

LEASE

FQ Ground Floor Commercial

410 DAUPHINE ST

New Orleans, LA 70112

PRESENTED BY:

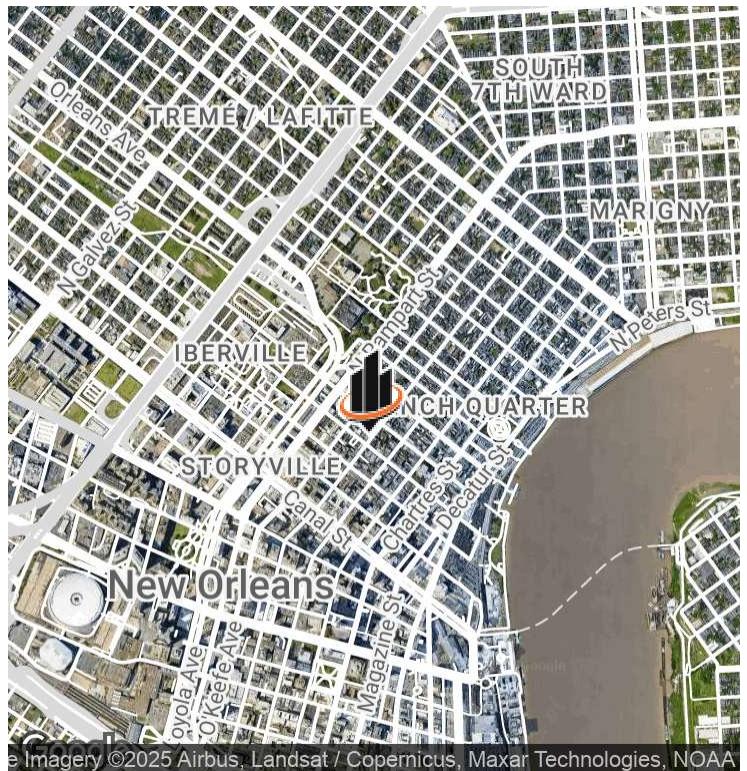
SAM HURLEY

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$47.50 SF/yr (NNN)
AVAILABLE SF:	792 SF
ZONING:	VCC-2

PROPERTY DESCRIPTION

Ground Floor, French Quarter Lease Opportunity! Situated on Dauphine, a block off of Bourbon St. and across the street from the Dauphine Orleans Hotel, this exceptional lease opportunity is your chance to be part of the French Quarter's illustrious history.

The property is comprised of 2 buildings with a courtyard. The buildings consist of 5 apartment units and the available commercial space. The available commercial space is being offered "As-Is"...Landlord willing to negotiate TIA/Free Rent, dependent upon lease terms and tenant credibility.

LOCATION DESCRIPTION

Enjoy proximity to iconic landmarks such as Armstrong Park, Mahalia Jackson Theatre, Jackson Square, and all the vibrant attractions the French Quarter has to offer.

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SVN | URBAN PROPERTIES 2

COMMERCIAL UNIT



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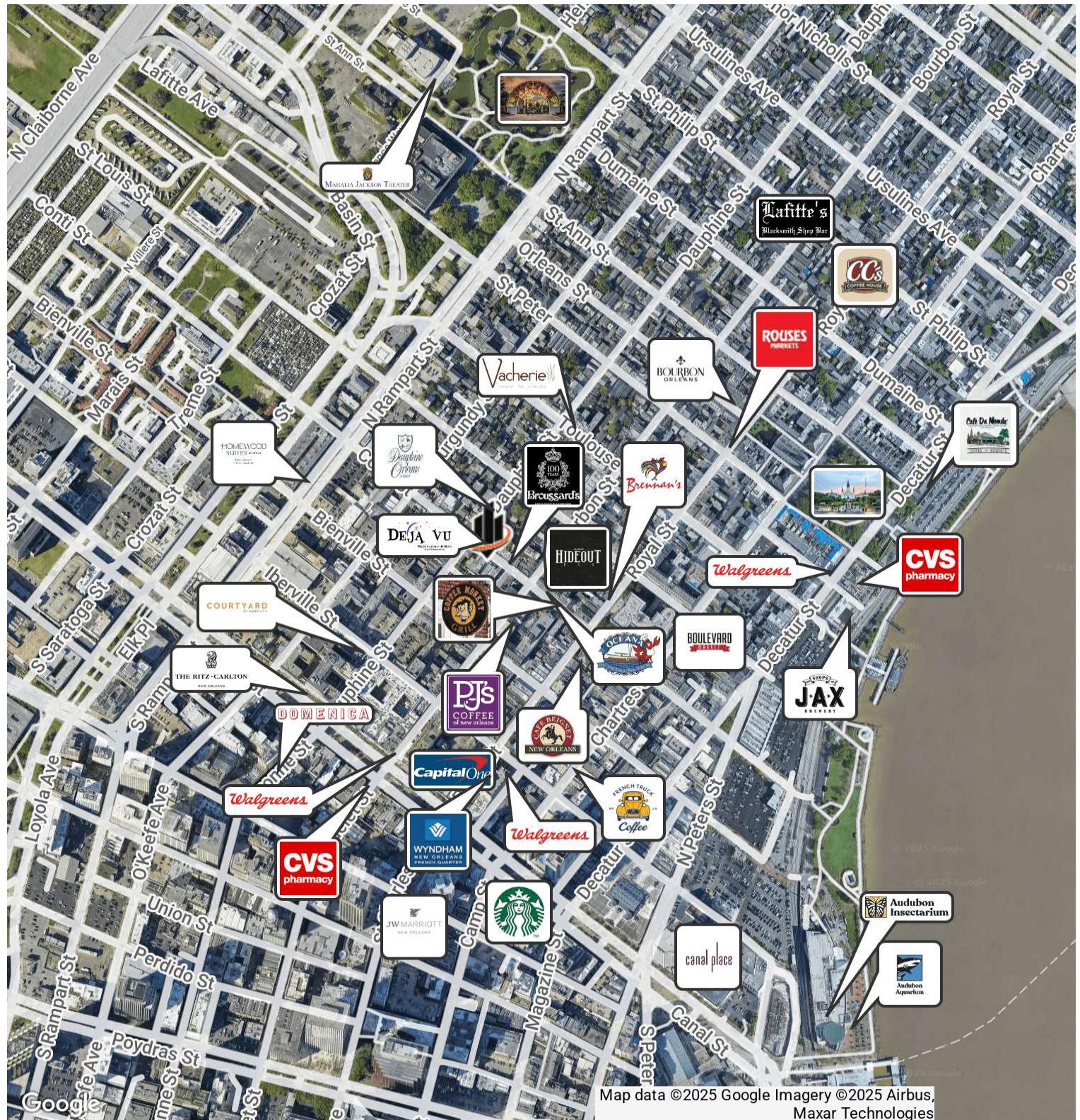
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RETAILER MAP



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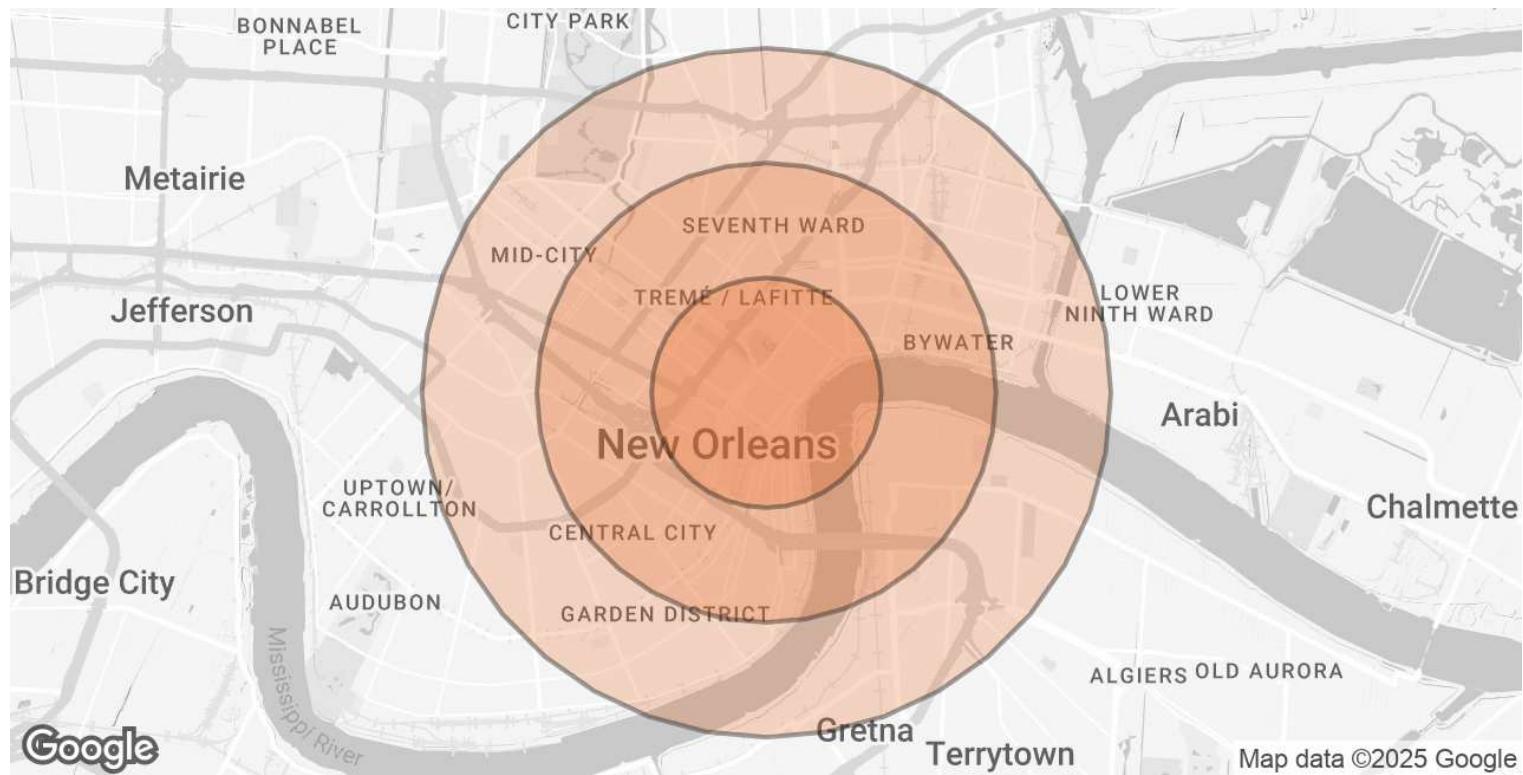
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,839	80,368	165,743
AVERAGE AGE	44	41	41
AVERAGE AGE (MALE)	45	41	40
AVERAGE AGE (FEMALE)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,456	41,815	80,490
# OF PERSONS PER HH	1.6	1.9	2.1
AVERAGE HH INCOME	\$90,125	\$72,293	\$76,812
AVERAGE HOUSE VALUE	\$711,663	\$482,095	\$455,344

Demographics data derived from AlphaMap

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