



MID-CITY LOCATION | **FOR LEASE**

# Turnkey Restaurant on City Park Avenue

**514 City Park Avenue**

NEW ORLEANS, LA 70119

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## RESTAURANT ACROSS FROM DELGADO

514 City Park Avenue, New Orleans, LA 70119

### DESCRIPTION

514 City Park Ave. provides a rare opportunity to lease a fully built-out restaurant space in one of New Orleans' most centrally located and easily accessible locations.

Nestled just steps from City Park, Delgado Community College, and the Lafitte Greenway, this restaurant space benefits from consistent foot and vehicle traffic from students, professionals, and neighborhood residents alike.

Formerly home to MoPho restaurant, this turnkey space offers an inviting outdoor patio and onsite parking, a rare find in New Orleans.

### OVERVIEW

**SIZE** 2,880 sf

**RENTAL RATE** \$30.00/sf, NNN (approx. \$8.61/sf)

**PARKING** plentiful surface parking shared with co-tenants

**ZONING** HU-MU - Neighborhood Mixed-Use District

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# 514 CITY PARK AVENUE

## DINING ROOM IMAGES



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## KITCHEN IMAGES



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## EXTERIOR, SIGNAGE, AND DEMOGRAPHICS



### DEMOGRAPHICS (EST. 2024)

radius	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
<b>Population</b>	13,827	67,106	159,457
<b>Average HH Income</b>	\$101,532	\$97,440	\$98,535
<b>Median HH Income</b>	\$68,701	\$64,384	\$64,611
<b>Daytime Population</b>	7,546	30,916	92,544



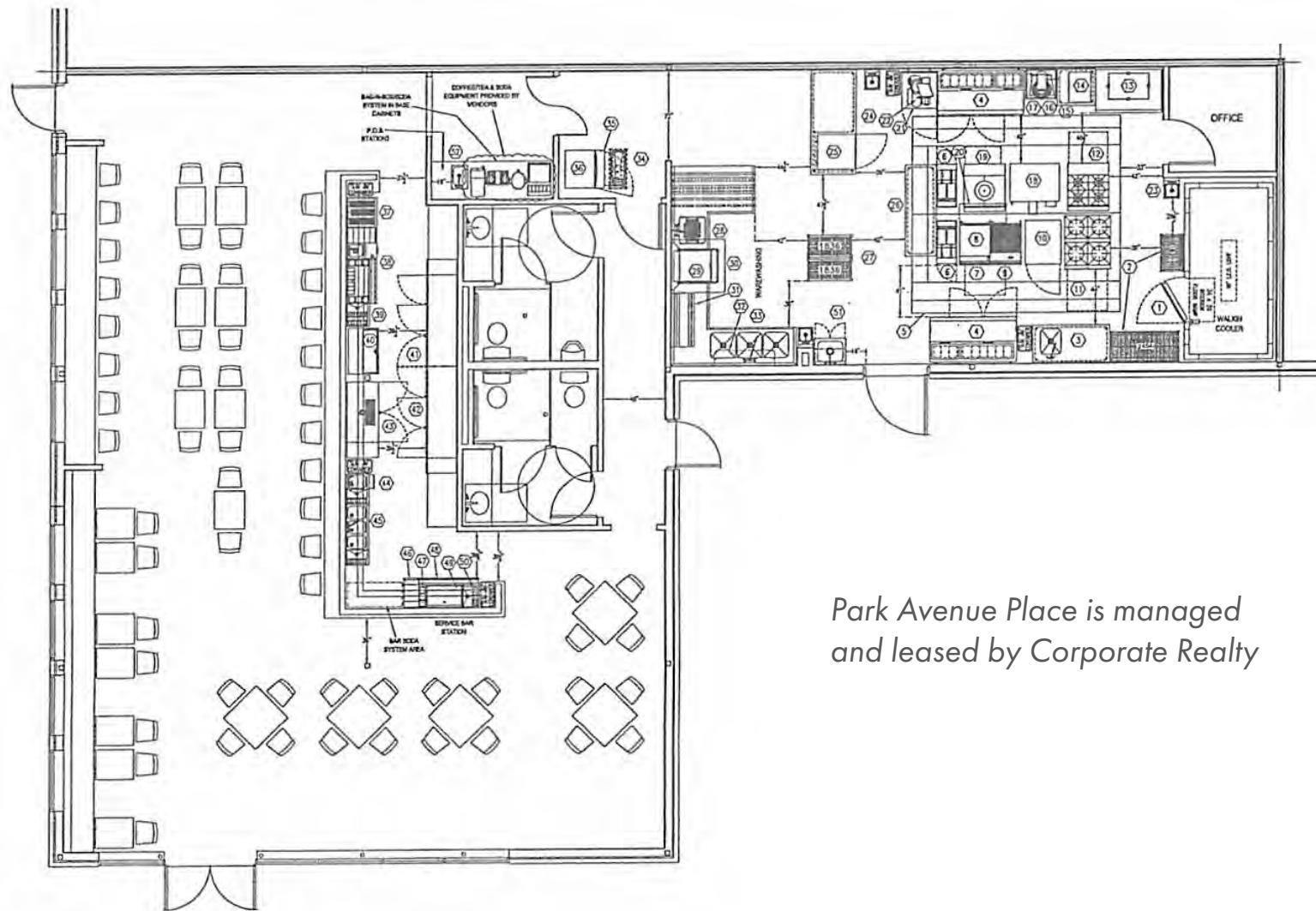
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## FLOOR PLAN



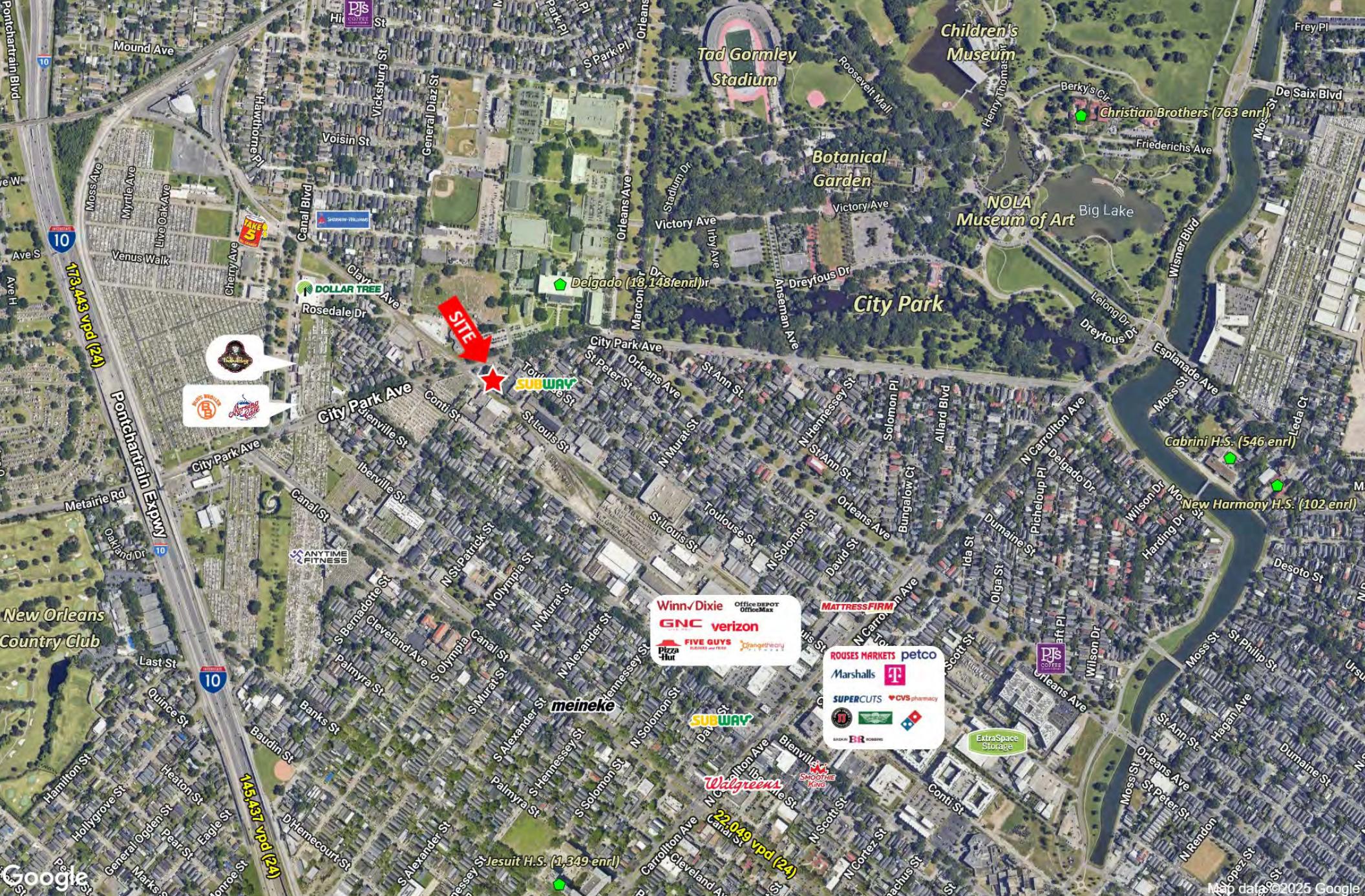
Park Avenue Place is managed  
and leased by Corporate Realty



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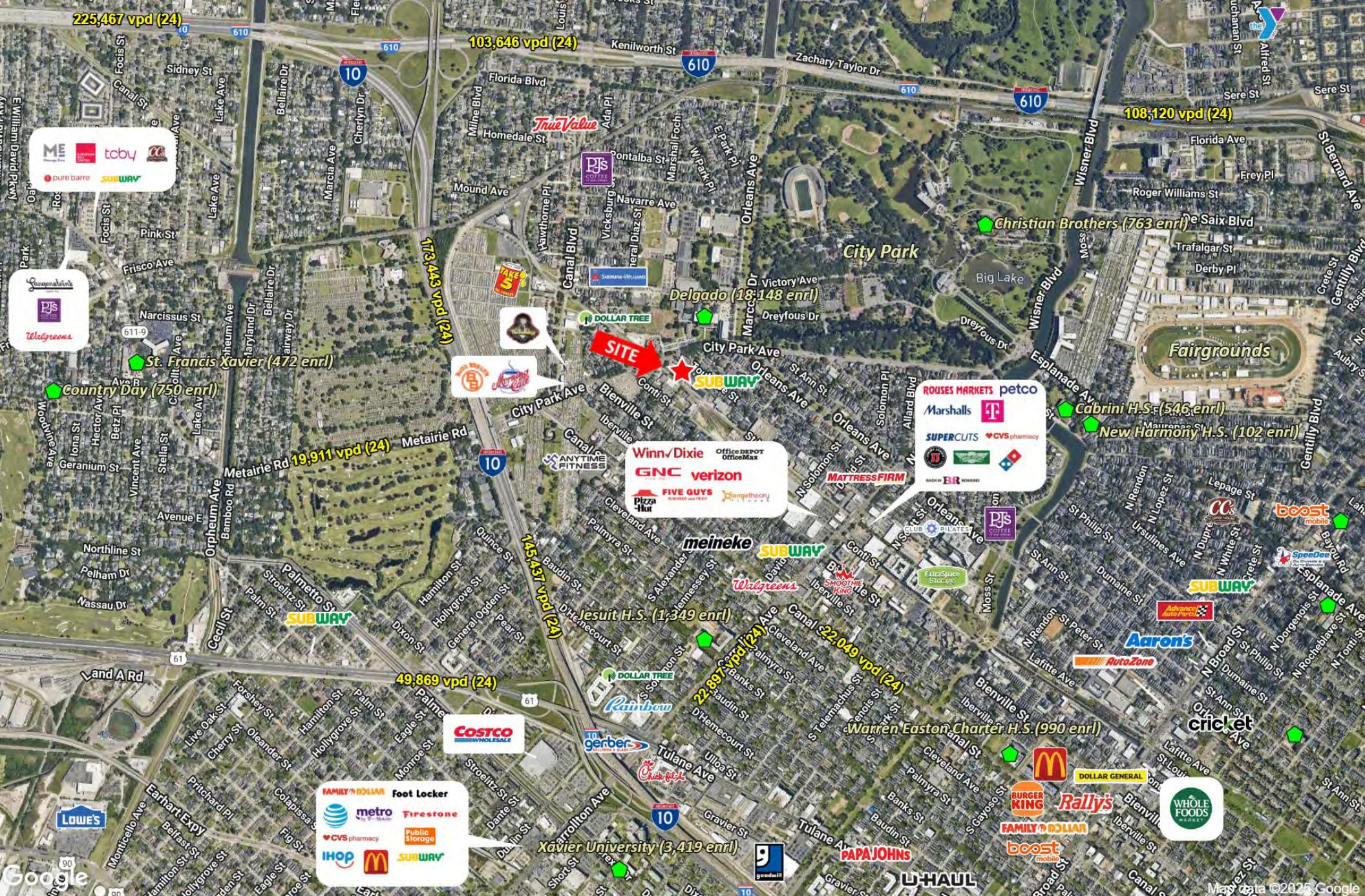
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