



Each office independently owned and operated

FOR LEASE

RETAIL SPACE

806 N RAMPART ST

NEW ORLEANS, LA 70116

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

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806 N RAMPART ST

NEW ORLEANS, LA 70116



PROPERTY DESCRIPTION

806 N Rampart St encompasses 1,498 SF across 2 floors. Fronting directly on N Rampart St accross from the Armstrong Park sign, the space is fully gutted and ready to be whiteboxed. Formerly a Bakery, its current layout would be complementary to resturant or retail. High foot traffic area, with bus stops accross the street, as well as the St. Ann streetcar stop just steps away. 806 N Rampart may be leased individually, or contiguous with 800 N Rampart. Landlord is open to whiteboxing property for a qualified tenant's use.

VCC ZONING INFO

Zoning: VCC-2 (Commercial District)
Significance Rating: Yellow, Contributes to the character of the district

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr
Lease Type:	NNN
Available SF:	1,498 SF
Combined SF Available (800 & 806 N. Rampart):	3,698 SF
Combined Lease Rate:	\$22.16 SF/Yr

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,242	3,852	11,831
Total Population	1,949	5,995	19,911
Average HH Income	\$99,583	\$87,933	\$78,679



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(1975)



(unknown)

FROM THE VIEUX CARRÉ VIRTUAL LIBRARY

806-810 N. Rampart belonged to the same lot (Lot 19090).] 800-804 N. Rampart. Yellow with green stripes : to : pink. This is a gable-ended, corner Creole cottage, of which the historic openings have been obliterated. These can be seen in Plan Book drawings dating to 1858 and 1863, which also shows the neighboring St. Ann unit.

If the existing building is the same depicted in the 1858 drawing, it was altered after 1863 with the addition of a steep gable-end and dormers. These early plans also show two, simple, frame structures (now located on St. Ann) behind this cottage. 806-810 N. Rampart{Referring to building currently referred to as '806 N. Rampart'}. Brown : to : yellow. This is a c. 1880, two-story, frame building, which was built in the late Victorian Italianate style.



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(1980)



(unknown)



(1988)



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(1962)



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(2010)

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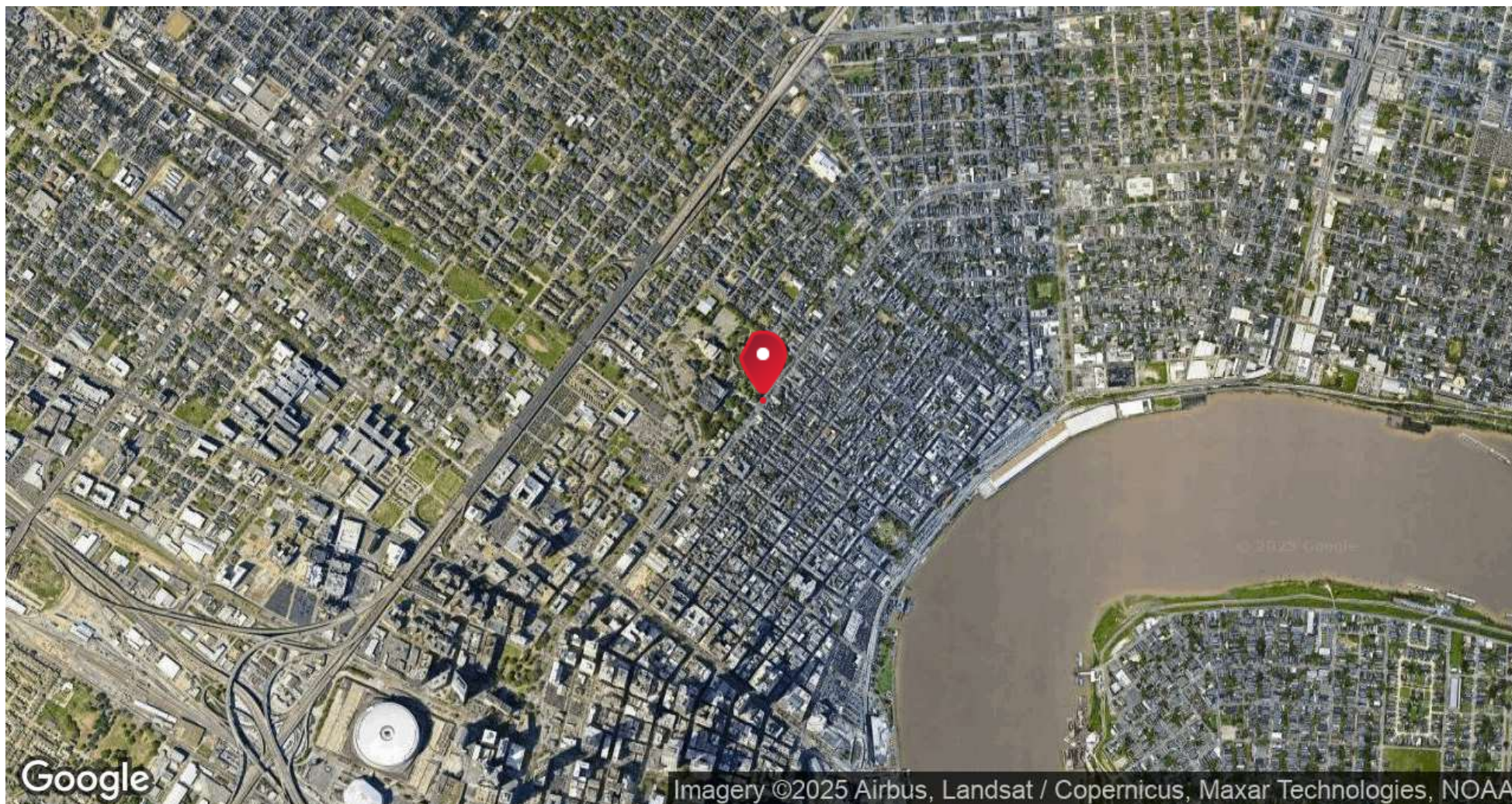
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806 N RAMPART ST

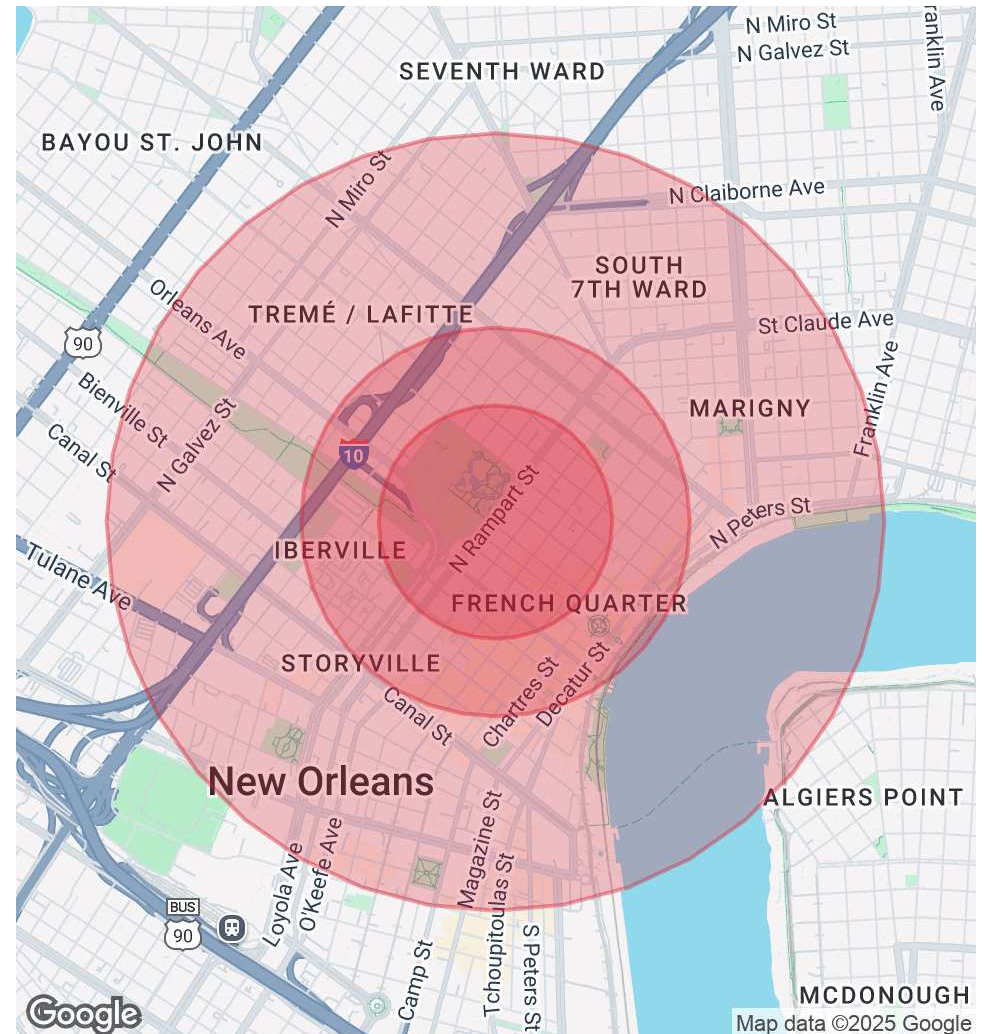
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,949	5,995	19,911
Average Age	50	47	44
Average Age (Male)	51	47	43
Average Age (Female)	49	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,242	3,852	11,831
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$99,583	\$87,933	\$78,679
Average House Value	\$795,650	\$705,306	\$614,905

Demographics data derived from AlphaMap

TRAFFIC COUNT	YEAR
N Rampart St. @ 822 N Rampart St	22,900 VPD 2024
Esplanade Ave. @ N Villere St.	13,112 VPD 2019
Basin St. @ Iberville St.	15,296 VPD 2024
I-10 @ Exit 235	141,901 VPD 2024



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