

COMMERCIAL / RETAIL SUITE FOR LEASE
509 N. CARROLLTON AVE. & LAFITTE GREENWAY INTERSECTION
NEW ORLEANS, LA



DESCRIPTION

SUITE B: An approximately 4,681 sq. ft. commercial/retail suite which forms a portion of a 28,000 sq. ft., 2-storied masonry building. Available suite located next to suite occupied by Massey's Outfitters. Suite has new HVAC and also was recently renovated with large steel windows & doors which allows significant natural light inside. Stubbed for additional restrooms, sinks, bars, etc. See attached floorplan.

ZONING

HU-MU, Historic Urban Neighborhood Mixed-Use District

ADDITIONAL

- *Shared parking lot adjacent to Massey's suite
- *Expansion potential with 2nd floor mezzanine totaling approx. 6,641 sq. ft.
- *Convenient Mid-City location with excellent traffic counts and located on streetcar line
- *Next door to Mid-City Market retail development
- *Immediately adjacent to Lafitte Greenway which is a heavily traveled pedestrian path running from downtown New Orleans to Mid-City

RENTAL RATE

\$11,700/month, net (Lessee to also pay prorata share of real estate taxes and building insurance); Lessee also pays for utilities.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
DAVID QUINN, SIOR

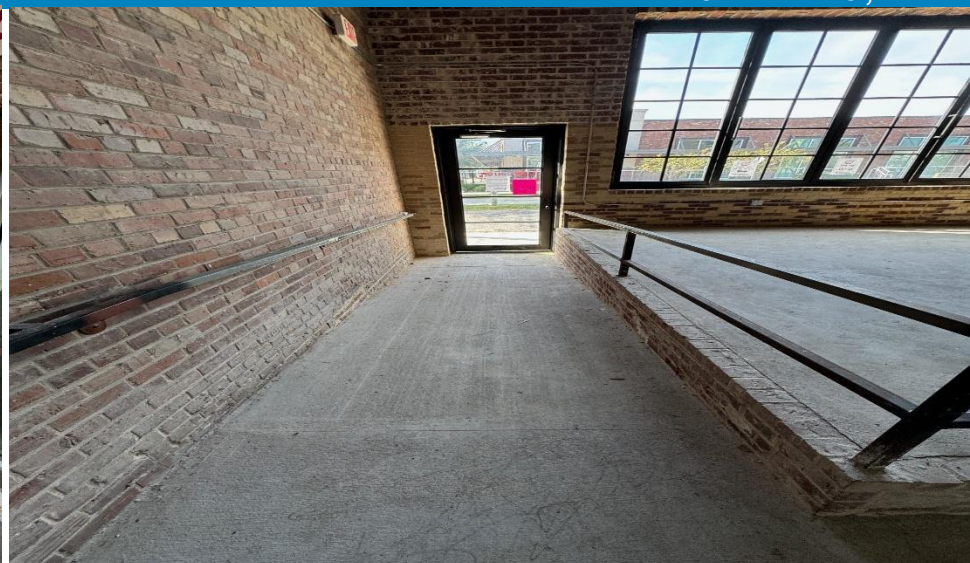
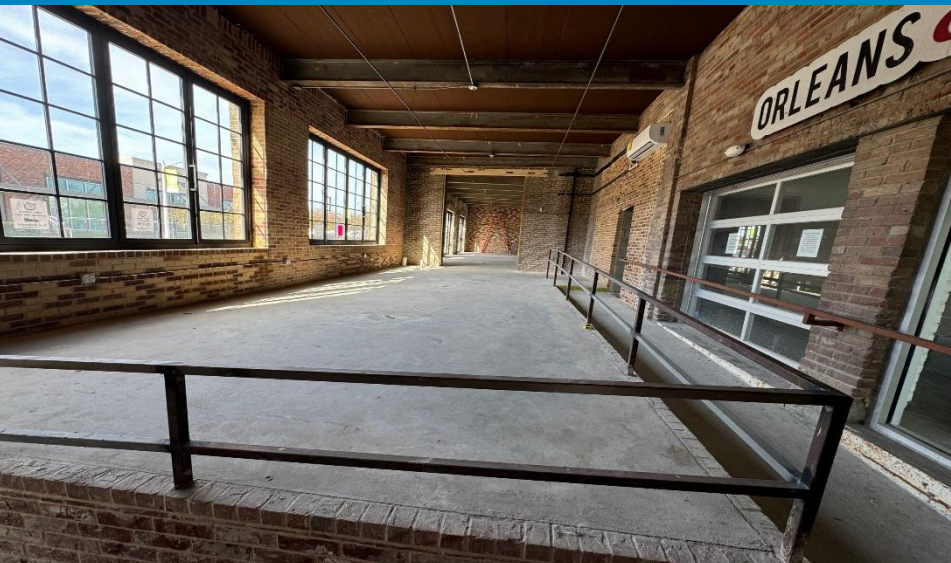
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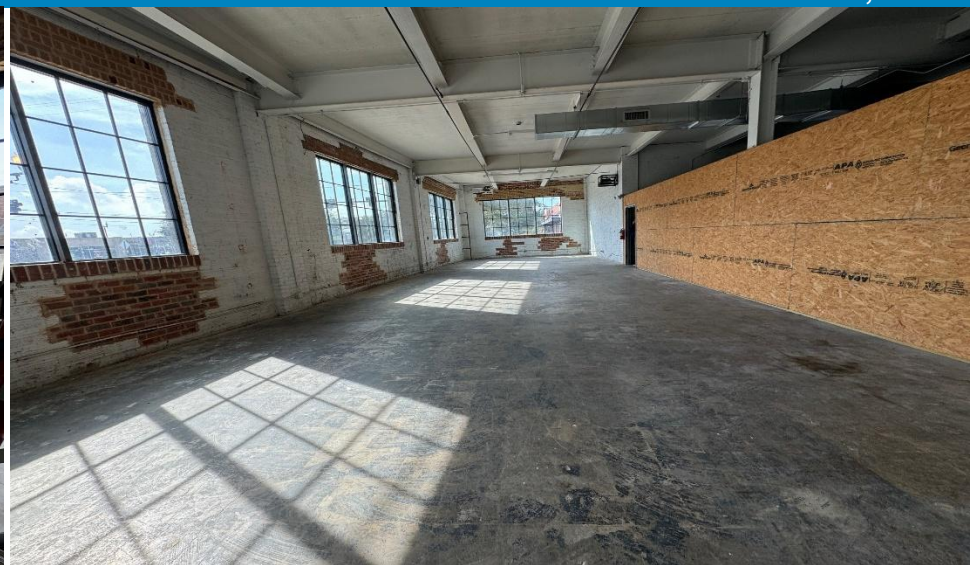
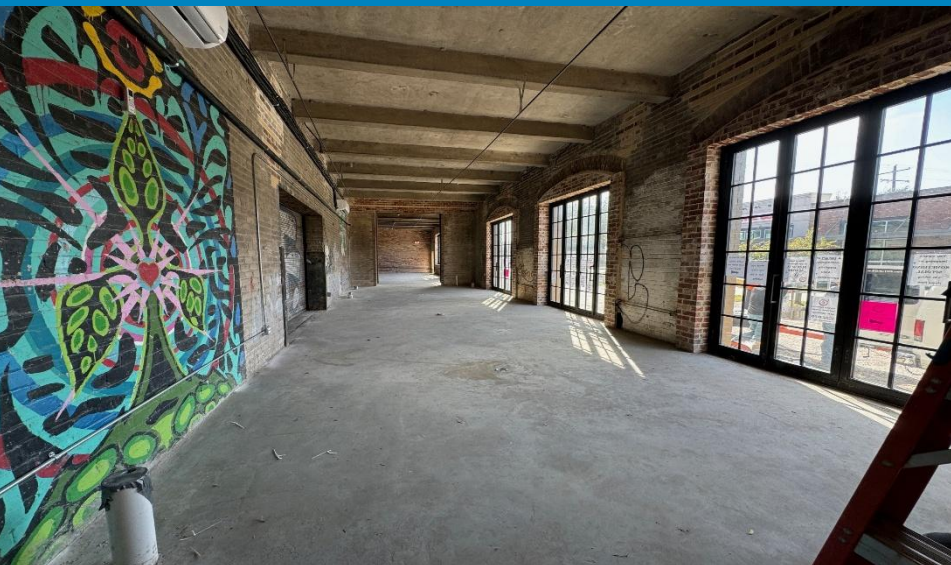
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