

GRACIOUS BAKERY + CAFÉ



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RESTAURANT SPACE | FOR LEASE

Space for Breakfast/Lunch Concept

1000 S Norman C. Francis Parkway

NEW ORLEANS, LA 70125

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1000 S Norman C. Francis Parkway, New Orleans, LA 70125

PROPERTY DESCRIPTION

This highly visible 1,750-rsf endcap space is located on the first floor of the Woodward Design+Build headquarters. A new tenant would join Express Employment Professionals on the ground floor of this owner-occupied building.

The owner is looking for restaurant-type user to fill this former bakery space. Breakfast/lunch concepts, bakeries, or a coffee shop would be ideal.

While some parking is available in the building parking lot, there is plenty of street parking along S Norman C. Francis Pkwy, Euphrosine Street, and other surrounding streets.

It is just across the street from Xavier University and has convenient access to major thoroughfares I-10 and Earhart Expressway for quick travel to Downtown, Uptown, Mid-City, and all points beyond.

PROPERTY DETAILS

SIZE: 1,750 rentable square feet
(1,610 usable square feet)

RENTAL RATE: See Agent

PARKING: parking lot and street parking



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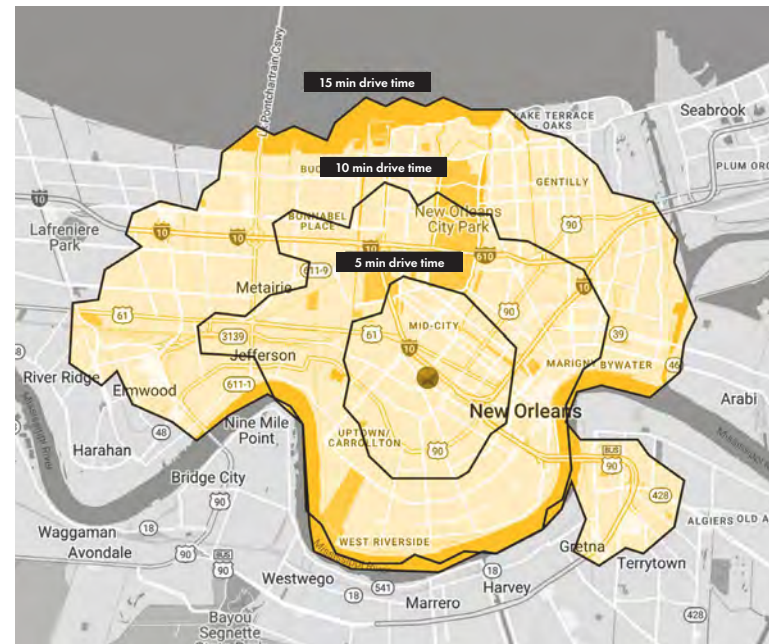
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RETAIL ADVISORS

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1000 S NORMAN C. FRANCIS PWKY

LOCATION DETAILS



DEMOGRAPHICS (EST. 2023)

Drivetime	<u>5 min.</u>	<u>10 min.</u>	<u>15 min.</u>
Population	71,530	208,465	352,720
Daytime Population	34,956	151,173	228,768

1000 S NORMAN C. FRANCIS PWKY

ABOUT THE SPACE

GENERAL INFORMATION

- » Modern design
- » Endcap space
- » Owner-occupied building
- » Indoor and outdoor seating area
- » Shared restroom with co-tenant
- » Lighting and counter in very good condition

PHYSICAL SPECIFICATIONS

- » Sinks (1-compartment sink & 3-compartment sink) and grease trap in place
- » HVAC in great condition
- » Display cases may be available for purchase
- » Please note that the space does *not* have gas service



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