



Location:

NEQ & NWQ of St. Andrews St & Rousseau St
New Orleans, Louisiana 70130

Property Highlights:

- Available Space:
 - 502 St Andrew - 1,500 SF
 - 504 St Andrew - 1,500 SF
 - 1871 Rousseau - 1,500 SF
 - 1831 Rousseau - 1,500 SF
 - 1801 Rousseau - 2,200 SF
- Mixed Use, Street Level Retail
- Located in River Garden Apartments on St. Andrew in the Uptown Garden District
- Shadow anchored by Walmart Supercenter
- Lease Rate: \$16.00 PSF + \$7.00 PSF NNN



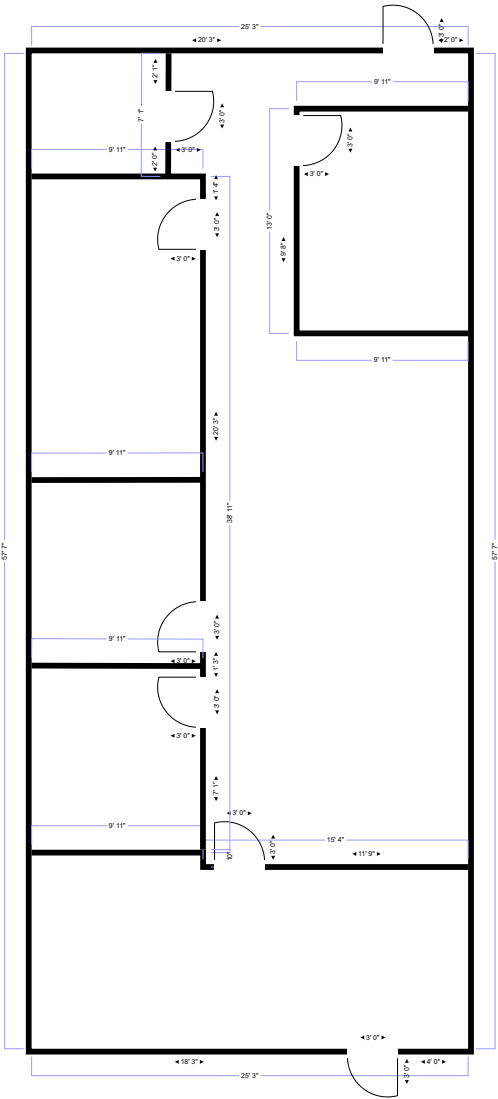
Traffic Counts:

Tchoupitolas St: 32,529 VPD (Kalibrate 2023)
Jackson St: 3,352 VPD (Kalibrate 2023)

Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	16,515	149,683	377,857
Avg. HH Income	\$94,209	\$78,546	\$74,746
Daytime Pop.	19,124	243,065	443,567

1831 Rousseau



502 St Andrew



2405 ST. CLAUDE AVE | NEW ORLEANS, LA 70117

TALBOT
REALTY GROUP

