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+ 504.301.1002



WAREHOUSE DISTRICT BAR / EVENTS / MIXED-USE

1131 Tchoupitoulas Street, New Orleans, LA 70130



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DESCRIPTION

1131 Tchoupitoulas Street, presently operated as Bryant Park Nola, represents an exceptional opportunity in the heart of New Orleans. This newly constructed three-story building, conveniently serviced by an elevator and equipped with full sprinkler systems, boasts a versatile mixed-use design. The ground floor includes bar space with license in place and a full kitchen along with outdoor courtyard seating. The 2nd floor serves as events space with a private balcony overlooking Tchoupitoulas Street and the warehouse district, while the third floor is utilized as a three-bedroom apartment space with a large roof-top deck.

Designed to Cat-5 Hurricane standards by WTA Architecture, this property boasts concrete floors, steel construction, and modern materials throughout for exceptional durability. Additionally, it includes the adjoining land through a 99-year ground lease, encompassing the courtyard, rear parking lot, and a private street.

Situated at the gateway to the Warehouse District and Downtown New Orleans, this property is conveniently located near the Convention Center, WWII Museum, and numerous bars and restaurants, such as SideCar, the Rusty Nail, NOLA Taphouse & Grill and many, many others.

BLDG SIZE: 6,402 SF

SALE PRICE: \$3,500,000

LAND SIZE: 14,323 SF

ZONING: CBD-6

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	4,636	14,231	160,835
AVERAGE HH INCOME	\$104,008	\$103,656	\$81,781

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175,789+ ADT

RETAIL MAP

 1131 Tchoupitoulas Street, New Orleans, LA 70130

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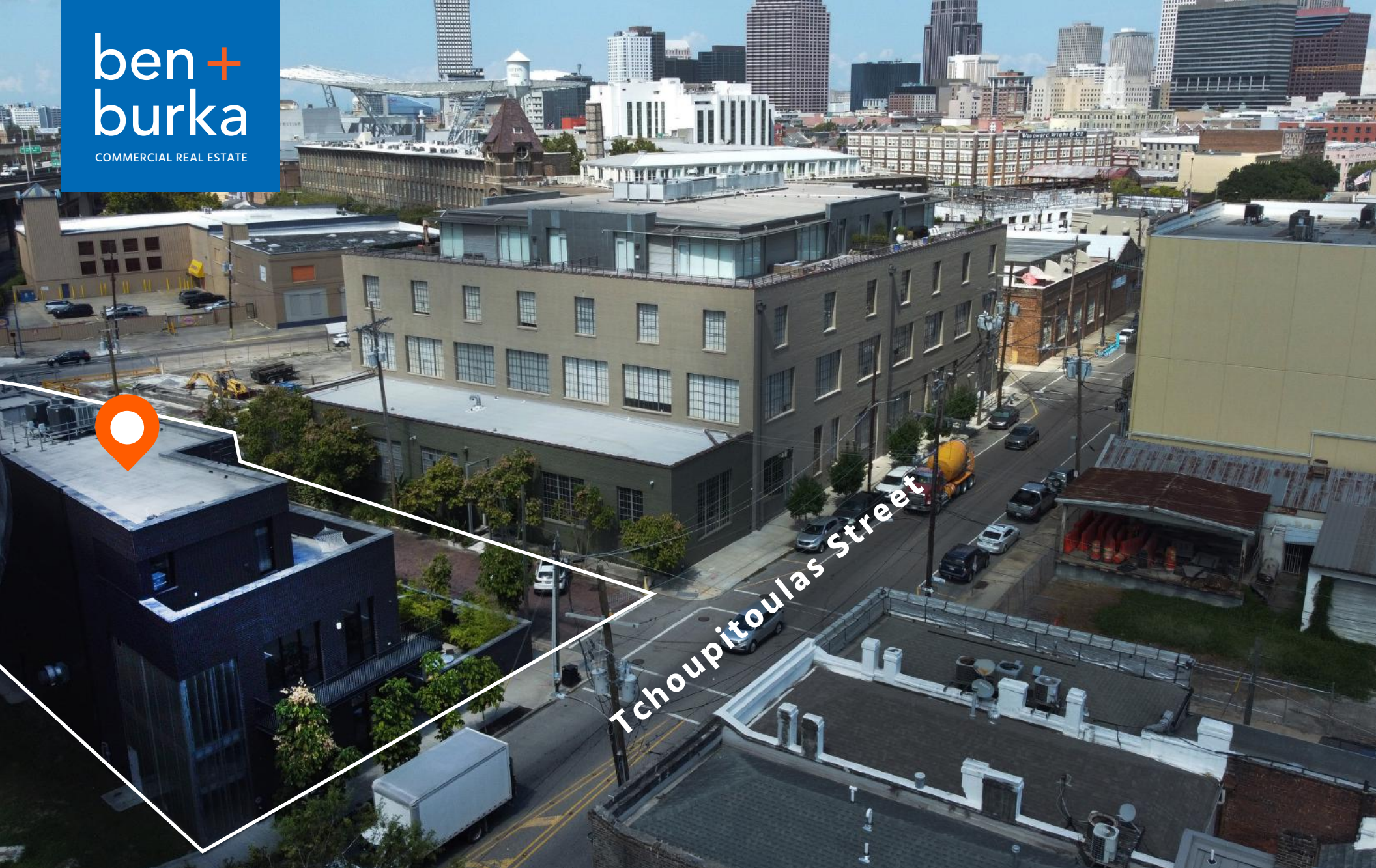


AERIAL VIEW

 1131 Tchoupitoulas Street, New Orleans, LA 70130

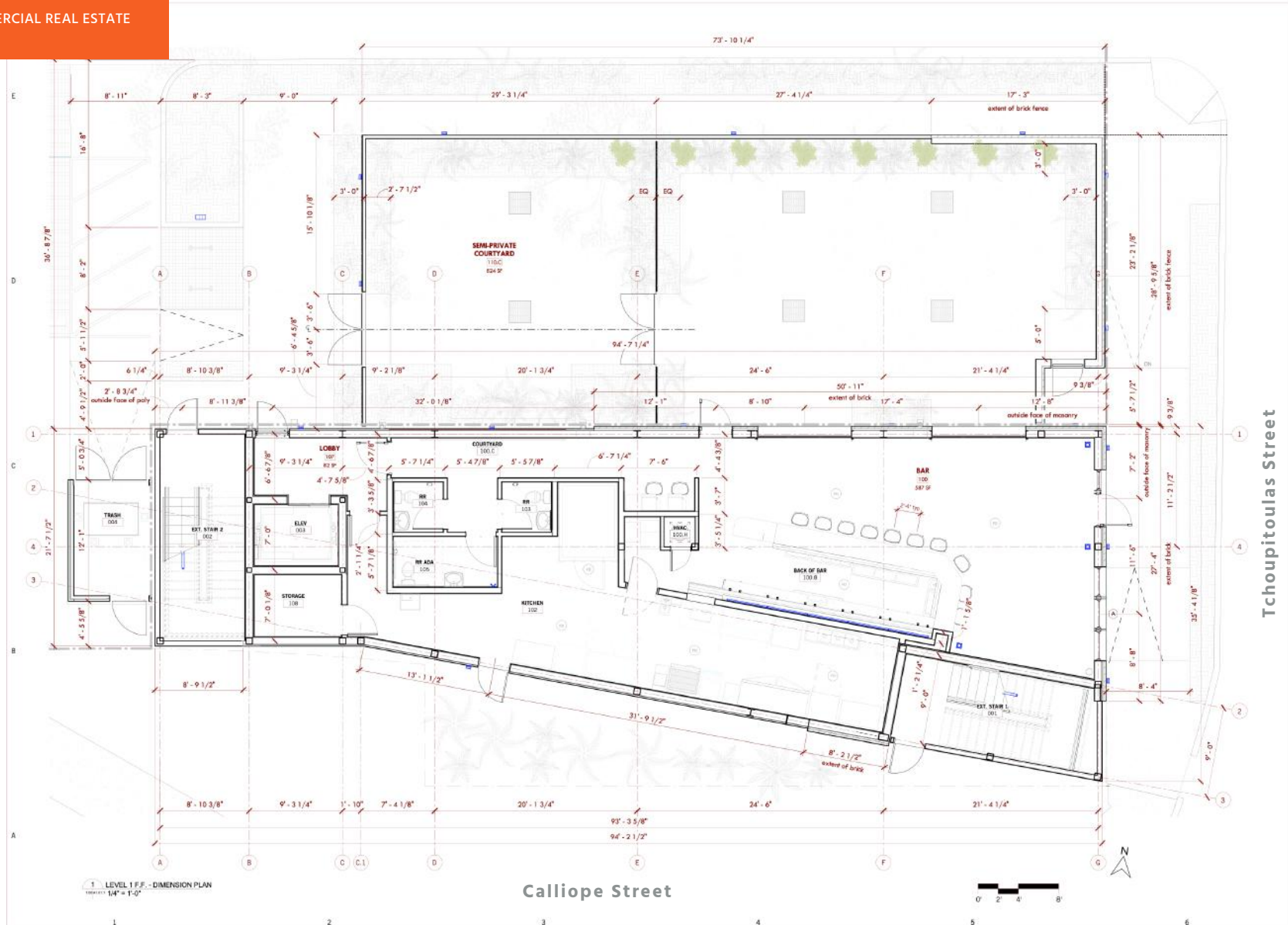
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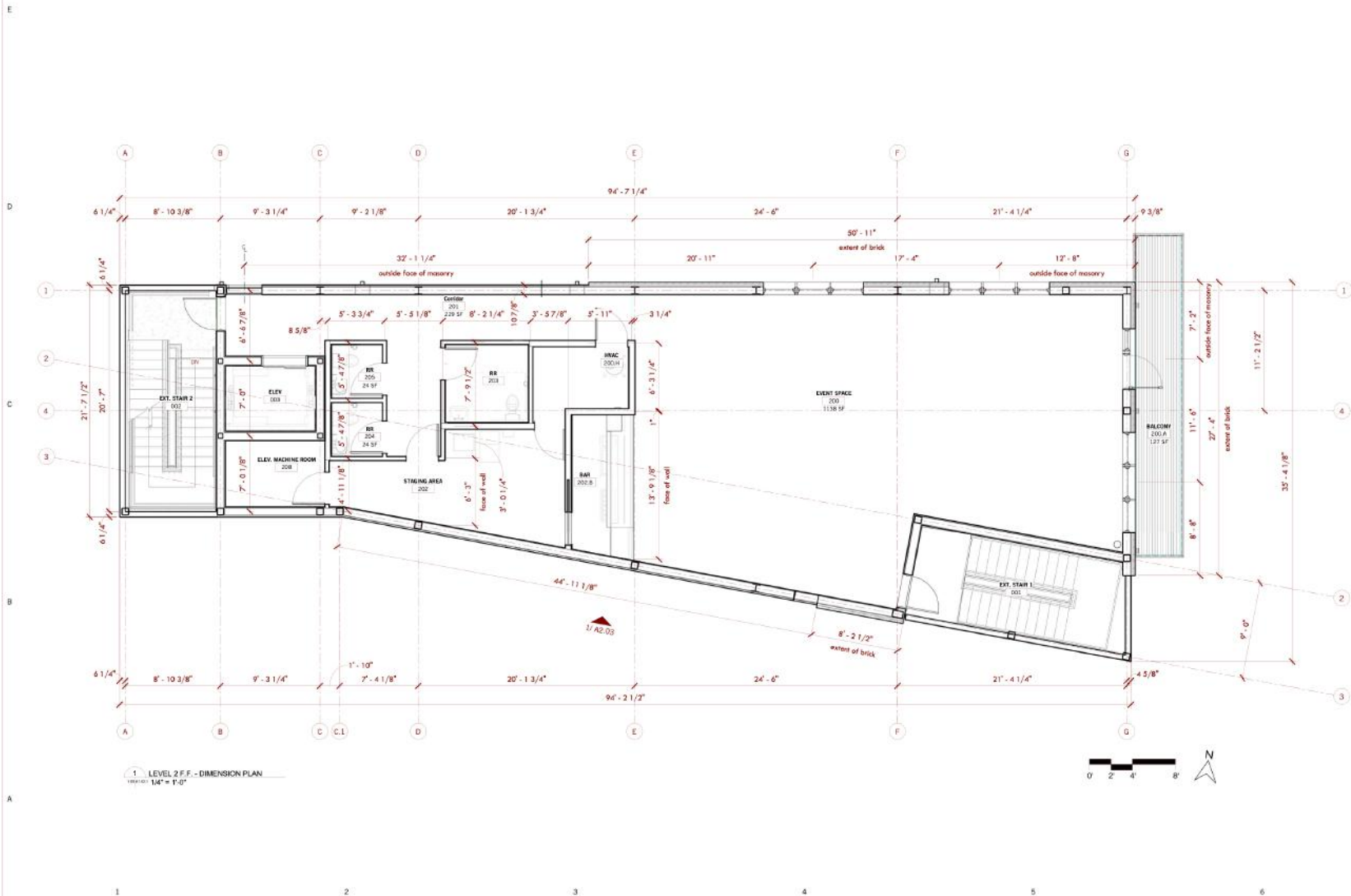


AERIAL VIEW

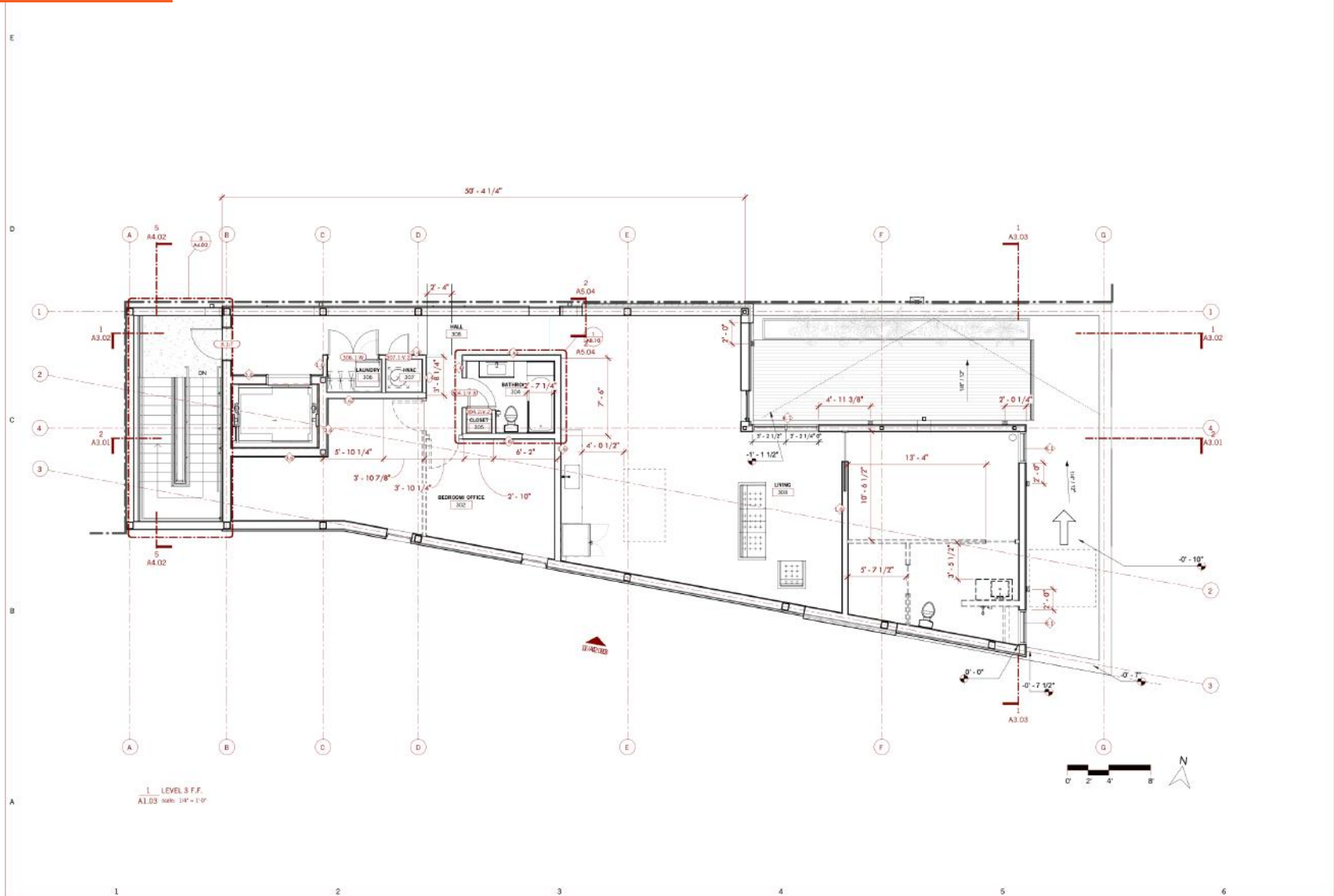
 1131 Tchoupitoulas Street, New Orleans, LA 70130



GROUND FLOOR/SITE PLAN



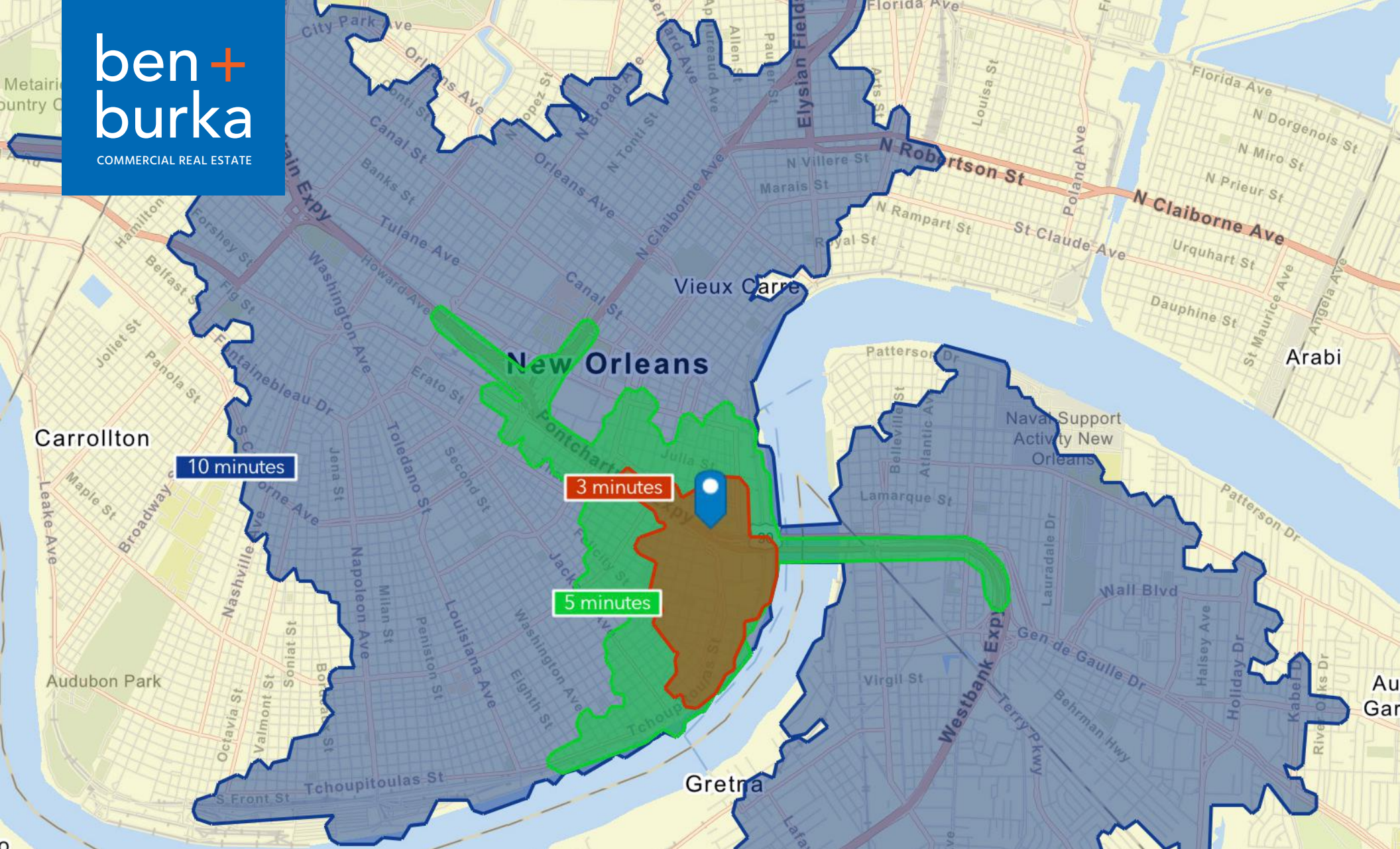
2nd FLOOR PLAN



3rd FLOOR PLAN

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DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representatives:

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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: _____

