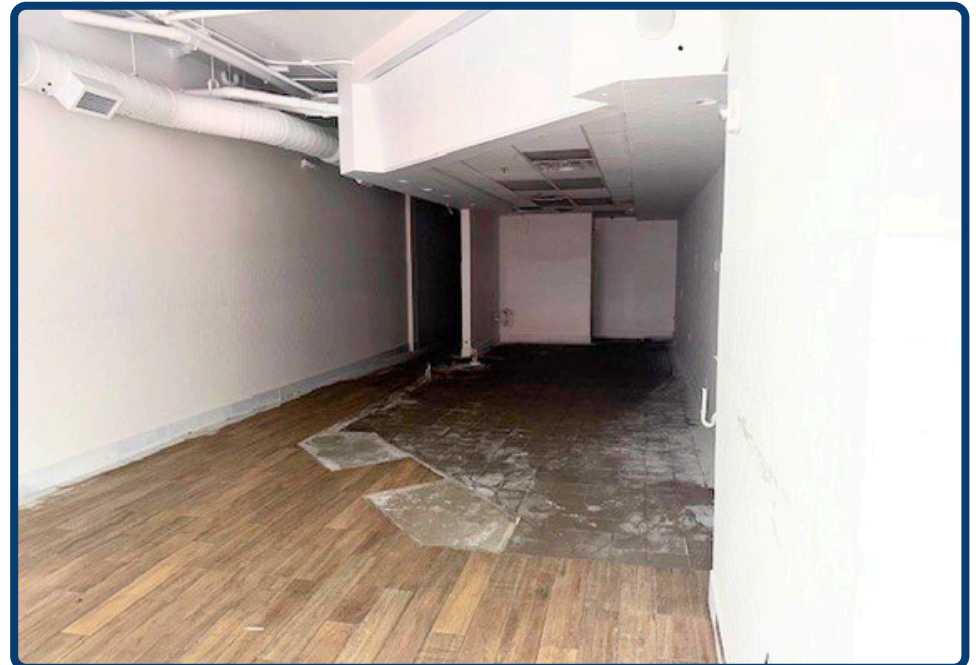
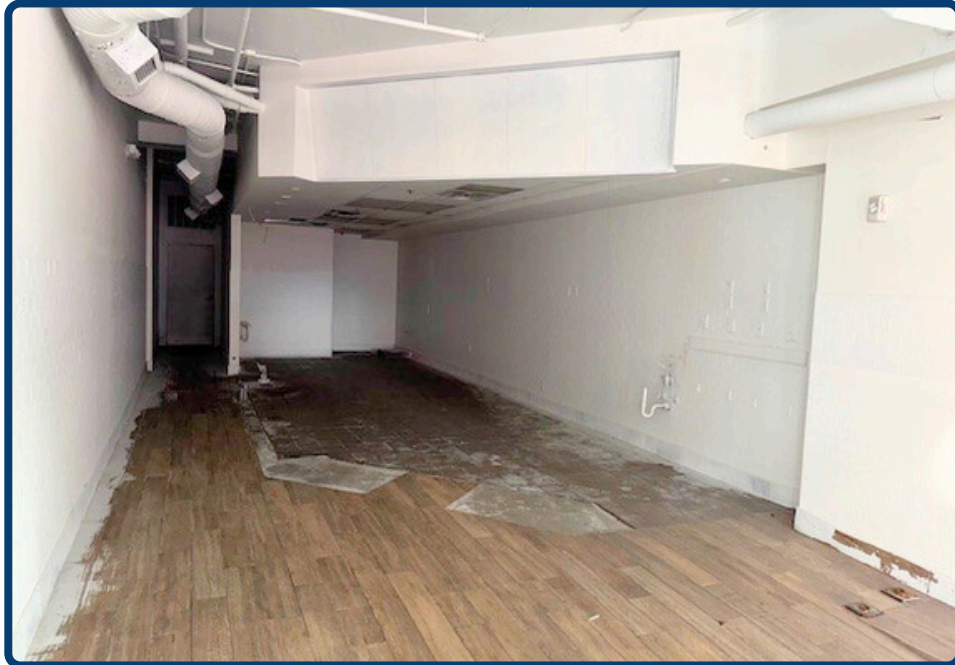
Demographics

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

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NEW ORLEANS, LA



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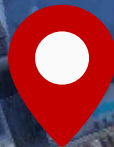
POINTS OF INTEREST

600 CANAL STREET, STE. 103

NEW ORLEANS, LA

Central Business District

French Quarter



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