



PRIME COMMERCIAL SUITE ON LIVELY OAK ST/LEONIDAS ST

8600 OAK ST NEW ORLEANS, LA 70118



OFFERED: FOR LEASE

LEASE RATE: \$2,850.00 PER MONTH

±1,400 SF

- Prominent corner frontage on lively Oak St
- Located near a variety of restaurants and boutique shops
- Well-proportioned space with 13' ceiling height

CONTACT:

NOAH LOVELAND
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800.895.9329 | <https://elifinrealty.com> | August 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



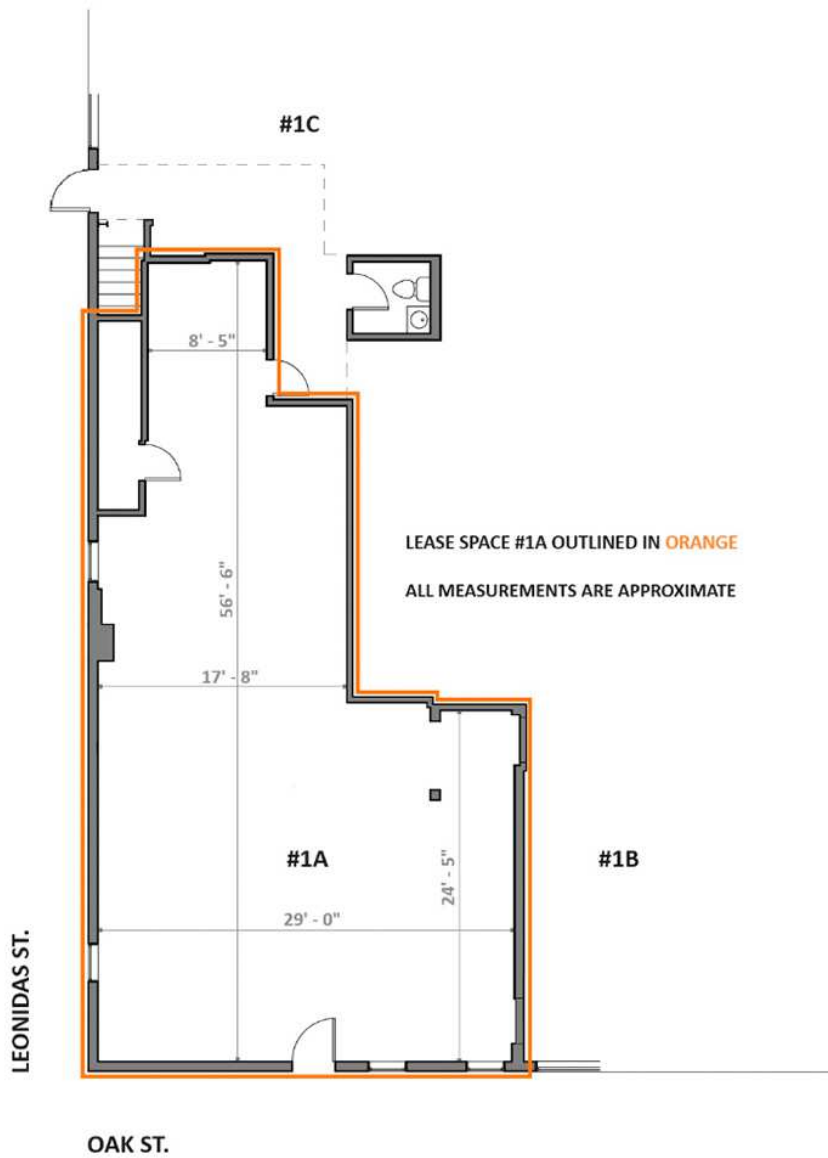
PROPERTY SUMMARY

- Now available for lease, Suite #1A at 8600 Oak St offers ±1,400 SF of prime commercial space. Located on a prominent corner along bustling Oak St, this suite features excellent street presence in a vibrant New Orleans neighborhood.
- The well-proportioned space is ideal for a variety of uses such as a gallery, office, showroom, or retail suite, benefiting from significant foot traffic and the dynamic mix of nearby restaurants and boutique shops.
- This space was originally the Carrollton Fire Station then the home of Maximilian's International Showrooms for 40 years displaying interior furnishings. It is currently being prepared for build-out.

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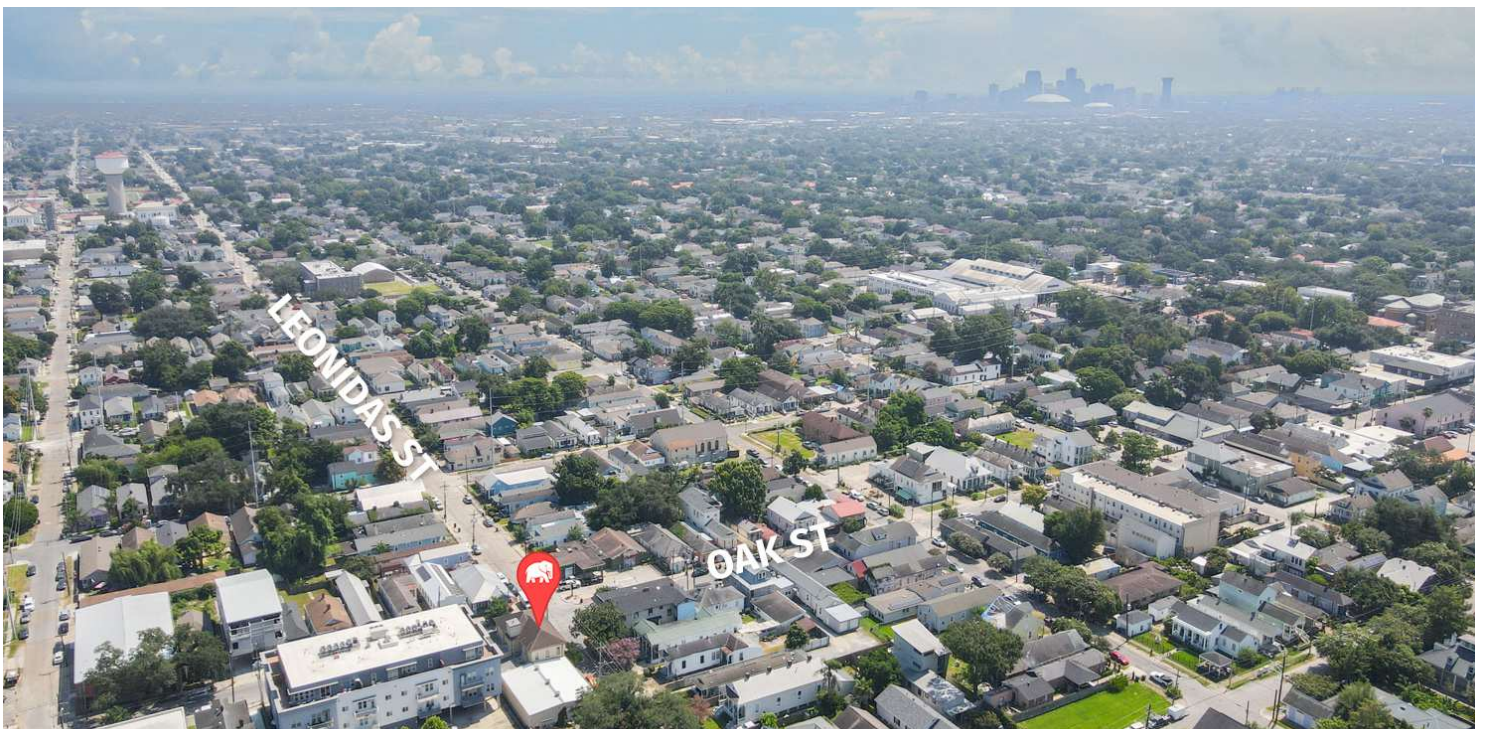
FLOOR PLAN



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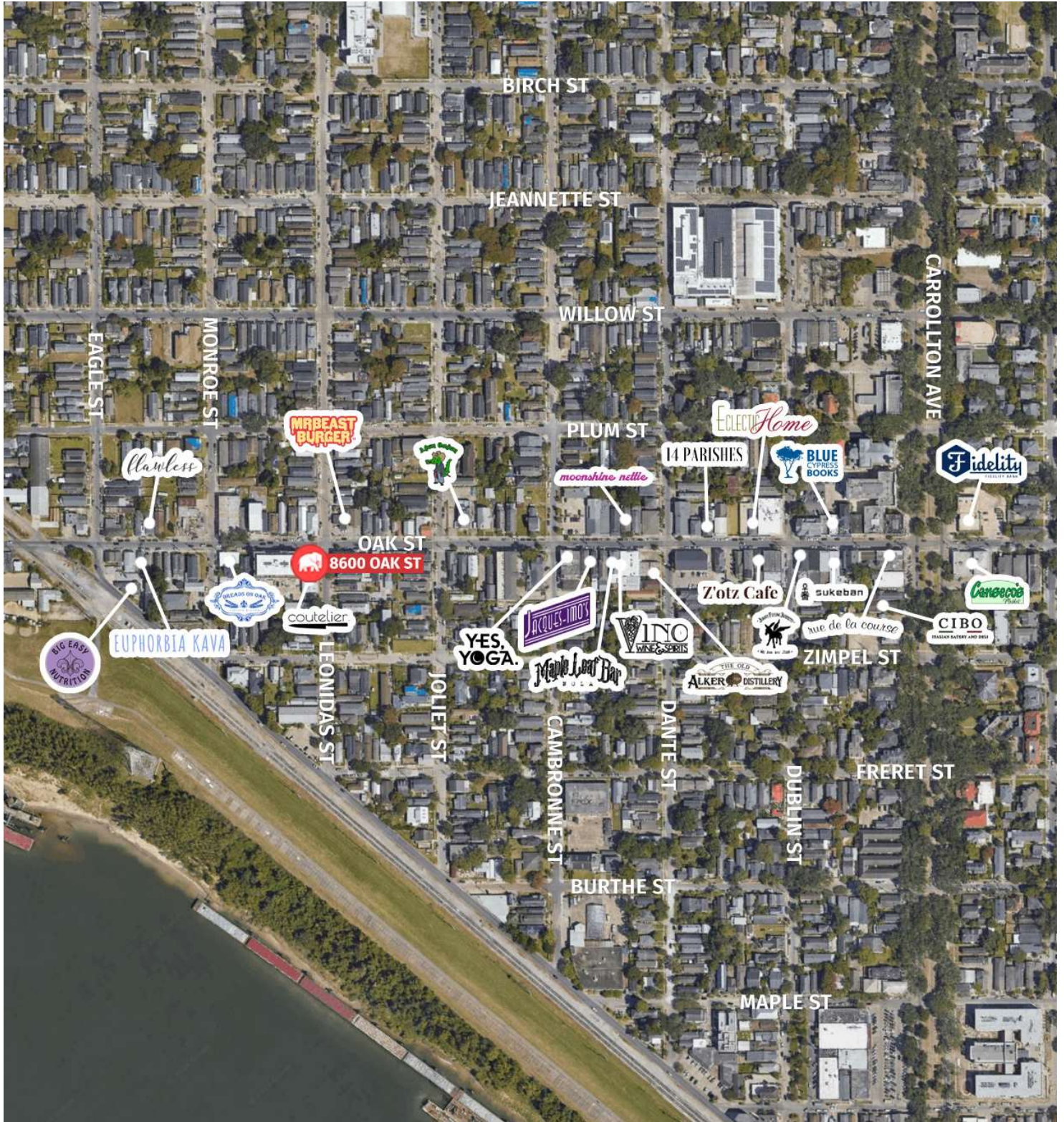
ADDITIONAL PHOTOS



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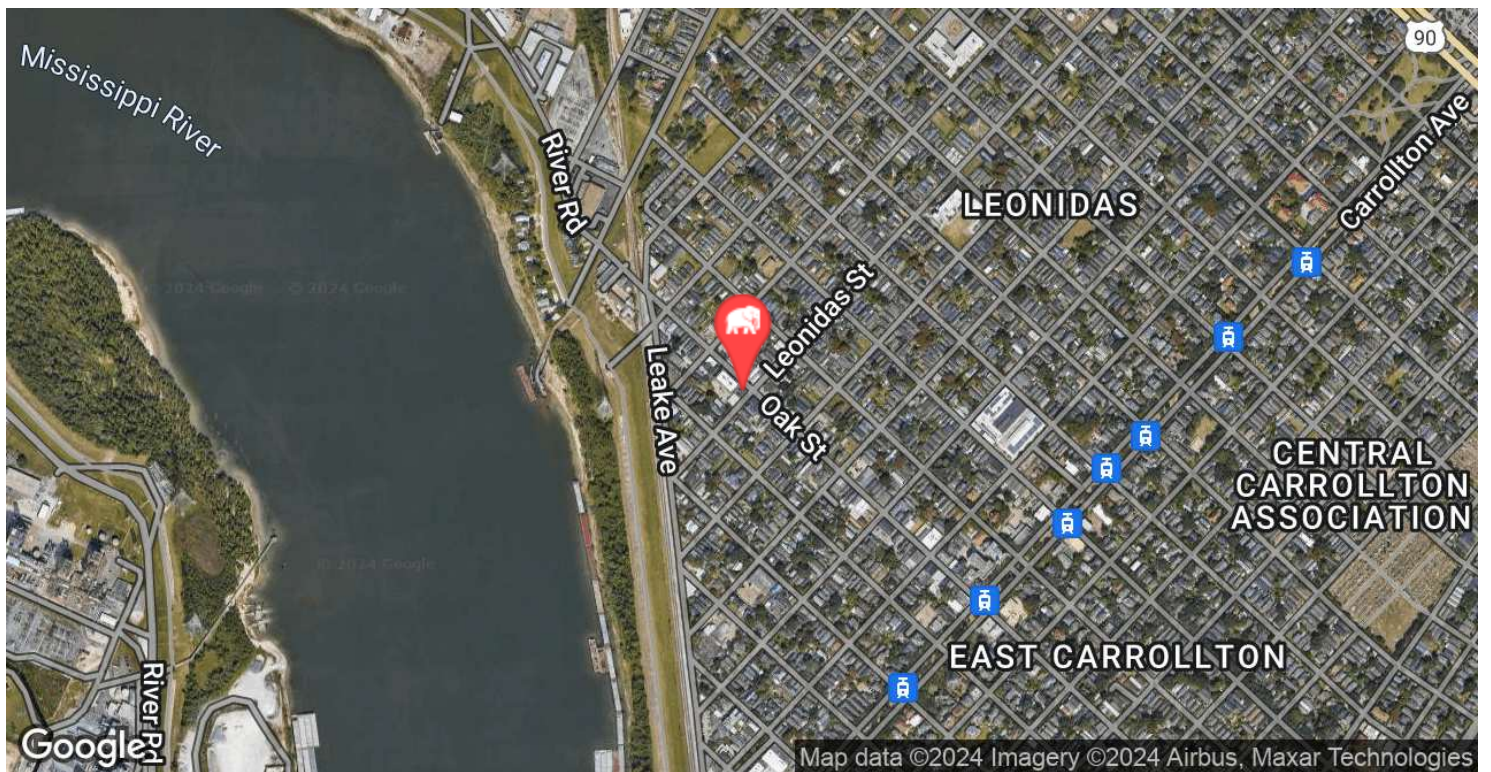
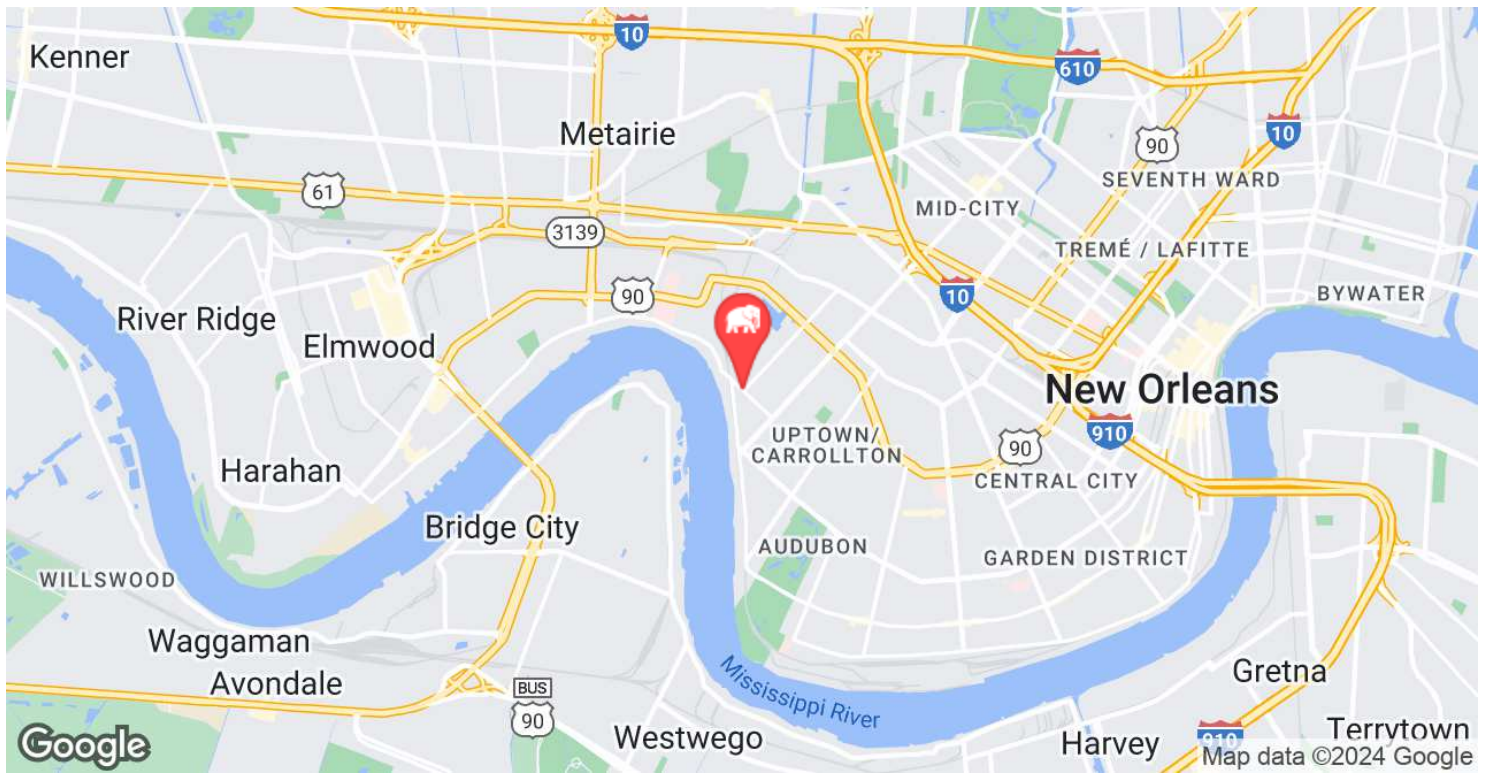
OAK ST CORRIDOR



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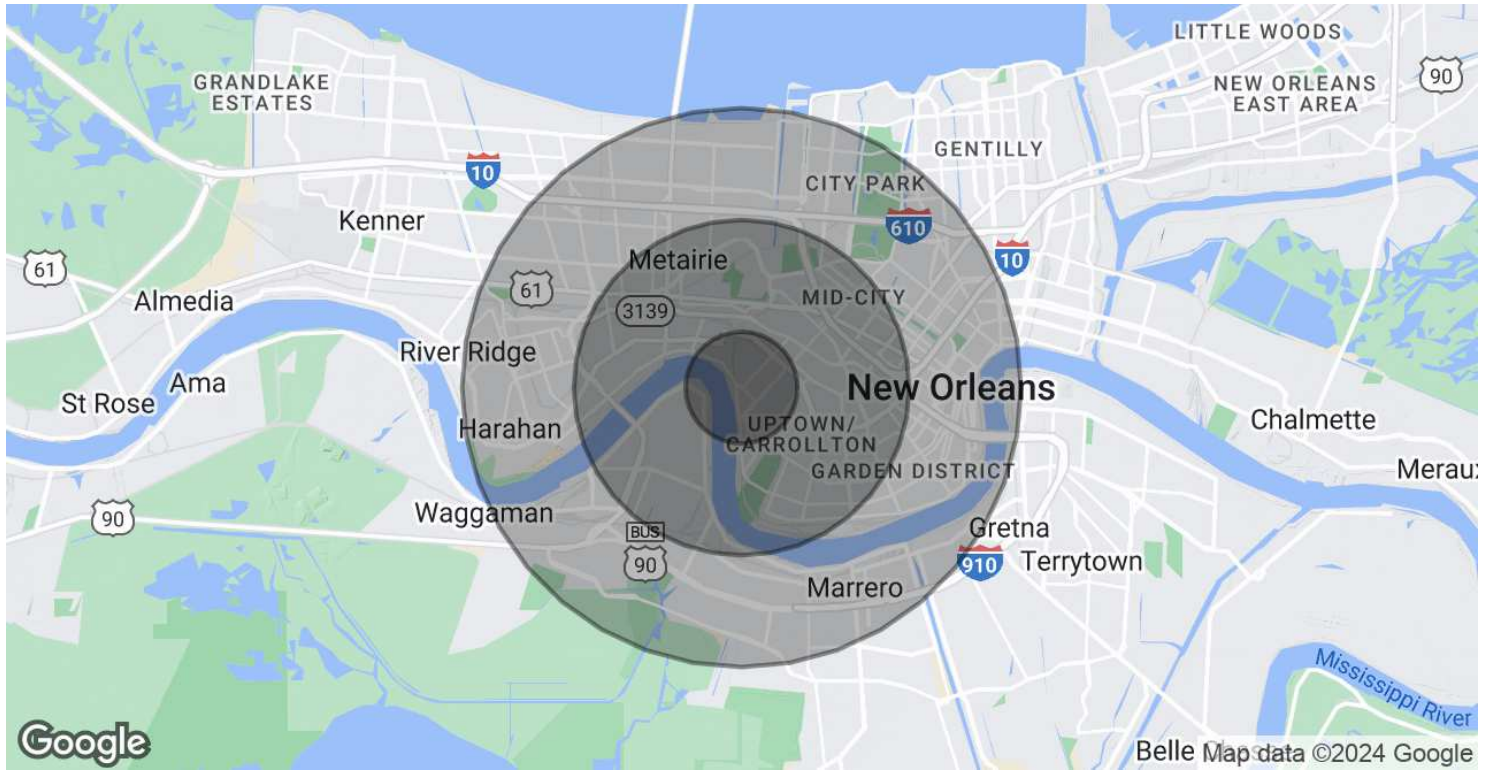
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,924	130,800	336,904
Average Age	39	40	41
Average Age (Male)	39	40	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,936	57,356	154,439
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$103,825	\$105,189	\$94,248
Average House Value	\$544,683	\$532,712	\$448,477

Demographics data derived from AlphaMap

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