

SUMMARY

SURVEY

AERIAL

PHOTOS

CONCEPT

DEMOGRAPHICS

UPTOWN CORNER LOT FOR GROUND LEASE

AVAILABLE

- 8,230 SF

LEASE RATE

- \$6,000 Monthly NNN

PROPERTY OVERVIEW

Incredible Uptown corner development opportunity directly across from Touro Hospital and one block from famed St. Charles Avenue. The L-shaped parcel, consisting of both 3601 & 3611 Prytania Street, is a perfect site for a small coffee shop, retail or medical/office tenant, among other uses.

The site measures approximately 8,230 SF and forms the hard corner of Prytania and Foucher Streets, with approximately 92 feet of frontage on Prytania Street.

The property is paved and currently leased as a public parking lot through November 2, 2022. Owner is only interested in long-term ground lease. Please contact Agent for additional details.

NEARBY LANDMARKS

- LCMC Health Touro Infirmary - 329-bed acute care hospital with over 1,880 employees and 570 physicians.
- St. Charles Streetcar Line - 5,300 average daily riders (2019)
- Hampton Inn & Suites with 100 rooms
- St. Charles Inn Superior Hotel with 40 rooms
- Wakin' Bakin' Breakfast Restaurant
- The Fresh Market



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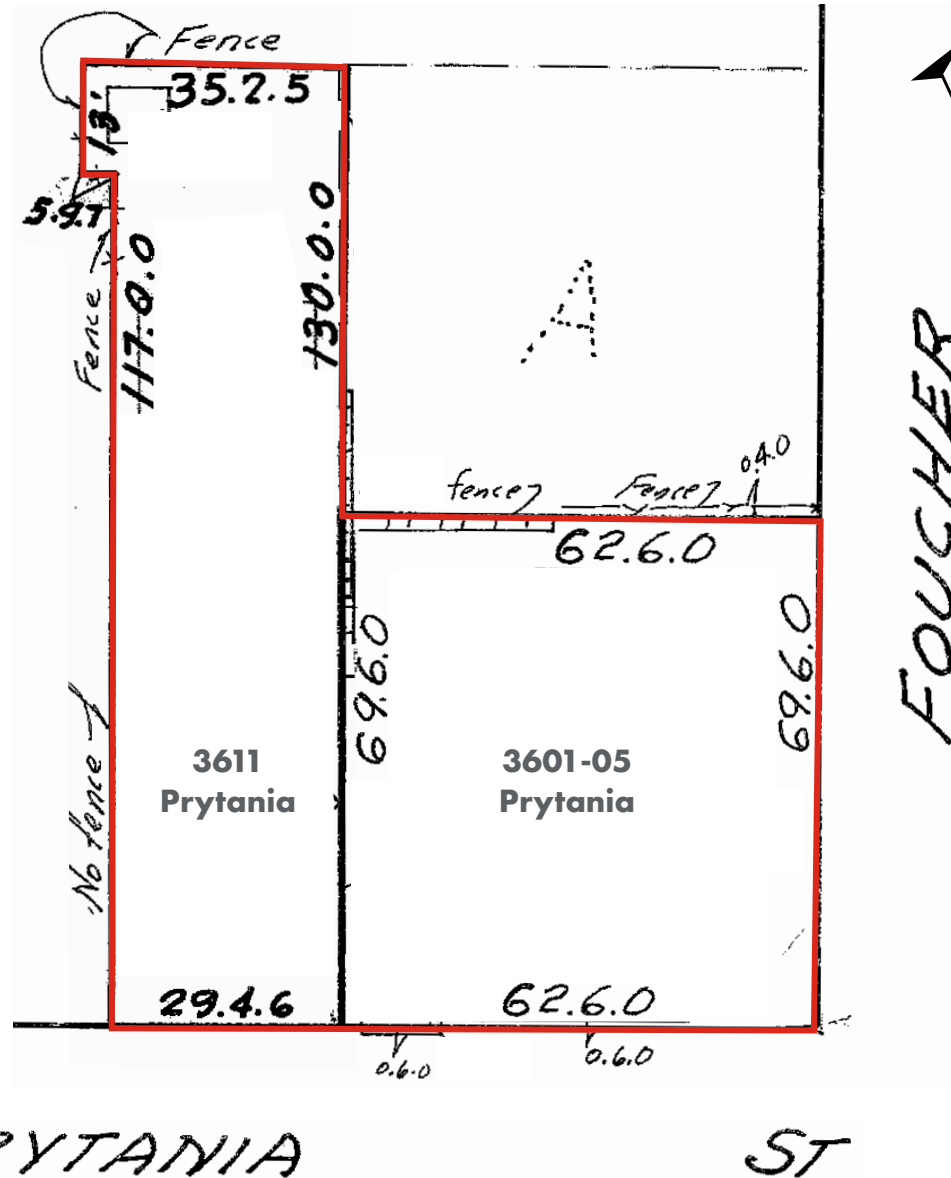
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Academy of the Sacred Heart
260 High School Students

Sophie B. Wright Charter School
550 High School Students

New Orleans
New Orleans

The Chloe
Boutique Hotel

Martin
WINE CELLAR

Columns
Boutique Hotel, Restaurant & Bar

LSU Health
Healthcare Network

St. Charles Inn
Hotel Superior
40 Rooms

Hampton
100 Rooms

Capital One

FIRST HORIZON

McDonald's

THE FRESH MARKET

SITE
3601 PRYTANIA ST

St. Charles Streetcar Line
5,300 average daily riders (2019)
Oldest continuously operating streetcar line in the world

Touro
Synagogue

Touro
LCMC Health
MEDICAL OFFICES

Touro
LCMC Health
HEALTH CENTER

Touro
LCMC Health
INFIRMARY
329-bed acute care hospital with over 1,880 employees and 570 physicians

CVS
pharmacy

POKE+LOA

Breaux Mart

Walgreens

Lillette

Magazine Street

EL PASO
MEXICAN GRILL

Mishawaka

F45
Sly Coffee
BIRNER

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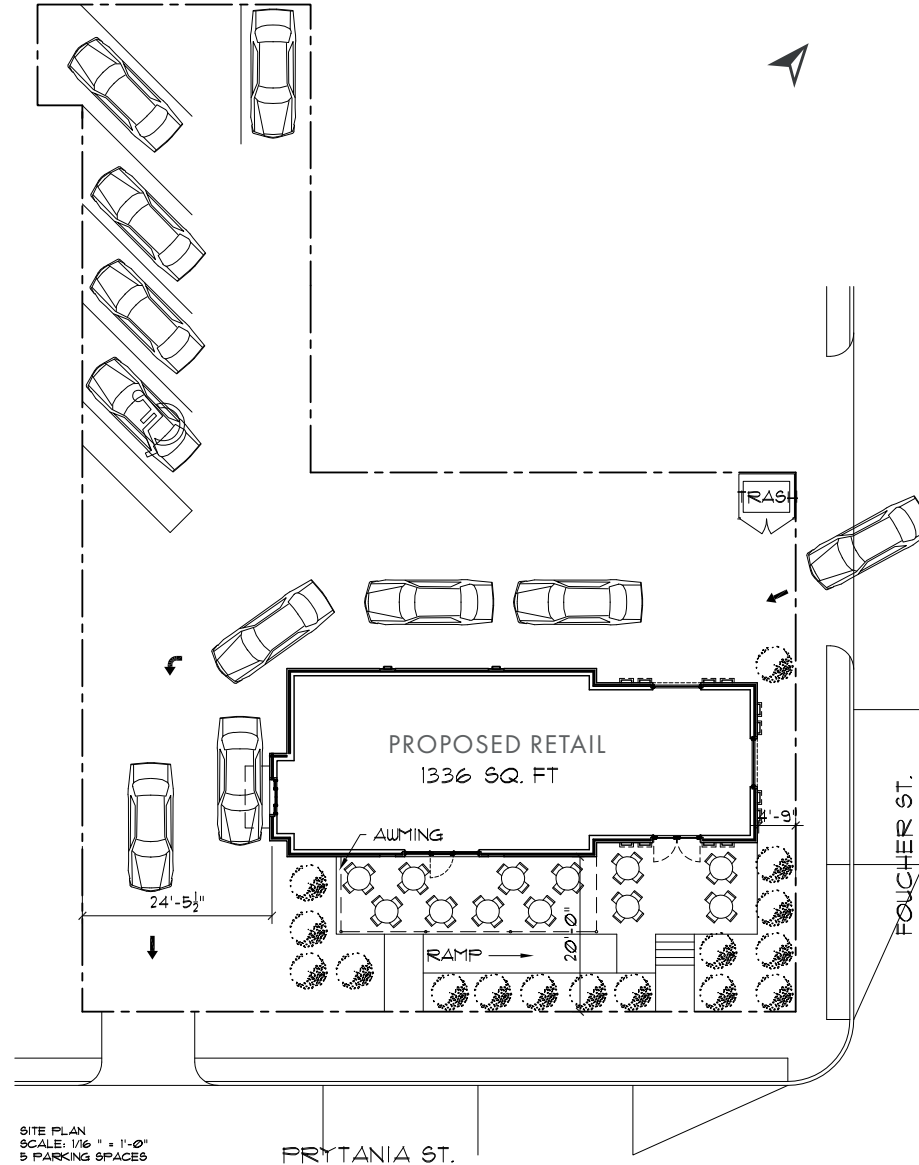
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**PROPOSED
CONCEPTUAL
LAYOUT**



SITE PLAN
SCALE: 1/16" = 1'-0"
5 PARKING SPACES

2021 TRADE AREA DEMOGRAPHICS



49,976

POPULATION



\$117,424

AVG. HH INCOME



22,094

HOUSEHOLDS

