



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

HOSPITALITY | FOR LEASE

Restaurant/Bar Opportunity with Patio on Bayou Road

2517 Bayou Road
NEW ORLEANS, LA 70119

Lawless Turner
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504.581.5005



RESTAURANT/BAR SPACE WITH EXPANSIVE PATIO

2517 Bayou Road, New Orleans, LA 70119

DESCRIPTION

Situated along the historic Bayou Road corridor, 2517 Bayou Road offers a unique restaurant opportunity within one of New Orleans' most culturally rich and historically significant neighborhoods. The space includes a fully built-out restaurant interior featuring a bar, commercial kitchen with hood, two restrooms, and ample storage, providing an excellent foundation for a variety of restaurant, café, bar, or hospitality concepts.

A standout feature of the property is the expansive rear patio, creating a rare outdoor dining

environment that can accommodate seating, events, or creative programming. This outdoor component provides operators with the opportunity to create a vibrant dining experience that extends beyond the interior space.

This property presents an exceptional opportunity for an operator seeking to establish or expand a restaurant concept within one of New Orleans' most historic and culturally vibrant commercial corridors.

OVERVIEW

SIZE

2,432 sf interior space

3,162 sf exterior space (courtyard)

RENTAL RATE

\$25.00/sf, NNN

(\$60,800 annually/\$5,066.67 monthly plus expenses)



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2517 BAYOU ROAD

ABOUT THE AREA



Bayou Road is widely recognized as one of the oldest trade routes in New Orleans, established by Native Americans and later shaped by Creole and African communities, and continues to evolve as a hub for neighborhood businesses, restaurants, and community-centered concepts. The property benefits

from strong neighborhood visibility and is surrounded by a vibrant mix of residential density, neighborhood businesses, and cultural institutions such as Dillard University, the Free People of Color Museum, the Bayou Road Business Association, and Broad Street Community Connections.

Turnkey restaurant space featuring a built-in bar, commercial kitchen with hood, ample storage, and a large backyard patio well-suited for restaurant, café, bar, or hospitality concepts.



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2517 BAYOU ROAD

FLOOR PLAN

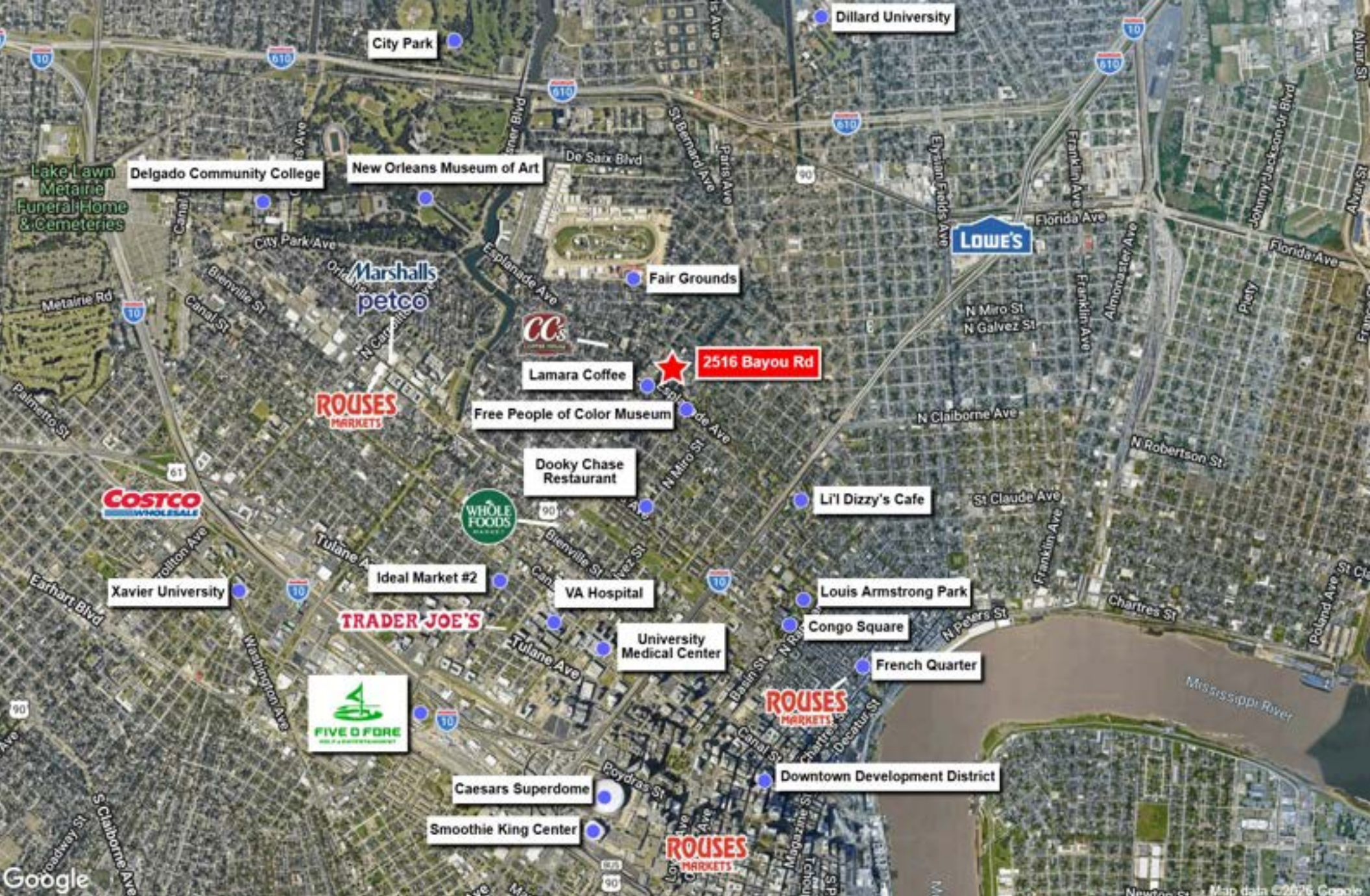


TRAFFIC MAP
Vehicle Per Day

*All Counts are 2-way



2517 BAYOU ROAD



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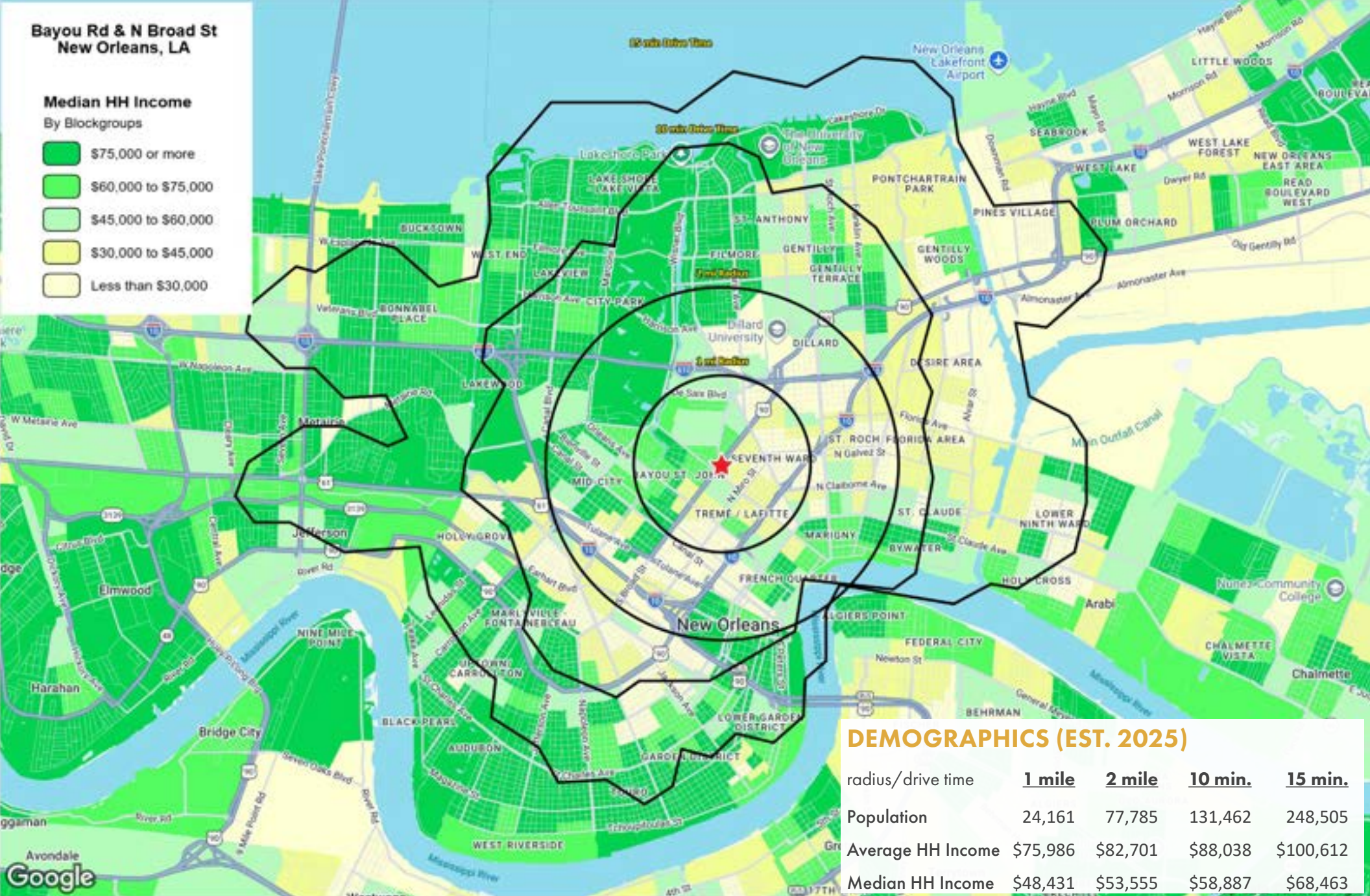


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Bayou Rd & N Broad St New Orleans, LA

Median HH Income By Blockgroups



DEMOGRAPHICS (EST. 2025)

radius/drive time	<u>1 mile</u>	<u>2 mile</u>	<u>10 min.</u>	<u>15 min.</u>
Population	24,161	77,785	131,462	248,505
Average HH Income	\$75,986	\$82,701	\$88,038	\$100,612
Median HH Income	\$48,431	\$53,555	\$58,887	\$68,463

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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:

