



PRIME W. HARRISON RETAIL OPPORTUNITY

206 West Harrison Avenue

New Orleans, LA 70124

Presented By:

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PROPERTY OVERVIEW

- ±2,340 SF ground-floor retail space available in Suite C & D.
- Offered at \$4,000/month, NNN, for a minimum 3-year lease term.
- Delivered as-is; concessions negotiable.
- Features prime pylon signage along Harrison Avenue
- Includes hood, grease trap, three-compartment sink, hand wash sink, walk-in cooler, and shelves.
- Optional 740 SF rear warehouse available separately at \$10 PSF/year.

LOCATION DESCRIPTION

Located along Lakeview's active Harrison Avenue retail corridor, 206 W Harrison Avenue offers strong visibility, nearby residential density, and convenient access to I-10, between Pontchartrain Boulevard and Fleur De Lis Drive. Surrounded by popular restaurants including Rizzuto's, The Backyard, The Basin, and Pizza Domenica, the property is well-suited for retail or service users seeking a strong Lakeview presence.

AVAILABLE SPACES

Space:	C & D
Available SF:	±2,340 SF
Lease Rate:	\$20.51 SF (NNN)
Estimated NNNs:	\$5.32/SF
Monthly Rent:	\$5,036.85



Prime pylon opportunity



Built-in display counters, wall-mounted retail shelving, and freestanding merchandise shelving



10' x 15' walk-in cooler



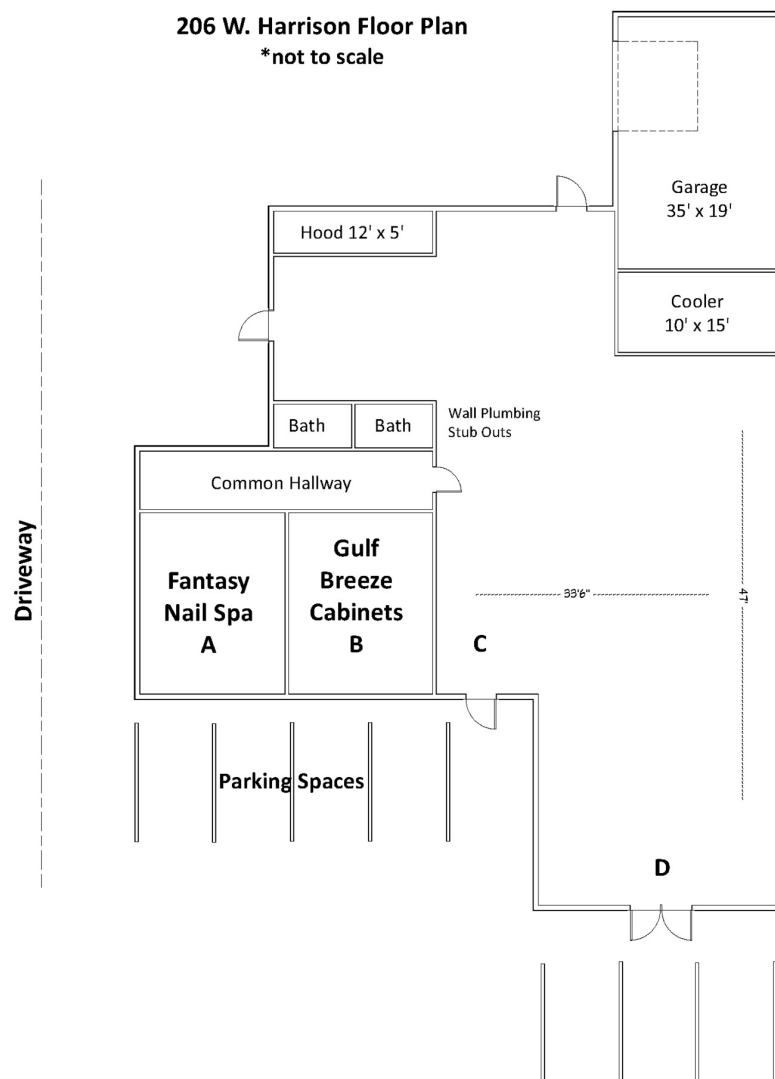
12' x 5' hood



Three compartment sink & hand wash sink



35' x 19' rear warehouse/garage





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For More Information:

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