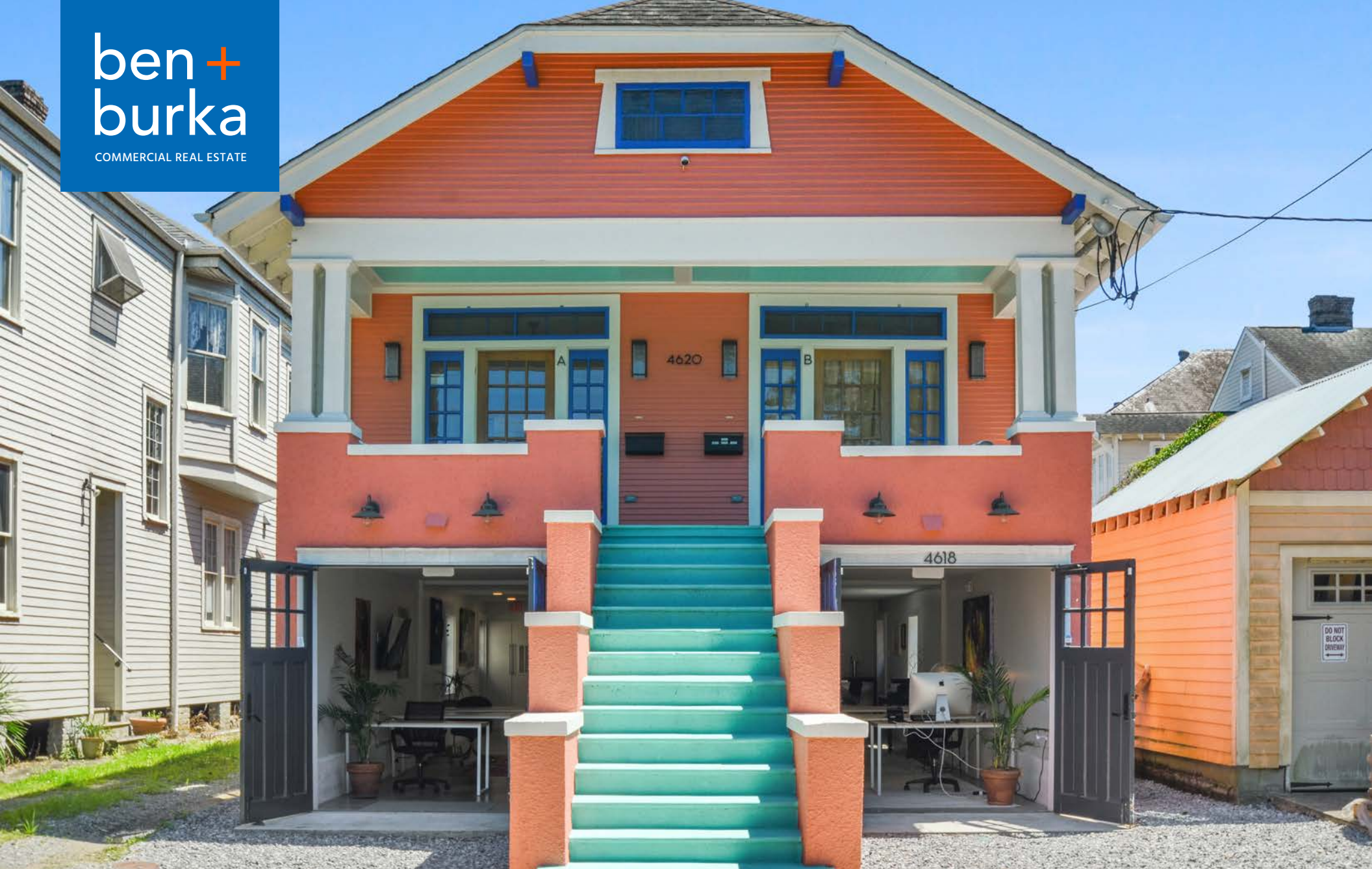




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COMMERCIAL REAL ESTATE

+ 504.301.1002



UPTOWN COMMERCIAL FOR LEASE (GROUND FLOOR)

4618 Dryades Street, New Orleans, LA 70115



UPTOWN COMMERCIAL FOR LEASE

4618 Dryades Street, New Orleans, LA 70115

DESCRIPTION

Neighborhood office / retail opportunity centrally located in uptown New Orleans. At 1,031 SF, this ground floor commercial space is ideally laid out for office, fitness, or restaurant use, and was previously tenanted by a boutique yoga studio. Join the Dryades revival along with French Truck, Charlie's Steakhouse, Pascal's Manale, Norman's Dry Cleaner, and Le's Baguette Bahn Mi Cafe. Dryades is the combination of good value, great demographics, and a central uptown location. There is outdoor space in the front yard that can be utilized by the commercial tenant.

The property features an open kitchen, two restrooms, and open office/retail space. The space was completely renovated in late 2020 and is in excellent condition.

ZONING: HU-B1

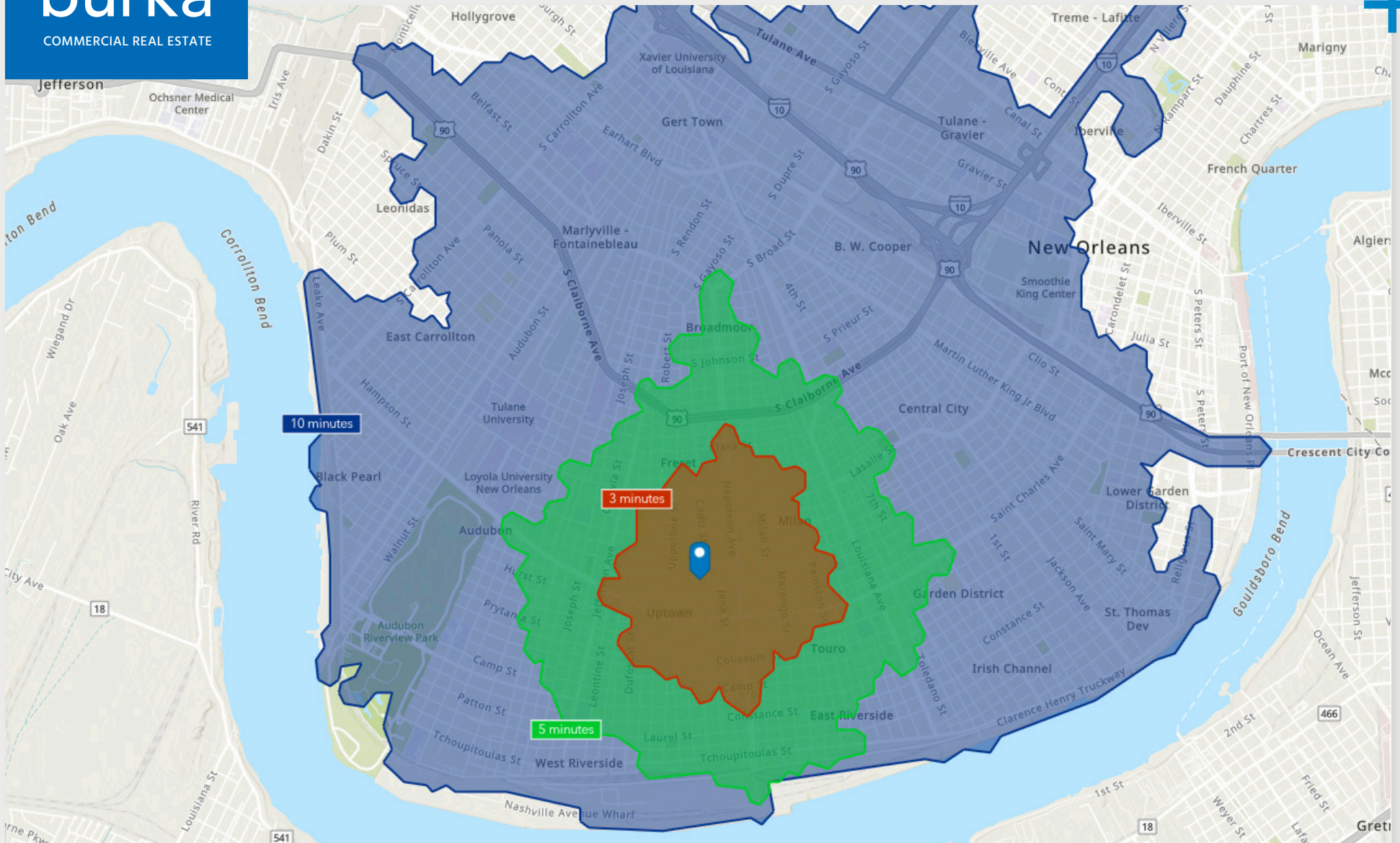
ASKING RENT: \$2,200/month NNN

SIZE: 1,031 SF

TRIPLE NETS: \$6.72/SF/YR (\$577/mo)

DEMOGRAPHICS

| 2026 DEMOGRAPHICS | 3 minute | 5 minutes | 10 minutes |
|-----------------------------|-----------|-----------|------------|
| ESTIMATED POPULATION | 9,049 | 27,656 | 102,694 |
| AVERAGE HH INCOME | \$147,620 | \$148,721 | \$127,562 |



DRIVE TIME MAP

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GAUTREAU'S
NEW ORLEANS

Pomegranate
Hospitality

Le's
Baguette
BANH MI CAFE

CHARLIE'S
STEAK
HOUSE
& Bar

Pascal's Manale Restaurant
Home of
THE ORIGINAL
B-B-Q SHRIMP

Pat
Harry's

DRYADES STREET

Normand
CLEANERS

FRENCH TRUCK
Coffee

SUPERIOR
SEAFOOD
AND OYSTER BAR
NEW ORLEANS

NAPOLEON AVENUE

ACADEMY OF
THE SACRED HEART
THE ROSARY

ST CHARLES AVENUE

DE LA SALLE

Capital One

New
Orleans
HAMBURGER &
SEAFOOD CO.
SINCE 1984
All Orleans

NEWMAN
ISIDORE NEWMAN SCHOOL

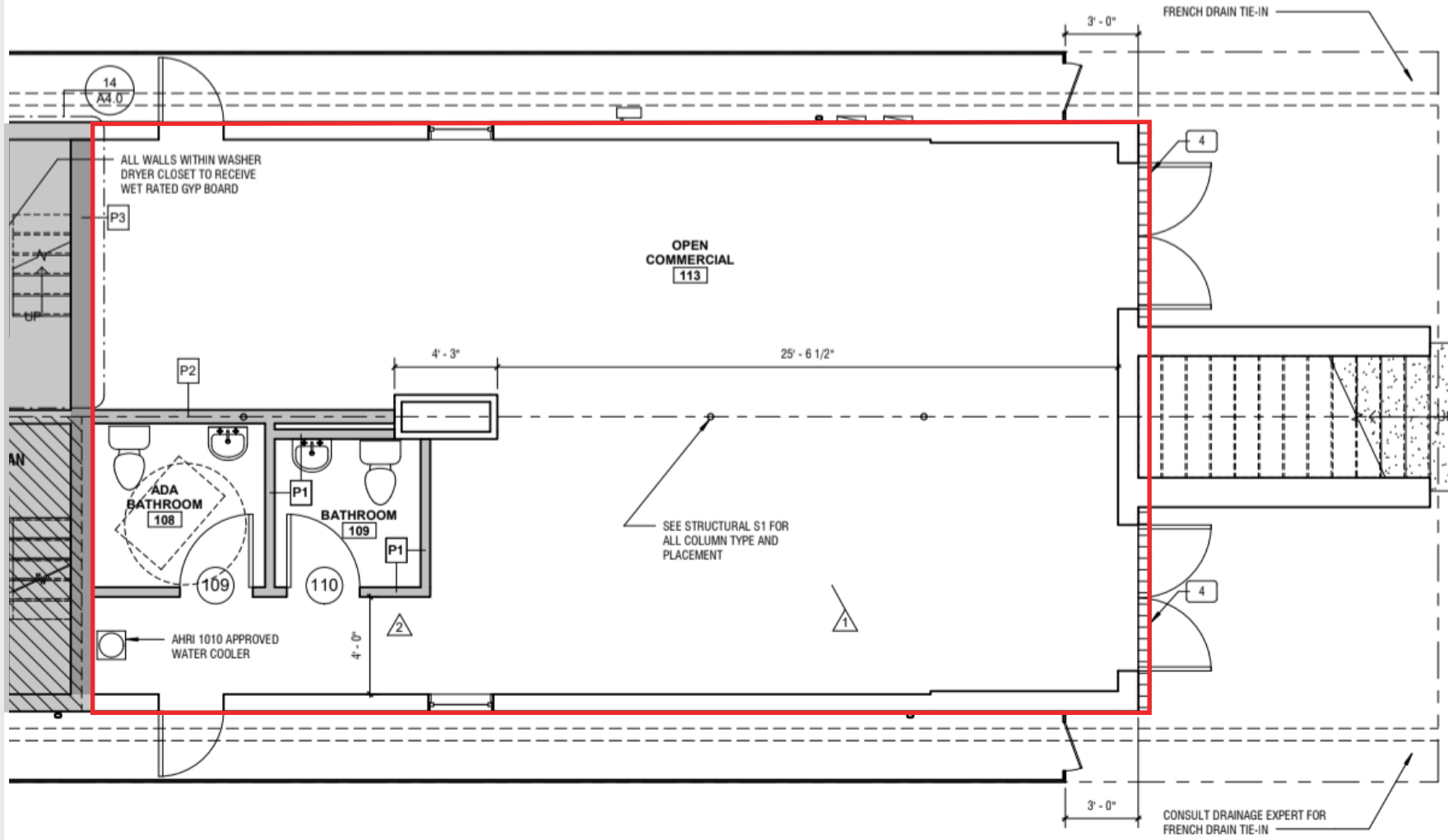
JEFFERSON AVENUE

CADIZ STREET

RETAIL MAP

4618 Dryades Street, New Orleans, LA 70115





DRYADES STREET

FLOOR PLAN



AERIAL VIEW



4618 Dryades Street New Orleans, LA 70115

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For more information, please contact the Lessor's exclusive representative:

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