



FELICITY

PROPERTY CO

PREMIER SECOND-GENERATION
RESTAURANT + BREWERY SPACE

FOR LEASE

1100 GIROD ST., NEW ORLEANS, LA 70113

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PROPERTY DESCRIPTION

Marquee, highly visible corner; ideal for restaurant, bar and brewery

Approximate Size:	7,911 SF
Lease Rate:	\$45 PSF
NNN:	\$8 PSF (2026)

LOCATION DESCRIPTION

Drawing on the rich history of surrounding neighborhoods, South Market (SOMA) merges renowned architecture with contemporary design to create one of the city's most vibrant communities. It is where local boutiques, award-winning restaurants, national retailers, celebrated galleries, and exceptional residences converge for a world-class experience that is uniquely New Orleans.

Strategically located at the intersection of downtown's residential density and entertainment corridor. The property is just steps from major attractions including the Caesars Superdome, Smoothie King Center, and the Hyatt Regency (1,193 guest rooms + "mini" convention space). The Downtown submarket welcomed approximately 7.8 million unique visitors in 2024, representing a 6.4% year-over-year increase in downtown visitation.

This location benefits from strong event-driven foot traffic, with Downtown New Orleans welcoming approximately 3.1 million unique visitors in the second quarter of 2025 and recording more than 9.3 million total visits. The city's festival calendar, including cultural staples and niche events such as Jazz Fest, Mardi Gras, Essence Festival, Creole Tomato Festival, French Quarter Fest, and White Linen Night, further supports a steady influx of tourists throughout the year. The district continues to see steady activity, supported by a record \$10.4 billion in citywide visitor spending (Source: DDD, The Market Report, Q2 2025).

TURNKEY RESTAURANT + BREWERY

Situated on a marquee, highly visible corner in New Orleans' vibrant South Market District, this premier leasing opportunity offers a chance to secure a turnkey restaurant and brewery space in The Odeon, consisting of 271 apartments and the highest rents in the New Orleans market.

This 7,911 SF space has been thoughtfully designed and meticulously maintained, allowing a tenant to forego the extensive time and costs associated with a new build-out and become operational almost immediately. The space includes:

- Full kitchen + additional BBQ kitchen
- Full bar with 12 taps and 15 seats
- Full Brewing Equipment
- Indoor seating for 165
- Sidewalk Cafés – additional seating for 30+ people
- 1,000 gallon grease trap
- Separate trash room

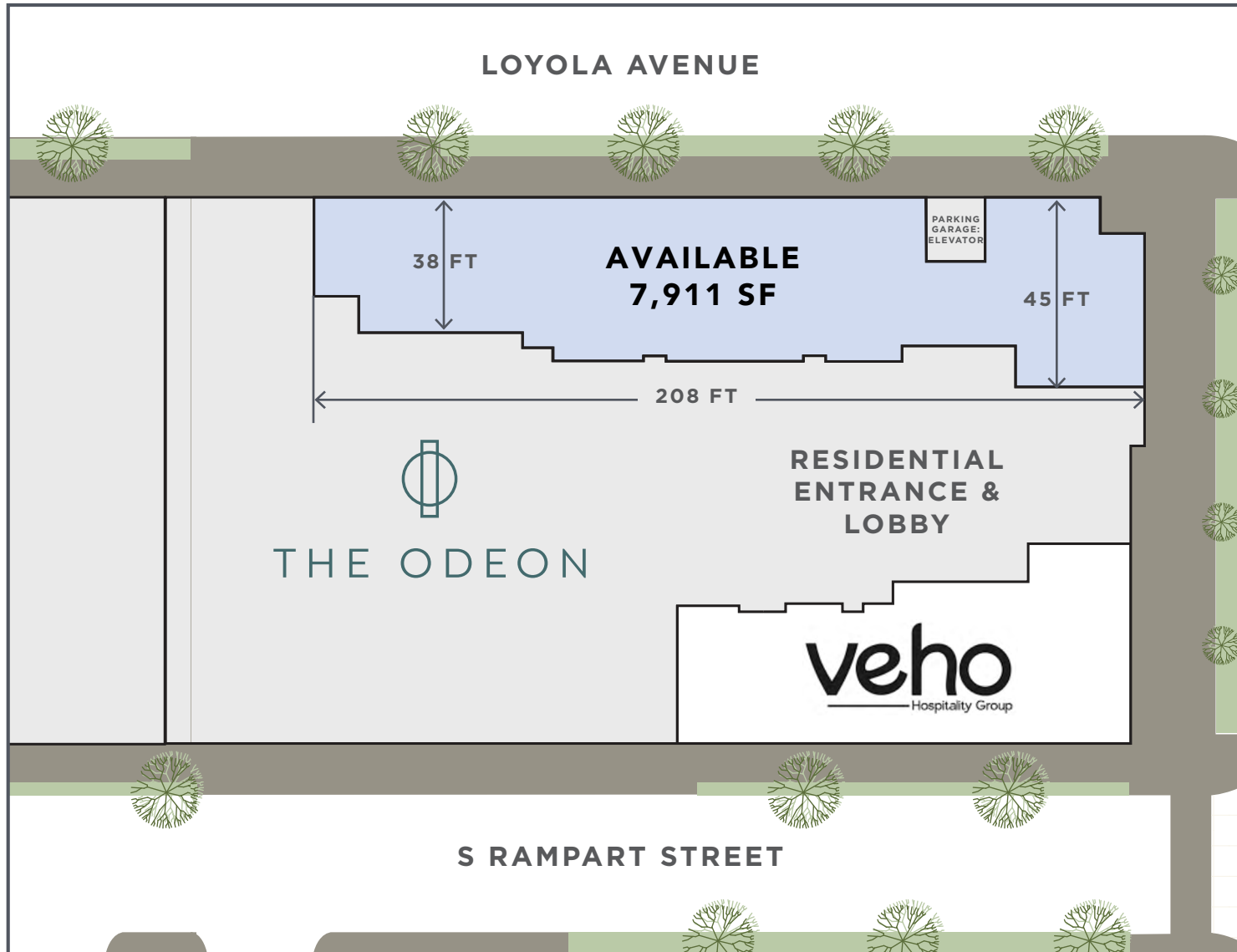
Ideal location for a brewpub, sports-themed restaurant/bar, or entertainment concept



RETAIL AERIAL

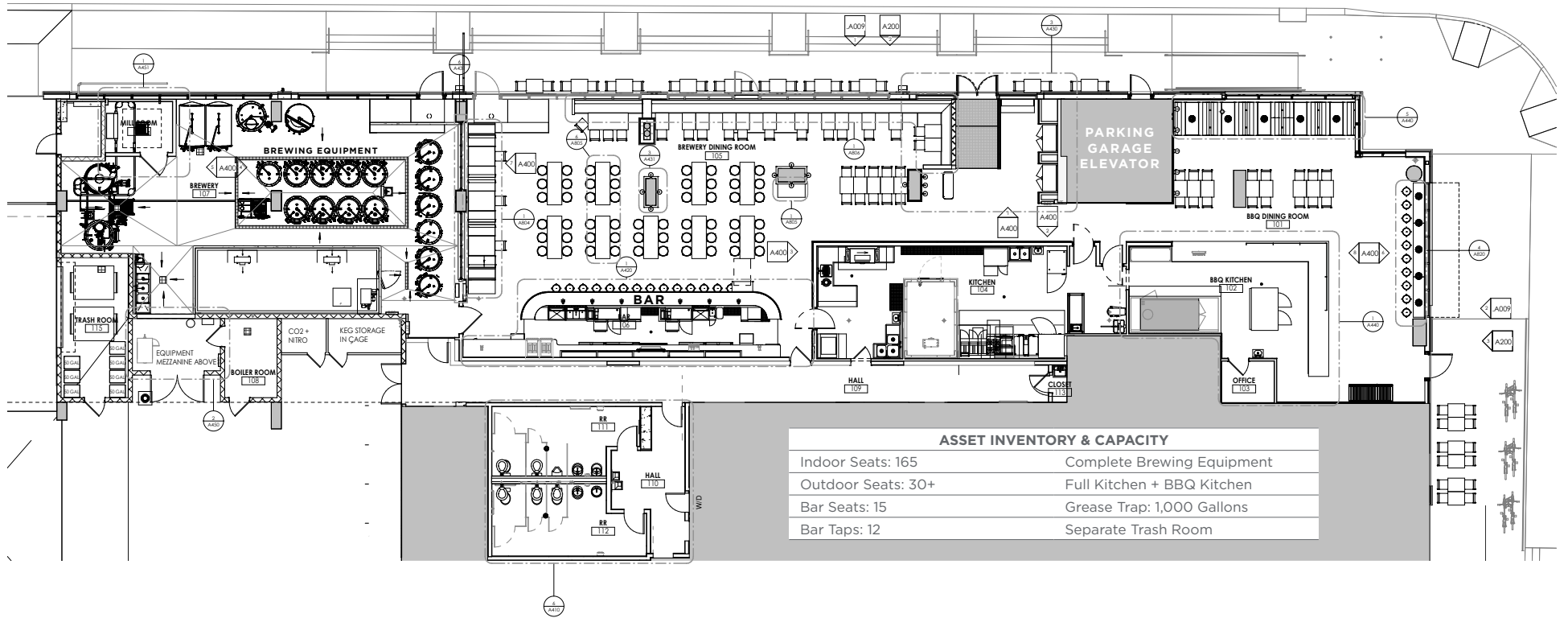


THE ODEON



EXISTING FLOOR PLAN

EXISTING CONDITIONS



① GROUND LEVEL - DESIGN PLAN
1/8" = 1'-0"



INTERIOR | DINING / BAR



INTERIOR | DINING / BAR

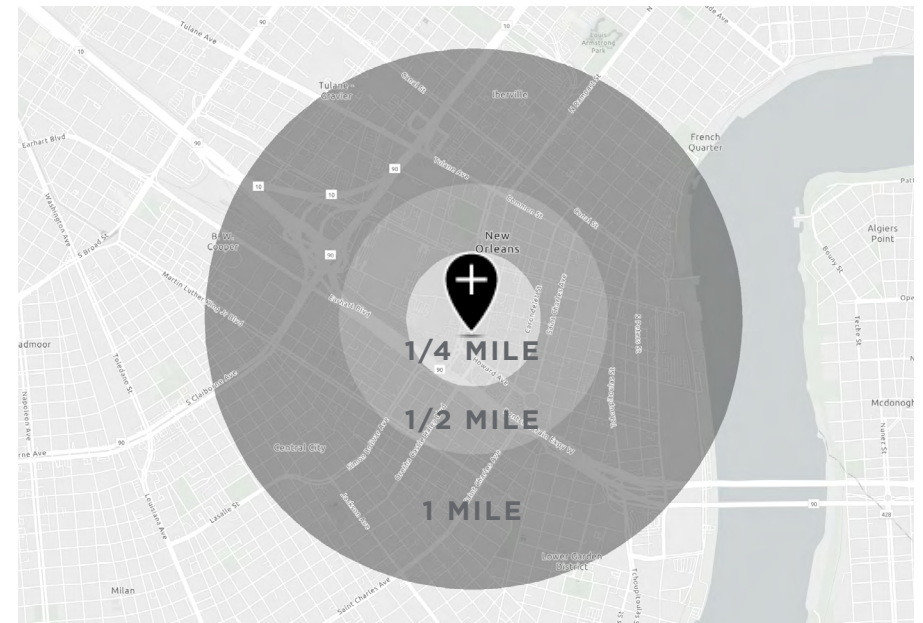


DEMOGRAPHICS

	DRIVE TIME		
	5-MIN	10-MIN	15-MIN
Total Population	16,540	160,475	468,370
Daytime Population	70,012	246,189	558,547
Total Employees	69,261	170,094	335,487
Total Households	8,430	78,591	212,516
Average HH Income	\$104,986	\$110,934	\$109,153
Median Age	35.4	37.7	38.4

	RADIUS		
	1/4 MILE	1/2 MILE	1 MILE
Total Population	1,251	3,992	14,704
Daytime Population	12,802	31,543	51,606
Total Employees	12,170	29,262	44,141
Total Households	932	2,410	8,414
Average HH Income	\$181,377	\$121,563	\$90,405
Median Age	37.8	38.9	39.2

Source: ESRI (2025)





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Leasing

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Development Partners



**DOMAIN
COMPANIES**



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