CORPORATE REALTY



COMMERCIAL SPACE | **FOR LEASE**

QSR with Drive Thru on Busy St. Claude Ave

2371 St. Claude Avenue

NEW ORLEANS, LA 70117

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201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
504.581.5005 | corp-realty.com

Seth Fawer
sfawer@corp-realty.com
504.581.5005

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005



LOCATED ON ST. CLAUDE AVE AT ST. ROCH AVE

2371 St. Claude Avenue, New Orleans, Louisiana 70117

DESCRIPTION

2371 St. Claude Avenue is located at the signalized intersection on the northwest corner of St. Claude Avenue and St. Roch Avenue. Currently operating as Hook an Anchor , the building is approximately 1,070 sf with drive thru, situated on 13,795 sf of ground. There are three existing curb cuts for easy custom access.

The space is immediately adjacent to St. Roch Market, a historic market that has been converted into a food hall featuring a variety of local food vendors, and near other established restaurants and boutique retail shops. It is directly across from the New Orleans Healing Center, a community center that includes a food co-op, restaurant, fitness center, performance space, art galleries, and more.

OVERVIEW

PREMISES

1,070 sf building with drive thru on 13,795 sf of land

RENTAL RATE

$85,000 annually, NNN

PARKING

10 spaces

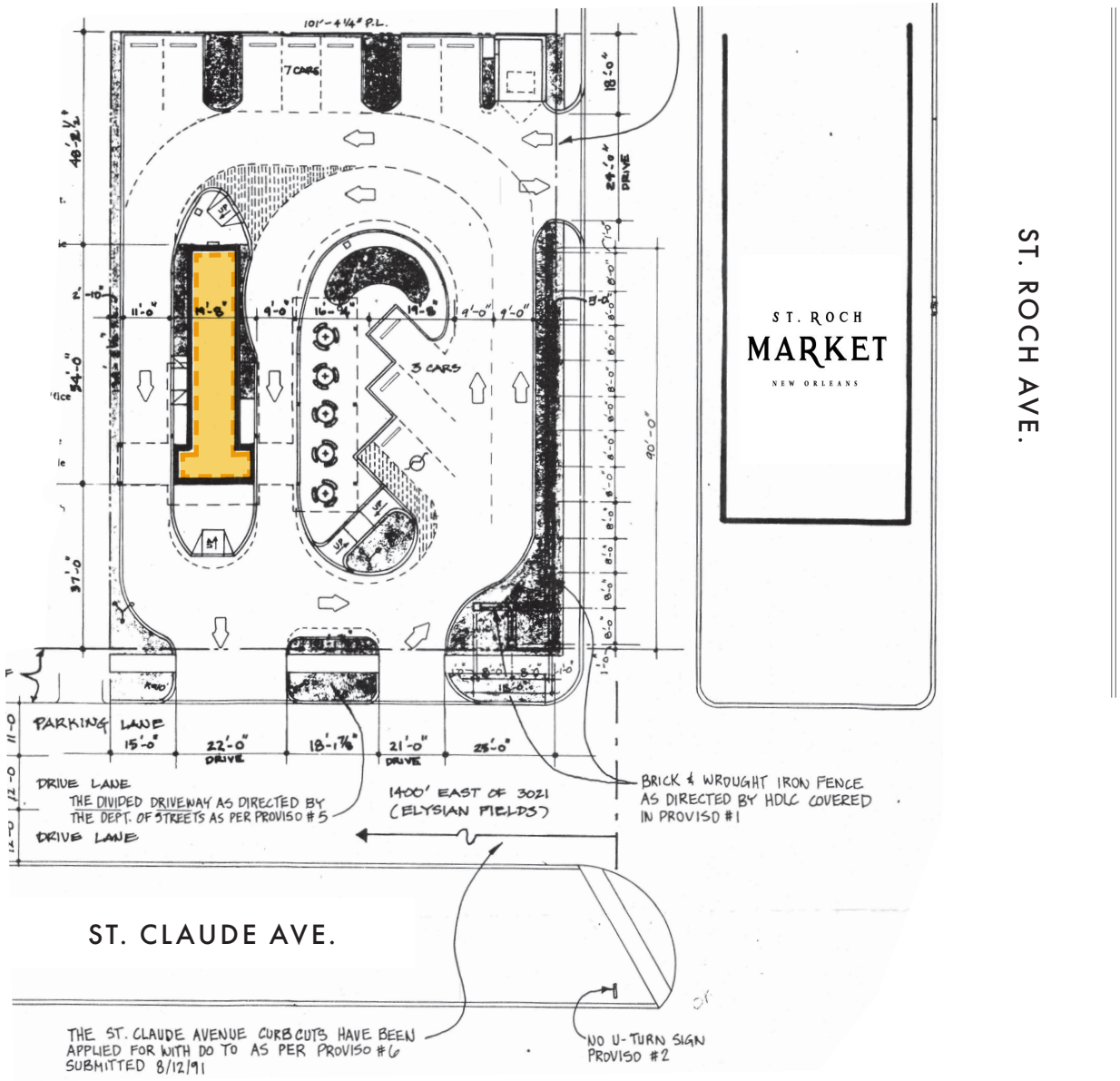
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2371 ST. CLAUDE AVE

SITE PLAN



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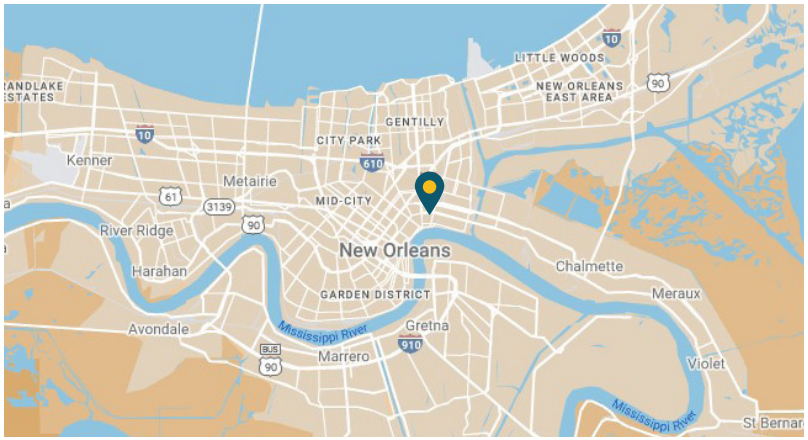
2371 ST. CLAUDE AVE
NEIGHBORHOOD



ABOUT THE AREA

The property is located in the Faubourg Marigny, one of New Orleans' most vibrant neighborhoods that is sandwiched between the French Quarter and Bywater. This community is celebrated for its bohemian spirit, Creole cottages, and refurbished mansions.

St. Claude Avenue is a dynamic commercial corridor that attracts both residents and visitors and sees a steady stream of foot and car traffic. The property is zoned HMC-2 Historic Marigny/Tremé/Bywater Commercial District, with permissible uses that include intensive commercial opportunities with conditional use that protect the historic character of this area.



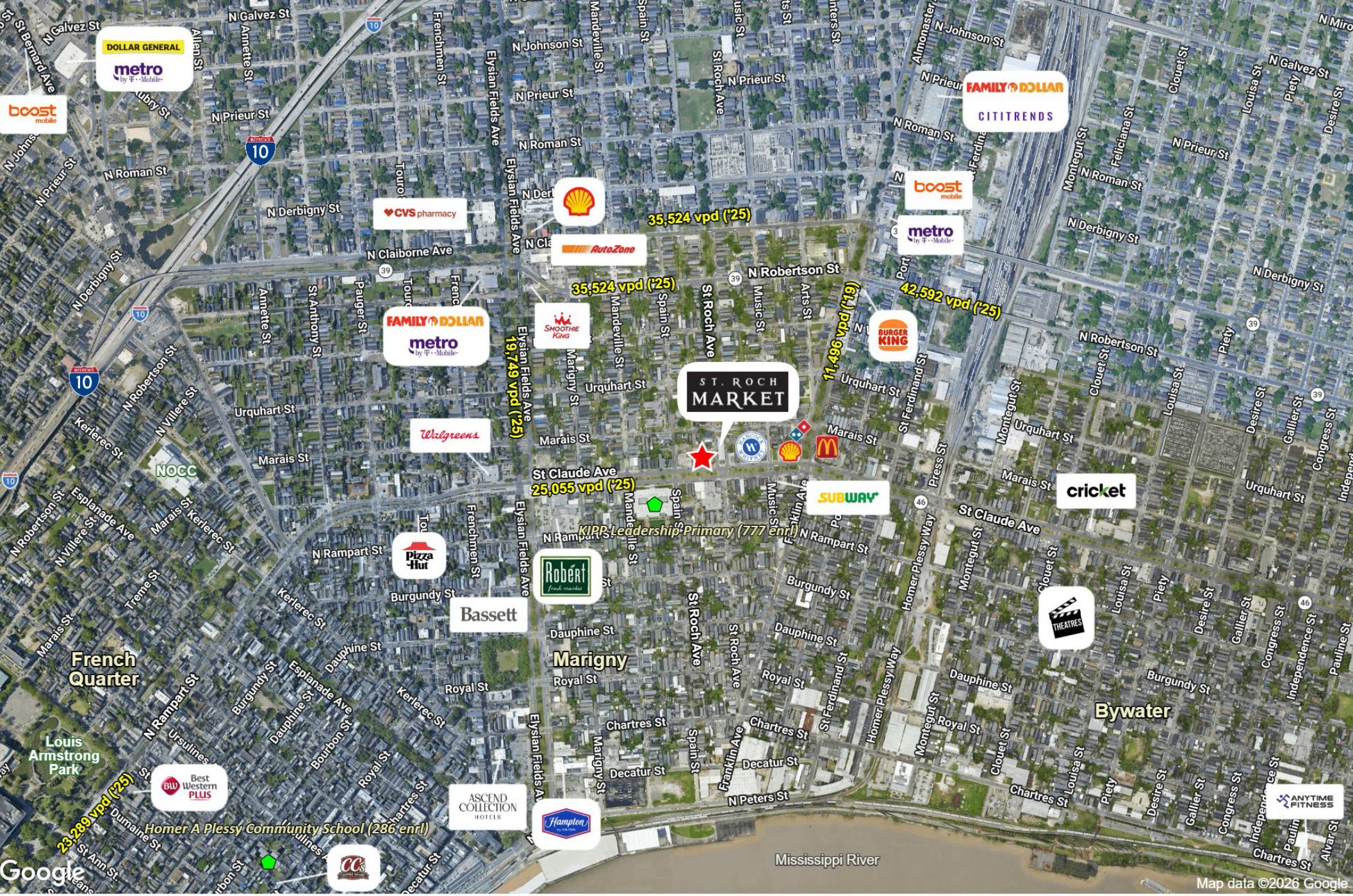
DEMOGRAPHICS (EST. 2026)

	1 mile	2 mile	3 mile	5 mile
Population:	21,991	62,804	121,538	268,891
Median HH Income:	$62,427	$56,561	$59,667	$72,732
Daytime Population:	8,420	74,289	106,669	163,654

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____