



CORPORATE REALTY

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

HOSPITALITY | FOR LEASE

Destination Entertainment Venue on Historic Bayou Road

2441 Bayou Road

NEW ORLEANS, LA 70119

Lawless Turner

lturner@corp-realty.com

504.581.5005



EXCELLENT VISIBILITY NEAR BUSY INTERSECTION

2441 Bayou Road, New Orleans, LA 70119

DESCRIPTION

Situated along the historic Bayou Road corridor, 2441 Bayou Road presents a rare opportunity to establish a large hospitality or entertainment venue within one of New Orleans' most culturally rich and historically significant neighborhoods. The property offers a substantial two-level commercial space well-suited for restaurant, bar, live music, or nightlife concepts seeking to create a destination experience.

The building contains approximately 4,484 square feet of interior space, including 3,496 square feet

on the ground floor and 988 square feet on the upper level, providing flexibility for dining areas, private event space, lounge seating, or additional entertainment programming. The property also features approximately 1,882 square feet of outdoor patio space, offering the opportunity to create an inviting outdoor dining or social environment that complements the interior hospitality experience.

OVERVIEW

SIZE

4,484 sf interior space

1,882 sf exterior space (courtyard)

RENTAL RATE

\$25.00/sf, NNN

(\$112,100 annually/\$9,341.67 monthly plus expenses)



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ABOUT THE OPPORTUNITY



Expansive two-level space with outdoor patio offering a blank canvas for restaurant, supper club, live music venue, or nightlife concept.

Formerly operated as a reggae dance club, the space has since been fully gutted, providing operators with a blank canvas to design and build a new hospitality concept tailored to their vision.

Bayou Road is widely recognized as one of the oldest trade routes in New Orleans, established by Native Americans and later shaped by Creole and African communities, and continues to evolve as a hub for neighborhood businesses, restaurants,

and community-centered concepts. The property benefits from strong neighborhood visibility and is surrounded by a vibrant mix of residential density, neighborhood businesses, and cultural institutions such as Dillard University, the Free People of Color Museum, the Bayou Road Business Association, and Broad Street Community Connections.

Ownership is seeking a visionary hospitality operator capable of transforming the space into a

destination venue that can serve as an anchor for the corridor and help attract additional foot traffic to Bayou Road.

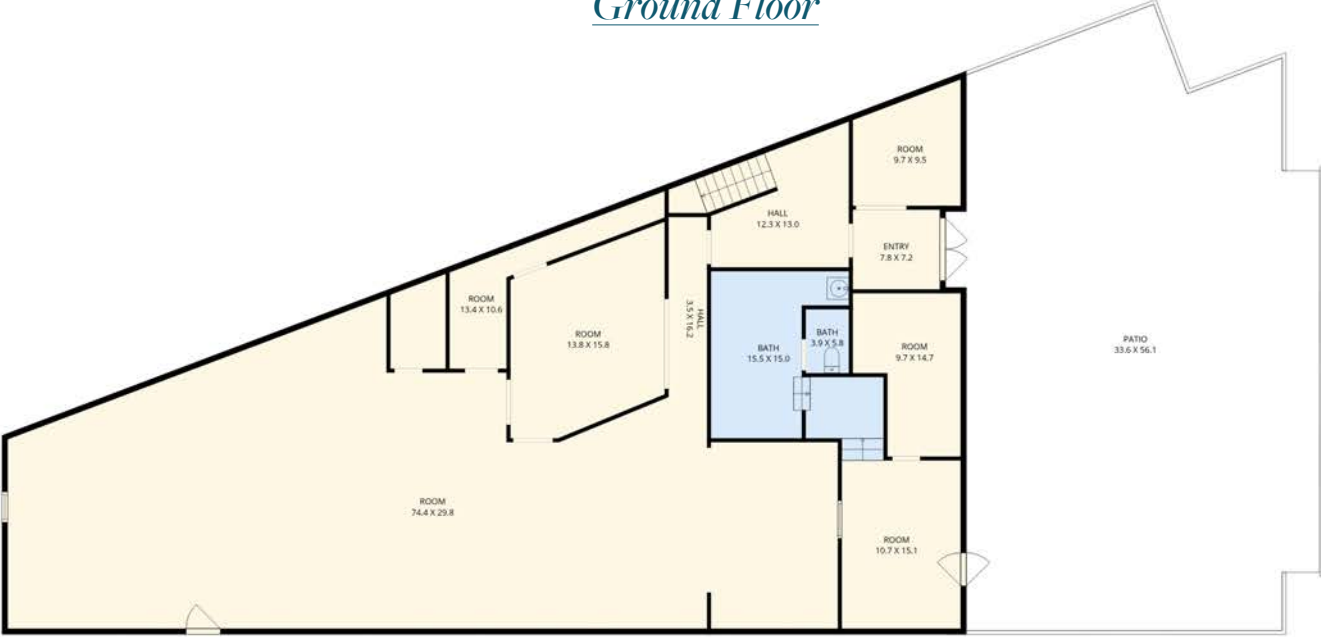
This property presents a unique opportunity for an operator seeking to develop a distinctive hospitality concept within one of New Orleans' most historic and culturally vibrant commercial corridors.



2441 BAYOU ROAD

FLOOR PLAN

Ground Floor



Upper Level



Measurements are for guidance only

TRAFFIC MAP
Vehicle Per Day

*All Counts are 2-way



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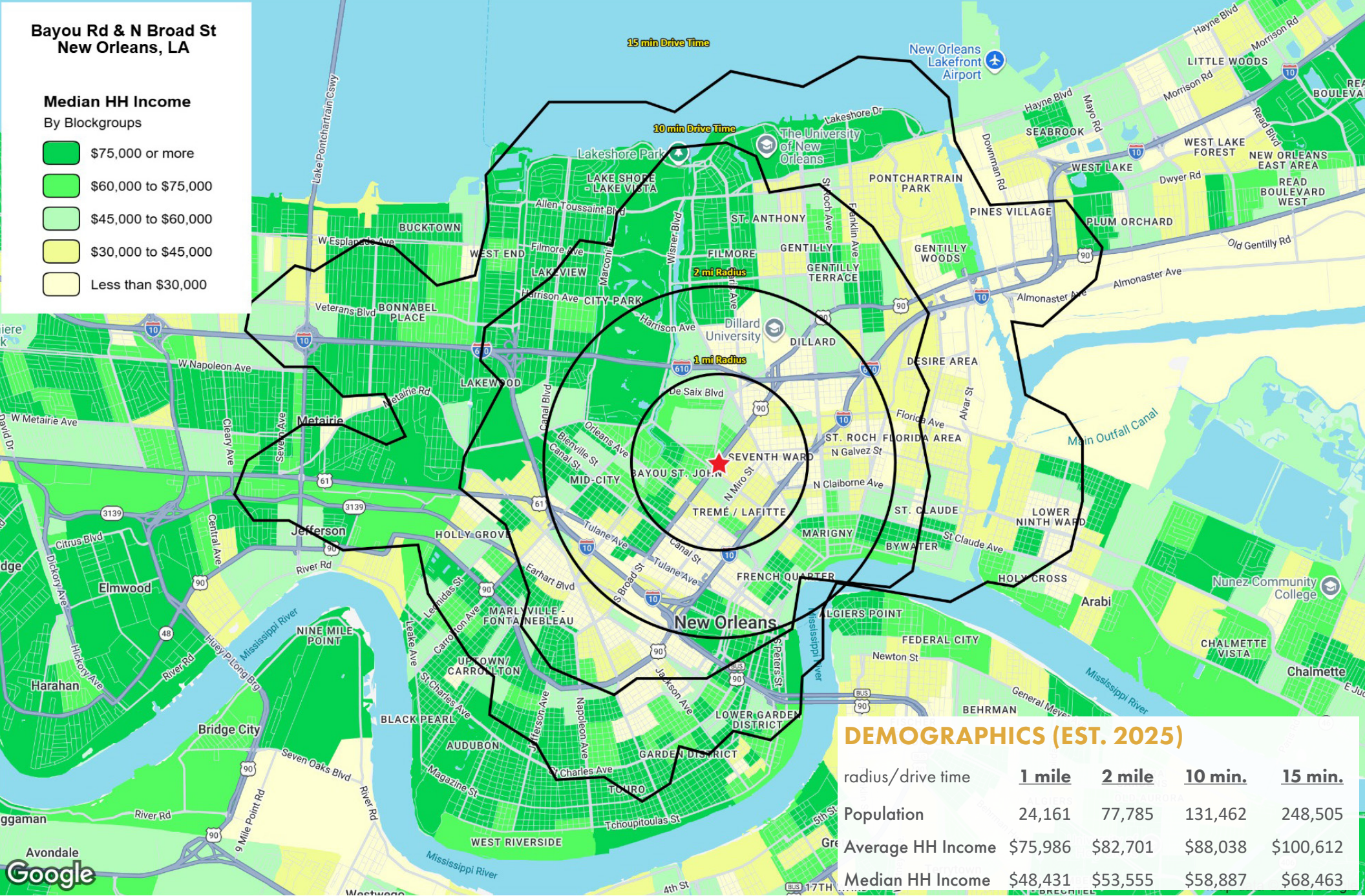
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**Bayou Rd & N Broad St
New Orleans, LA**

Median HH Income

By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000



DEMOGRAPHICS (EST. 2025)

radius/drive time	<u>1 mile</u>	<u>2 mile</u>	<u>10 min.</u>	<u>15 min.</u>
Population	24,161	77,785	131,462	248,505
Average HH Income	\$75,986	\$82,701	\$88,038	\$100,612
Median HH Income	\$48,431	\$53,555	\$58,887	\$68,463

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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: _____

