



MU-1 ZONING | 8,680 SF LOT

# DEVELOPMENT DEAL ON THE AVENUE

3600 ST. CHARLES AVENUE . NEW ORLEANS . LA . 70115



# MU-1 ZONED LOT ON ST. CHARLES AVENUE

3600 ST. CHARLES AVE.  
NEW ORLEANS, LA 70115

LISTING AGENT:

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THE McENERY COMPANY

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# MU-1 ZONED LOT ON ST. CHARLES AVENUE

3600 ST. CHARLES AVENUE, NEW ORLEANS, LA 70115

3600 St. Charles Avenue presents a rare development opportunity to deliver a platform for launch of a Class A business location, with a zoning that allows for all forms of restaurant use, retail, office and mid-rise development deals - most notably hotel development.

The deal room files include site planning that allows for an approximately 4,000 SF free-standing commercial building with drive-up parking accommodations. The current zoning allows for a 60' or five (5) story building.

The location boasts the highest traffic count in Uptown New Orleans and is located at the epicenter of the strongest and most affluent crowds that Mardi Gras parades draw to the Avenue. This site is arguably the best location for retail sales on the Uptown New Orleans Parade Route.

The offering is a leasehold estate available for purchase or long-term sublet.

OFFERING MEMORANDUM | 3600 ST. CHARLES AVE.

PRICE	\$595,000
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SITE SIZE	8,680 SF
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DIMENSIONS	62' x 140'
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ZONING	MU-1
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# MARDI GRAS IN NEW ORLEANS ON THE AVENUE

Mardi Gras on St. Charles Avenue is a world renowned way to experience the parades, offering a lively atmosphere with a large, diverse crowd and a less intense, more family-friendly vibe than the French Quarter. The avenue's wide neutral ground is a prime spot for setting up chairs and tables to watch numerous major parades, including the Krewe of Rex and the popular all-women krewes of Muses, Proteus, Knights of Chaos, and Bacchus, making it a classic and unforgettable way to enjoy the season.

The Uptown New Orleans Mardi Gras scene has been growing in leaps and bounds each year, and the retail sales volumes enjoyed by businesses along the Avenue are significant impact events on annual numbers.

Average visitor attendance each year for Mardi Gras typically runs between 1 million to 1.4 million people per year. When combined with local populations, Mardi Gras remains a major economic event for the City of New Orleans.



# PROPERTY PHOTOS



OFFERING MEMORANDUM | 3600 ST. CHARLES AVE.



# AERIAL OVERVIEW



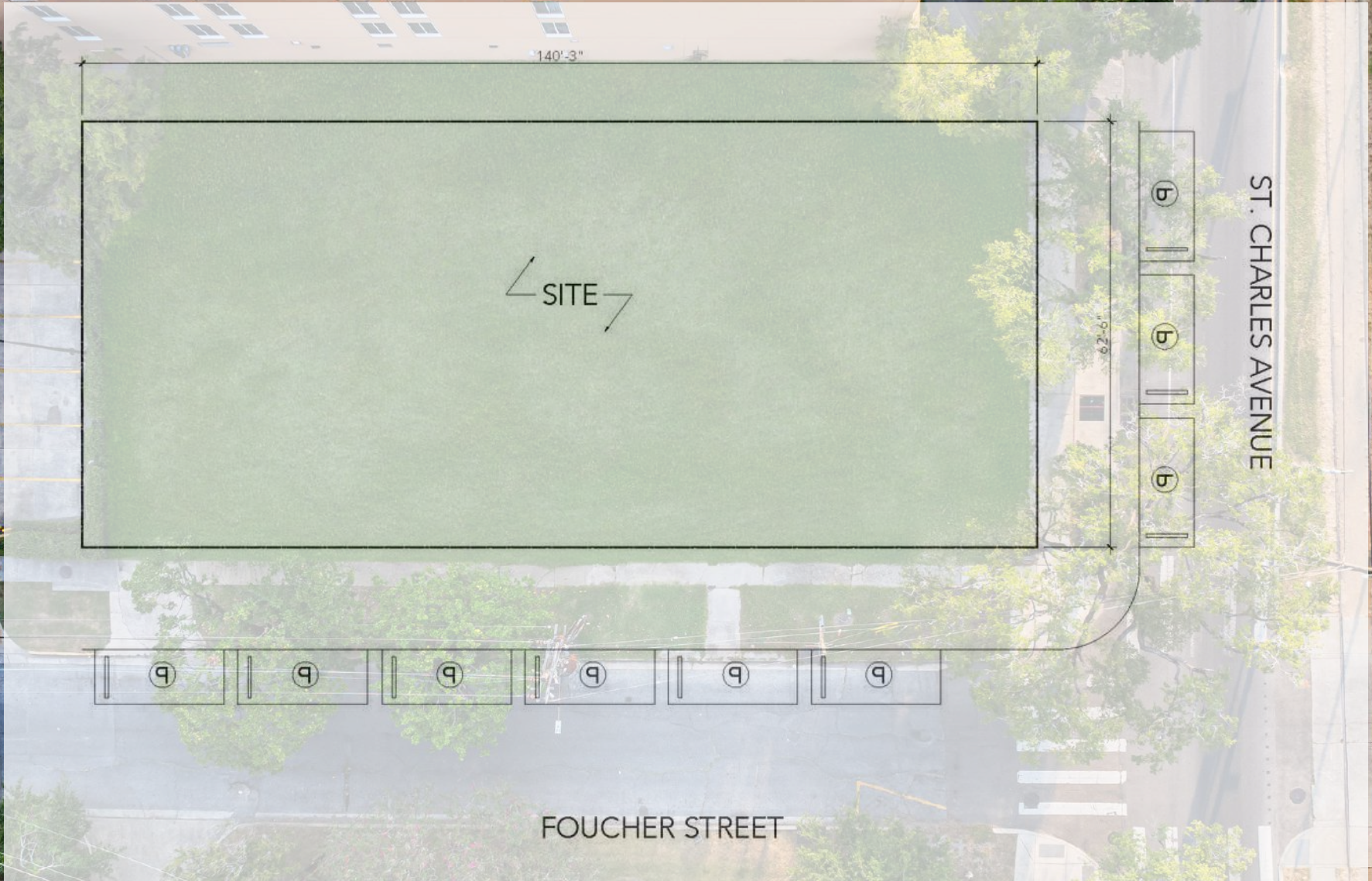
FOUCHER ST.

ST. CHARLES AVE.

OFFERING MEMORANDUM | 3600 ST. CHARLES AVE.

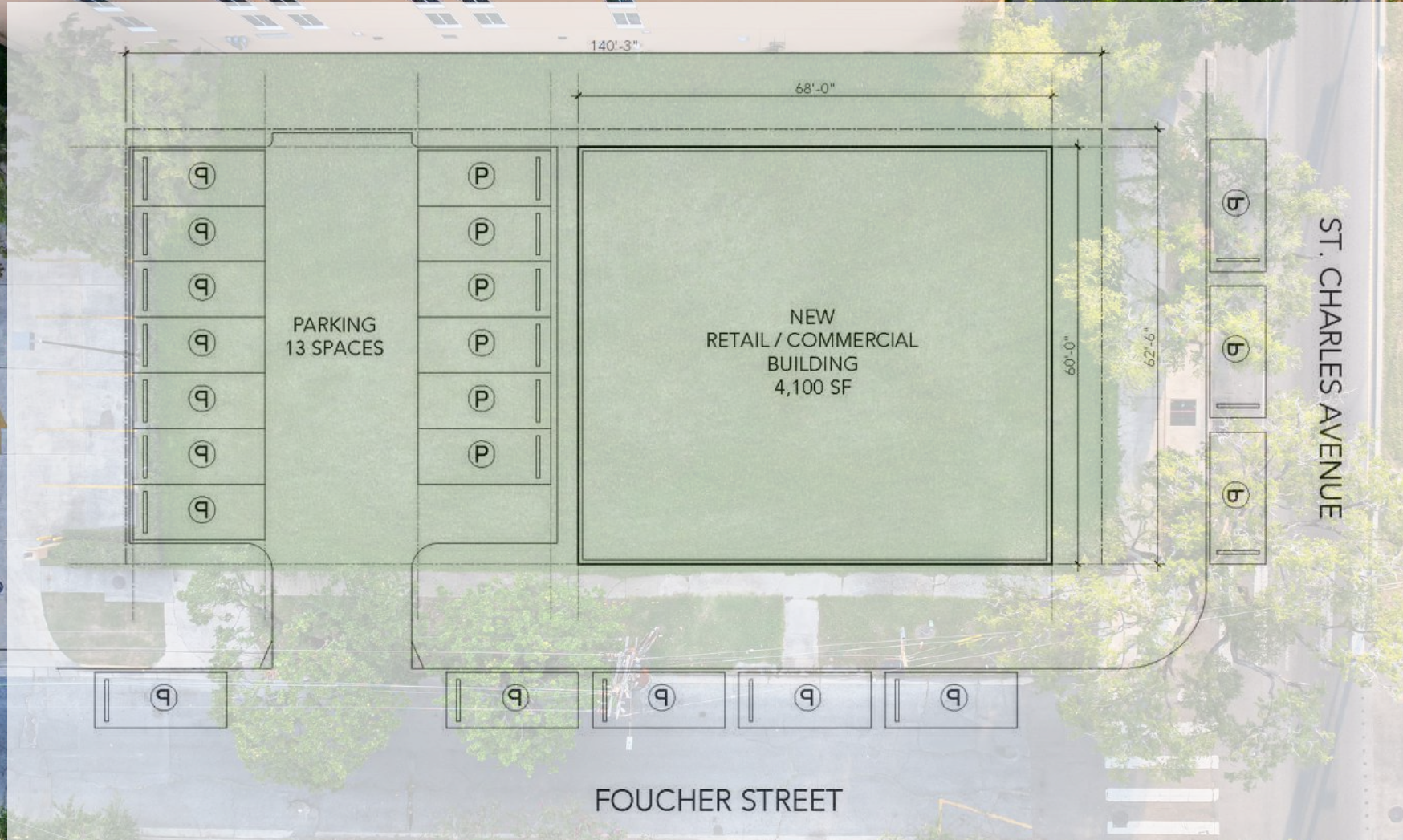


# SITE PLAN





# PROPOSED RETAIL SITE PLAN







Tulane University

LOYOLA UNIVERSITY NEW ORLEANS

Ochsner Health

TRADER JOE'S

PET SMART

ROSS DRESS FOR LESS

TJ-maxx

ULTA BEAUTY

ROUSES MARKETS

FRERET ST.

ANYTIME FITNESS

THE JOSEPHINE ON NAPOLEON

UNITED STATES POSTAL SERVICE

AUDUBON PARK

LUSHER CHARTER SCHOOL

FRENCH TRUCK Coffee

Le's Baguette BAKERY CAFE

NAPOLEON AVE.

THE FRESH MARKET

Langenstein's SINCE 1922

Prytania Theatre

INVESTAR BANK

ACADEMY OF THE SACRED HEART



LOUISIANA AVE.

ST. CHARLES AVE.

LCMC Health

JEFFERSON AVE.

SABA



WHOLE FOODS MARKET

Patois

SUPERIOR SEAFOOD AND OYSTER BAR NEW ORLEANS

CYCLEBAR

Mahony's GO-BOY SHOTS

PJ's COFFEE of new orleans

THE CREOLE CREAMERY 804 PRYTANIA STREET NOLA

MAGAZINE ST.

Varsity Sports

Clancy's

W

Winn-Dixie

Orangetheory

PICCOLA GELATERIA DO YOU GELATO

LA PETITE GROCERY RESTAURANT & BAR

TCHOUPITOULAS ST.

PORT ORLEANS BREWING CO. & TASTING ROOM

BAR RACUDA

Children's Hospital New Orleans LCMC Health





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EXCLUSIVELY LISTED BY

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## DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

## 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: _____

