

FOR LEASE

DOWNTOWN NEW ORLEANS

SOUTH RAMPART STREET CORRIDOR



NAI Rampart

Historic South Rampart Street Corridor

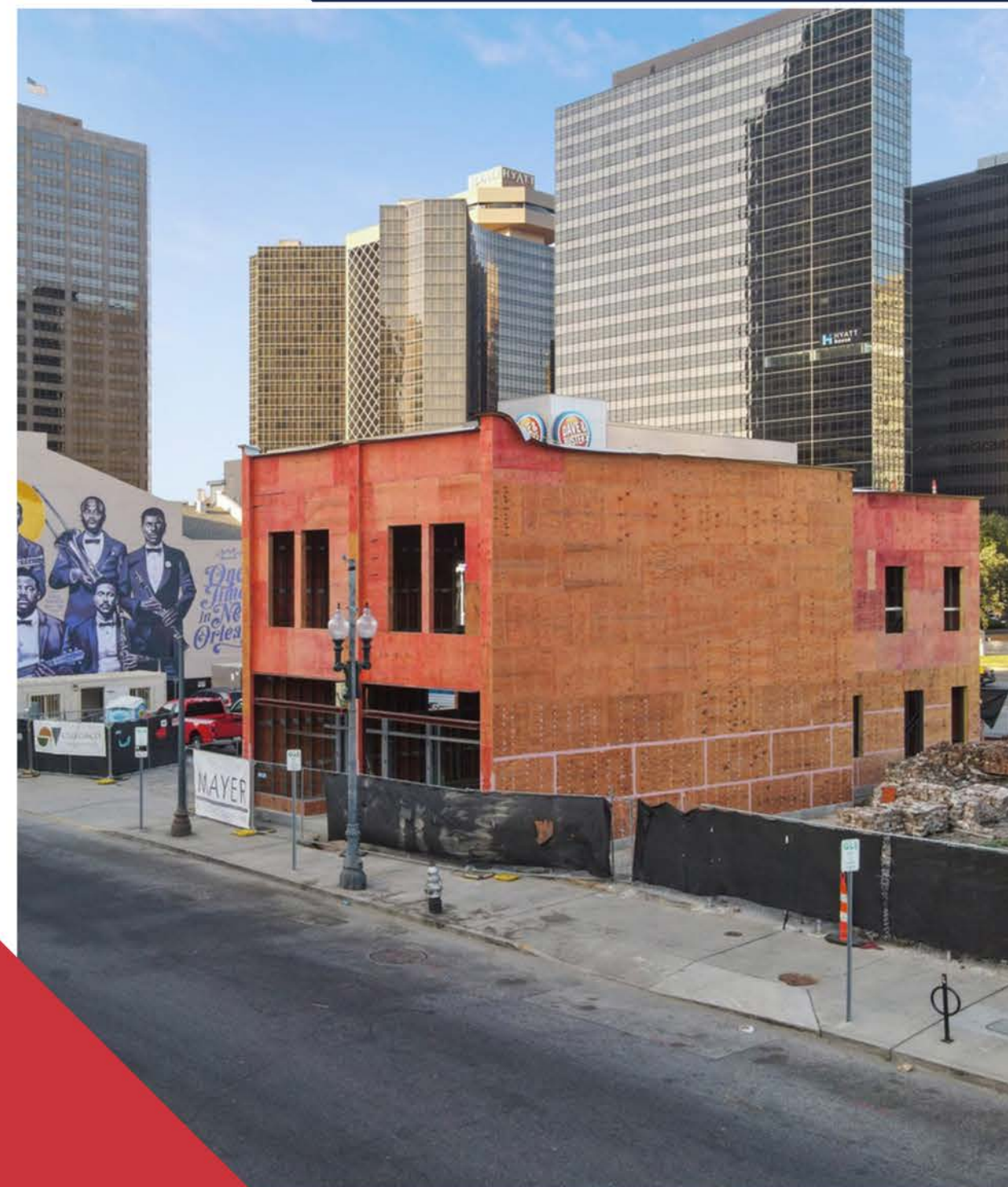
The Historic South Rampart Street Corridor, located in the heart of downtown New Orleans, presents an exceptional real estate opportunity. Known for its vibrant history and cultural significance, the district boasts a unique mix of historic charm and development potential. This area, once a thriving hub for jazz and cultural innovation, is now poised for a modern renaissance.

Property Overview

The Historic South Rampart Corridor is characterized by its distinctive musical and architectural heritage. The property offers potential tenants the opportunity to lease a newly constructed 4,000 SF building or a historic building ready for renovation, along with build-to-suit vacant land opportunities. These options provide flexibility for mixed-use development that can cater to a variety of industries.

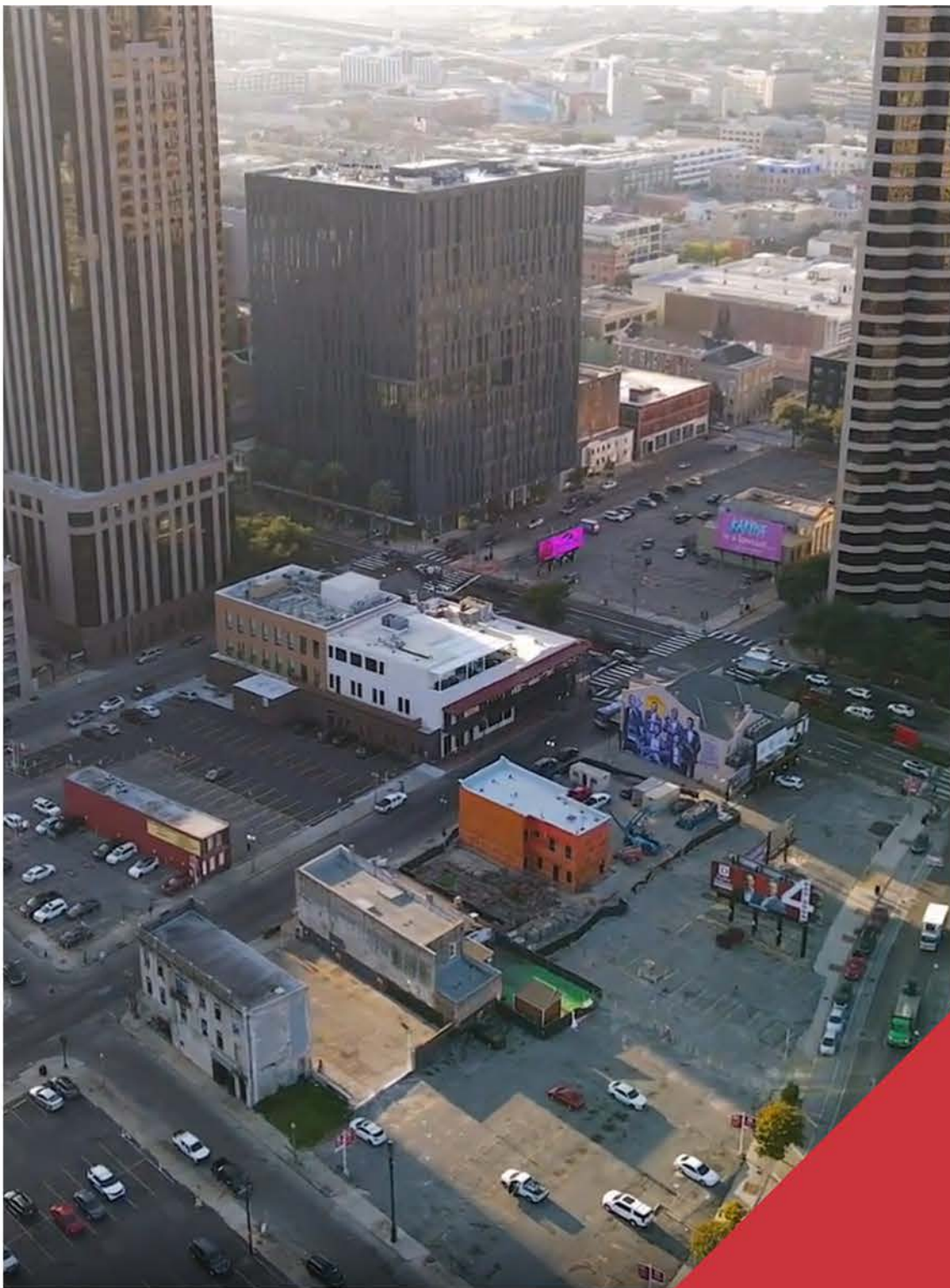
Key properties in the district include:

- **445 South Rampart Street** – 10,258 SF Historic Building Available 2026
- **435-439 South Rampart Street** – Vacant Land for New Construction
- **427 South Rampart Street** – Newly Constructed 4,000 SF Building
- **425 South Rampart Street** – Vacant Land for New Construction
- **413 South Rampart Street** – 5,000 SF Historic Building Ready for Renovation
- **411 South Rampart Street** – Vacant Land for New Construction



Prime Location

Strategically situated, the district offers proximity to several of New Orleans' most iconic neighborhoods and attractions, including the Caesars Superdome and Smoothie King Center. It is just steps from the French Quarter, the Central Business District, and the burgeoning Warehouse District. This central location ensures high foot traffic, making it a desirable destination for both locals and tourists alike.



Development Opportunities

The district provides a versatile platform for a range of real estate projects, including:

- **Retail and Dining:** Historic storefronts offer an ideal setting for upscale shops, galleries, and restaurants.
- **Creative Workspaces:** The district's unique architectural features make it an attractive choice for tech firms, design studios, and co-working spaces.



Hospitality

Over 20,747 hotel rooms in the downtown area.

High occupancy rates driven by conferences, tourism, and cultural events.



Nearby Developments

Residential Growth:

- Ongoing conversion of historical buildings into residential apartments or mixed-use spaces.

Economic Drivers:

- Proximity to the French Quarter, CBD, and the Warehouse District.
- Anchored by major employers, schools, and medical centers.





Population

Within 1 mile:
18,000 residents

Within 3 miles:
122,000 residents

Daytime
Population
Downtown:
142,764 people
including workers,
residents, and tourists.

Downtown
Resident
Average
Household
Income:
\$89,000





"Best Food Destination In The U.S."
for the 2nd Consecutive Year

Named
"The Most Walkable
City In The U.S." in 2024 by

Southern Living



Attracts 1.2 million attendees annually

SMOOTHIE KING
CENTER

CAESARS
SUPERDOME
±10 Minute
Walk

Poydras St

Foot Traffic

This collection of properties is a 10-minute walk to the Caesars Superdome and Smoothie King Center, which attract millions of visitors annually for major concerts, sporting events, and conventions, ensuring high foot traffic year-round.

Additionally there is high pedestrian activity on nearby Canal, Bourbon, and Poydras Streets, especially near hotels, restaurants, and entertainment venues.

The intersection of Canal and Bourbon Streets sees approximately 24,105 pedestrians on weekdays and 34,624 on Saturdays.

Downtown New Orleans boasts a walkability score of 97 and was named by Southern Living as the most walkable city in the United States in 2024.



Tourism

More than 17.7 million tourists visit New Orleans annually with 2.5 million visitors attending sporting, cultural, and other events.



Commercial & Retail Market

- **243 Retail Stores in Downtown New Orleans**
- **Over 45 national retailers.**
- **249 restaurants, bars, and 63 sidewalk cafés.**



Key Takeaways for Retailers



DEMOGRAPHICS

High-income local residents and a strong tourism economy.



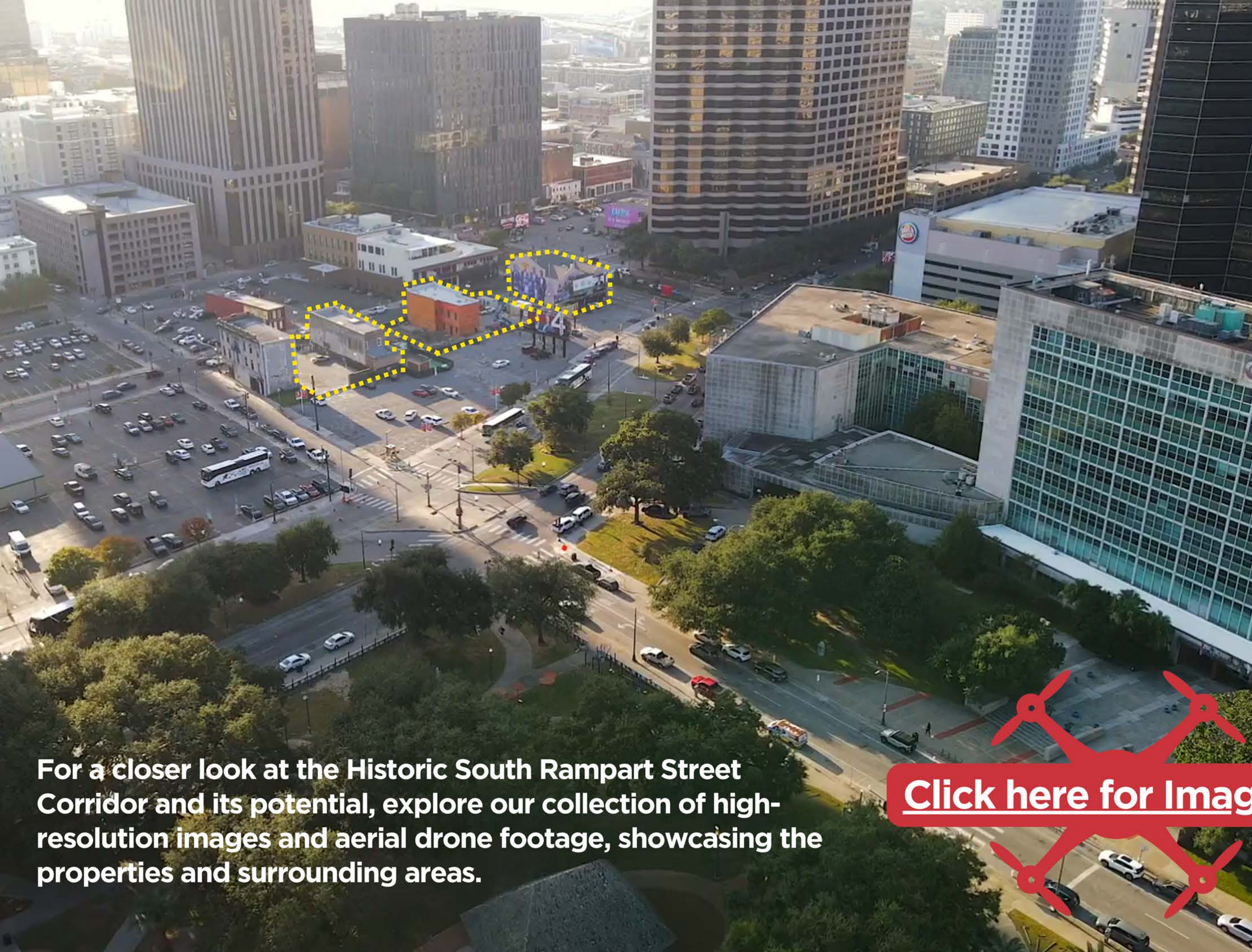
FOOT TRAFFIC

High pedestrian and vehicle counts make prime locations very visible.



VISITOR SPENDING

Visitors spend generously on dining, shopping, and entertainment, creating opportunities for retail businesses.



For a closer look at the Historic South Rampart Street Corridor and its potential, explore our collection of high-resolution images and aerial drone footage, showcasing the properties and surrounding areas.

[Click here for Imagery.](#)

CONTACT FOR MORE INFORMATION

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