

# VOODOO BBQ BUILDING

1503 ST. CHARLES AVE  
NEW ORLEANS, LA

stirling



## FOR SALE

### PROPERTY OVERVIEW

- Building Size: 8,042 SF, 2 Stories
- Lot Size: 3,852 SF (0.9 Acre)
- Zoning: MU-1
- Sale Price: \$1,450,000

### PROPERTY OVERVIEW

Located in the heart of New Orleans, this spacious 6,739 square foot building sits on a generous 3,852 square foot lot. The property boasts a strategic corner location at the intersection of Saint Charles Avenue and Martin Luther King Boulevard, offering excellent visibility and foot traffic. This property, formerly home to the Voodoo Barbecue Restaurant, is currently vacant and in fair condition. Its bones and location provide an excellent foundation for:

- A revitalized restaurant concept
- A multi-use hospitality venue
- A unique retail experience

With the right vision and investment, 1503 Saint Charles Avenue could become a cornerstone of New Orleans' dining and entertainment landscape. Don't miss this chance to be part of the city's rich culinary tradition and thriving business community.

### KEY FEATURES

- **Prime Location** Situated on the famous Saint Charles Avenue, known for its streetcar line, Mardi Gras parades and historic charm.
- **Ample Space** A generous 6,739 square feet of interior space, allowing for flexible layout options.
- **Corner Lot** Increased visibility and potential for outdoor seating or signage.
- **Rich History** Former home to a beloved local restaurant, with built-in brand recognition.





COVER

SUMMARY

AERIAL

FLOOR PLANS

EXTERIOR  
PHOTOS

INTERIOR  
PHOTOS

DEMOS





COVER

SUMMARY

AERIAL

**FLOOR PLANS**

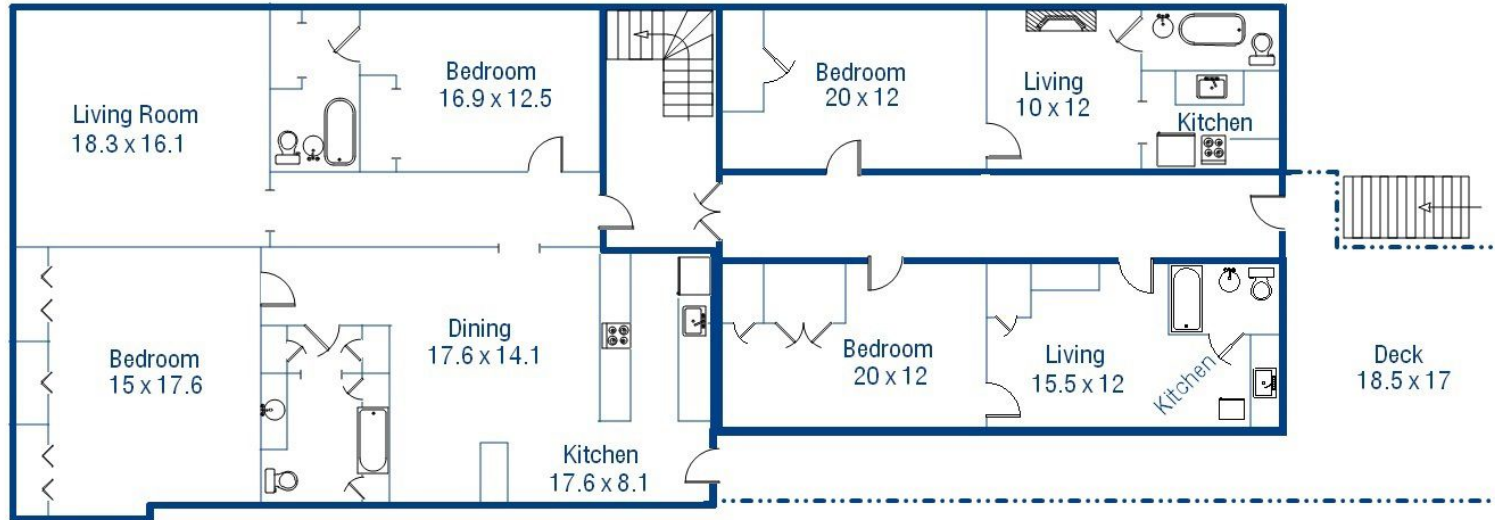
EXTERIOR  
PHOTOS

INTERIOR  
PHOTOS

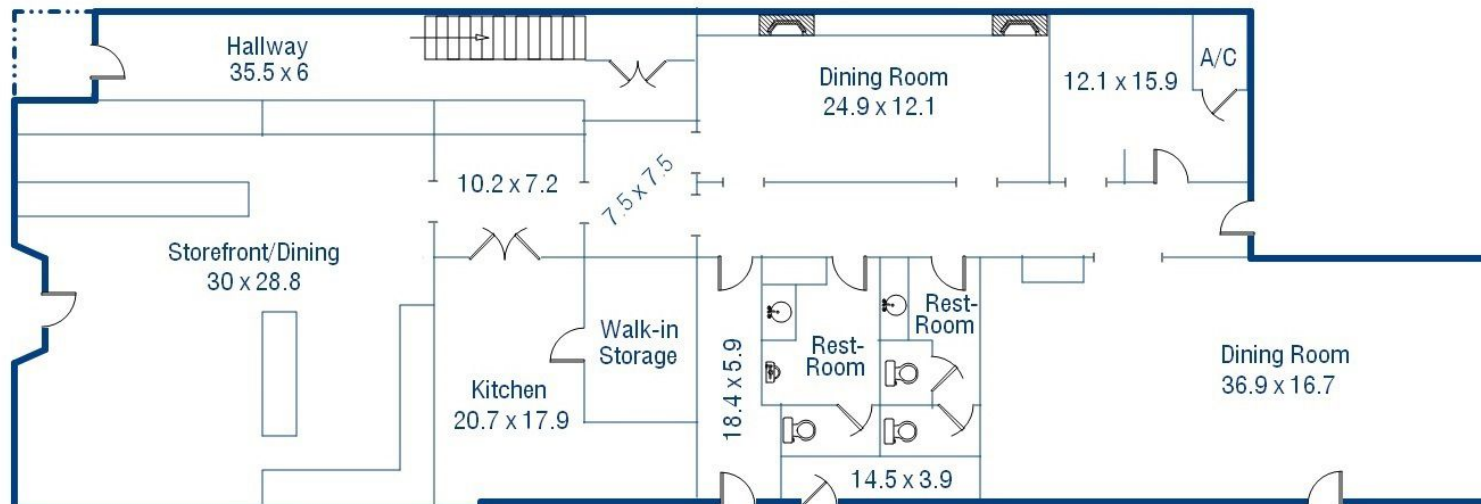
DEMOS

## 2<sup>ND</sup> FLOOR

Click image  
for larger view



## 1<sup>ST</sup> FLOOR





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1503 St. Charles Avenue, New Orleans, LA

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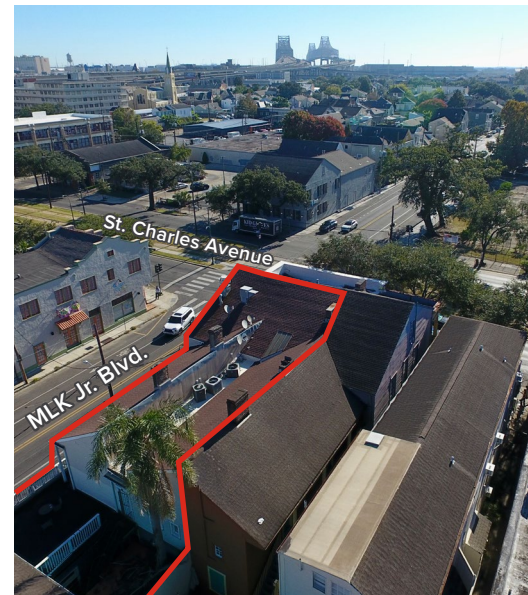
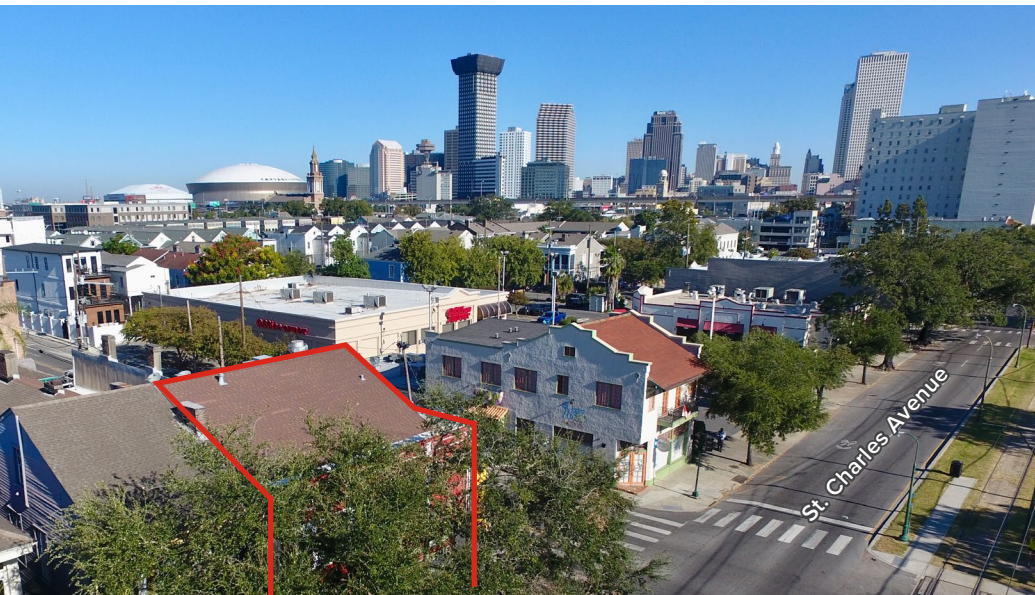
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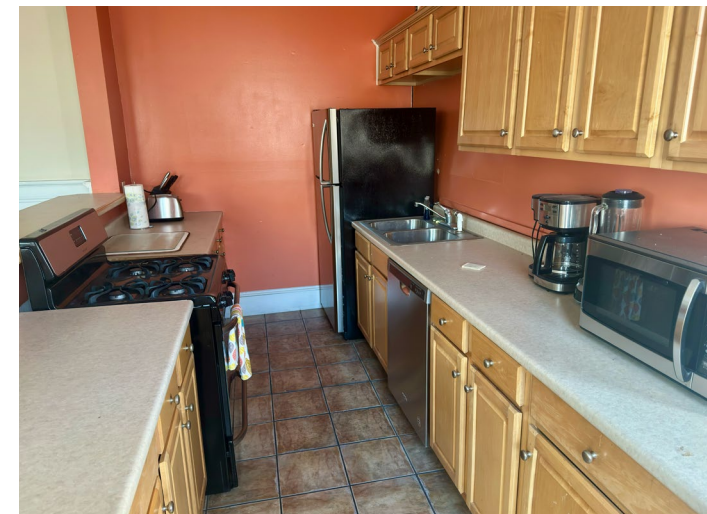
INTERIOR  
PHOTOS

DEMOS

## 1<sup>ST</sup> FLOOR Former VooDoo Barbecue Restaurant



## 2<sup>ND</sup> FLOOR 3 Residential Apartments - (1) 2Bd-1Ba, (2) 1Bd-1Ba







## 2024 DEMOGRAPHICS

1 MILE      3 MILE      5 MILE



24,024

171,451

351,524

AVG. HH  
INCOME

AVG. HH  
INCOME

1 MILE      3 MILE      5 MILE

\$104,436

\$97,149

\$89,636



HOUSEHOLDS

1 MILE      3 MILE      5 MILE

13,913

82,932

160,718