

# RETAIL FOR LEASE



## GROUND FLOOR RETAIL

*+/- 500 to +/- 11,000 SQ FT*



## Presented by The McEnery Company

504.274.2701 // 810 Union Street, 4th Floor, New Orleans, LA 70112 // [www.mceneryco.com](http://www.mceneryco.com)

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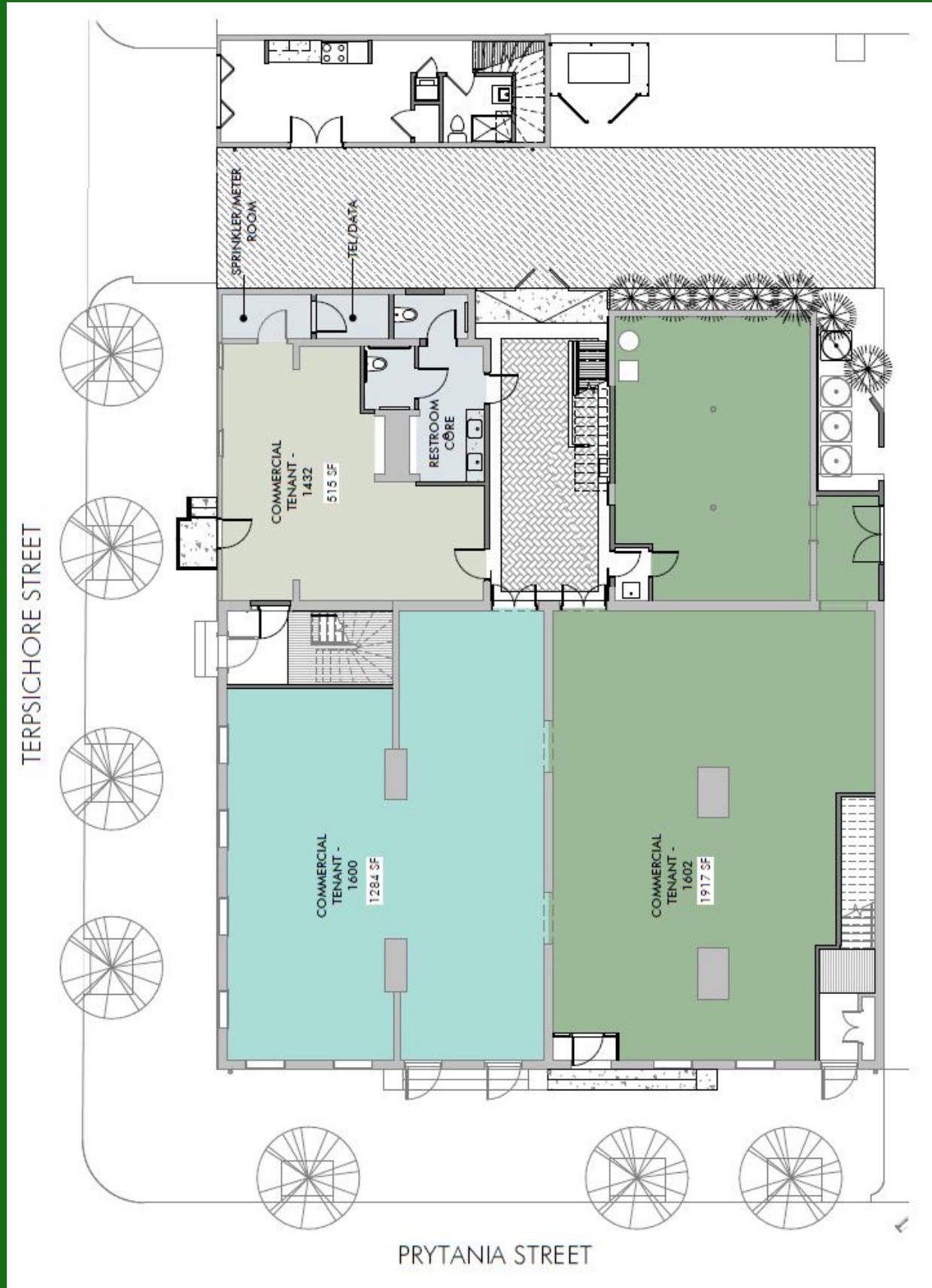
# 1600 PRYTANIA STREET



THE McENERY COMPANY - 1600 PRYTANIA STREET OFFERING



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## **LEASE TERMS:**

LEASE RATE:	\$33 PSF
SQUARE FOOTAGE:	+/- 500 to +/- 11,000
LEASE TYPE:	NNN

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**LOCATION:** Lower Garden District with frontage on Prytania Street between Euterpe Street and Terpsichore Street.

**ADDRESS:** 1600 Prytania Street, New Orleans, LA 70130

**FRONTAGE:** Prytania Street

**ZONING:** HU-MU, Historic Urban Neighborhood Mixed-Use District

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*THE SPACE:* Ground floor suites as small as +/- 500 square feet or the entire building (including rear carriage house) which is approximately 11,000 square feet. Ground floor would be perfect for small grocery/market, brewery, retail oriented office space, restaurant, or general retail. Adjacent parking lot can accommodate 8 cars. Owner exploring all options including subdividing ground floor space or leasing entire building to a single tenant. HU-MU zoning opens up many possibilities at this historic building in the middle of all the action.

*PROPERTY USES:* Convenience Store, Day Care Facility, Free-Standing Building, Garden Center, Mixed Use, Restaurant, Service Station/Gas Station, Street Retail, Tavern/Bar/Nightclub, Other.

*THE LOCATION:* As further discussed in the following pages, the Lower Garden District holds some of the most sought after retail space in the City.

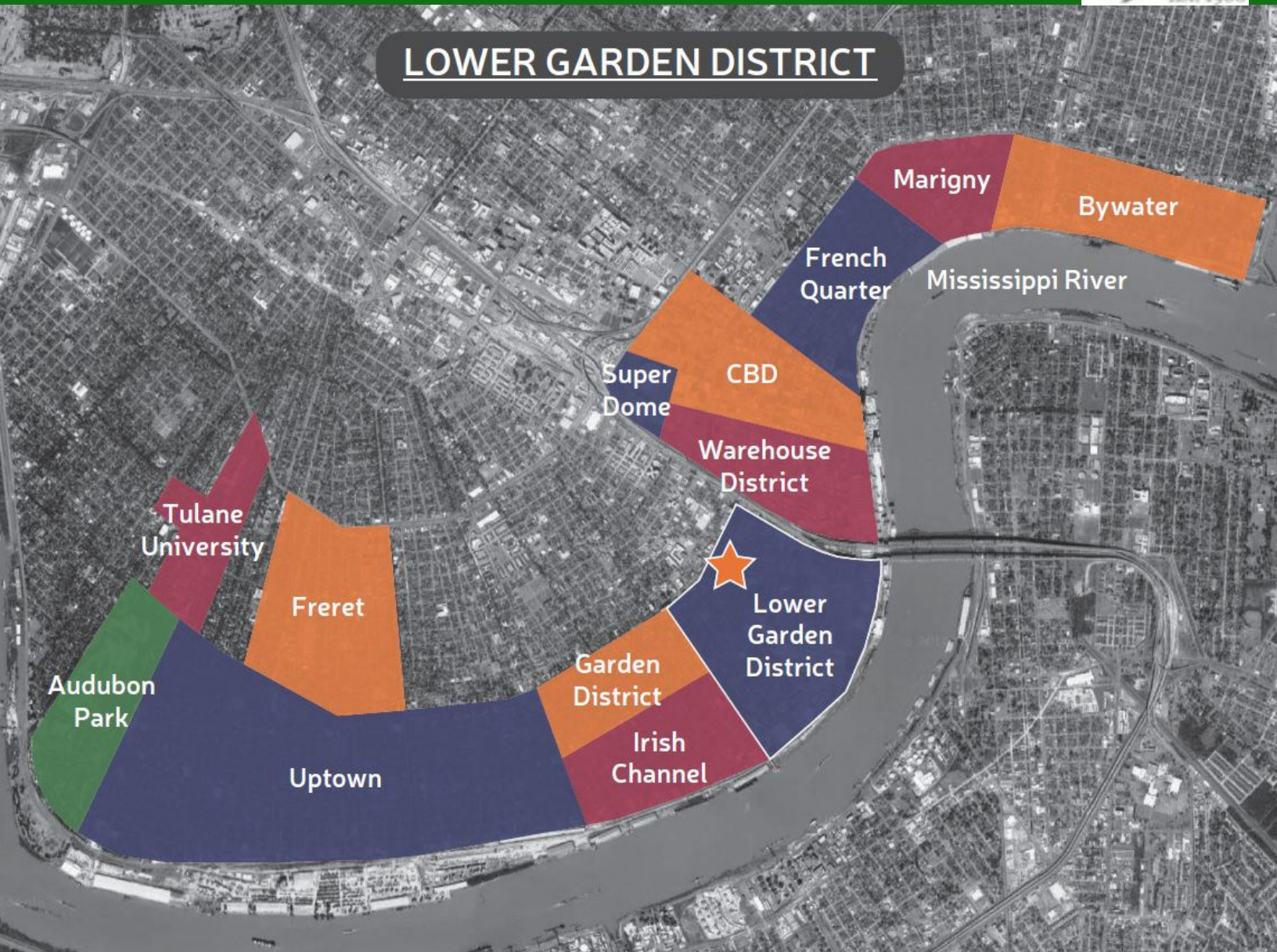
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## LOWER GARDEN DISTRICT



### 2018 Neighborhood Demographics (Lower Garden District, Garden District & Irish Channel)

#### POPULATION:

2018 Population: 13,953  
2018 Male Population: 51.30%  
2018 Female Population: 48.70%  
2018 Median Age: 38.9

#### HOUSEHOLDS:

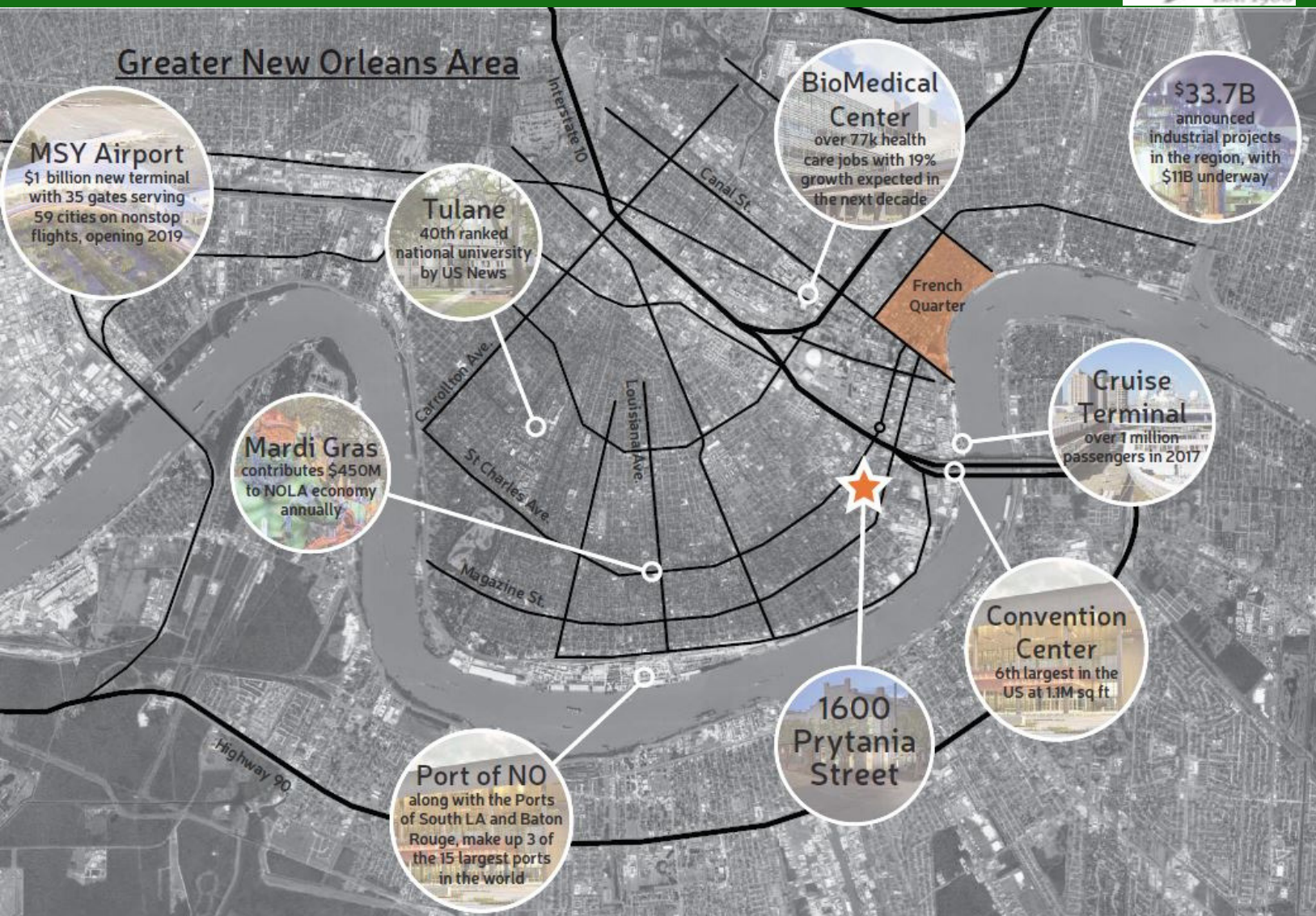
2018 Total Households: 8,049  
2018 Median Household Income: \$55,192  
2018 Average Household Income: \$89,678  
2018 Per Capita Income: \$51,557

#### HOUSING:

2018 Total Housing Units: 9,633  
2018 Owner Occupied Housing Units: 2,752  
2018 Renter Occupied Housing Units: 5,297  
2018 Vacant Housing Units: 1,584



# 1600 PRYTANIA STREET



*New Orleans hosted more than 17.74 million visitors in 2017, a City record. Although numbers have not been published for 2018, that number is/was expected to increase in 2018. This growth due is due to several projects and events getting underway and/or continuing to grow. Most notably these projects include the massive redevelopment of the World Trade Center into a Four Seasons Hotel, further expansion of the World War II Museum, and the continued emergence of Voodoo Festival and Essence Festivals as premier national events alongside Mardi Gras and Jazz Fest.*



# 1600 PRYTANIA STREET



- 1- Ponchartrain Hotel
- 2- Magnolia Mansion Hotel
- 3- Henry Howard Hotel - 18 room boutique hotel, 2016
- 4- Saint Anna - 23 apartments, 2015
- 5- Avenue Pub
- 6- Lula Restaurant + Distillery
- 7- Office Depot
- 8- Quisby Hostel - 60 bed hostel, 2017
- 9- Lee Circle Condo
- 10- National WWII Museum - \$411M expansion
- 11- Fallen Saint - 13k sf immersive theater, proposed
- 12- Courtyard Brewery
- 13- The Framework - 20k sf of retail and office space, under construction
- 14- 1301 Annunciation - 210 apartments over retail, under construction
- 15- International School of Louisiana
- 16- Surrey's Cafe and Juice Bar
- 17- The Saulet - 703 apartments
- 18- St Vincents Guest House - 80 room boutique hotel, proposed
- 19- 1572 Magazine - MB&Co property
- 20- 1600 Magazine - Condos, under construction
- 21- Hivolt Coffee
- 22- Aiden Gill Men's Barber
- 23- Second Line Stages - national film studio
- 24- Cruise Terminal - 1.1M people annually



*Propelled by these investments, adjacent neighborhoods, such as Lower Garden District, have blossomed. Retail spaces have become filled with restaurants, coffee shops, and boutiques along Magazine Street and St. Charles Avenue while Prytania Street has seen a remarkable resurgence of Bed and Breakfast Hotels. Surrounded by 5 B&Bs and Hotels, 1600 Prytania sits at the center and provides the anchor retail space for the central part of the LGD. The retail space that 1600 Prytania has is perfectly situated to serve both the local community as well as the high number of tourists and hotel guests that surround the building.*



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*Today, the Lower Garden District retains so much of its original mid-1800's charm. So many of the original mansions have been preserved, serving alongside the neighboring Garden District, as one of the best collections of 19th century Greek Revival architecture in the country. The District's primary park, Coliseum Square, is widely considered one of New Orleans prettiest and most actively used parks. With its draping Live Oak trees, stunning architecture, and bustling retail corridor, the Lower Garden District is extremely walkable.*



# TEAM MEMBERS



*S. Parkerson McEnery*  
*Cell: 504.236.9542*  
*parke@mceneryco.com*

*THE MCENERY COMPANY*  
*810 Union Street, 4th Floor*  
*New Orleans, LA 70112*  
*Office: 504.274.2701*



*SCOTT D. WESTON*  
*Cell: 318.218.4860*  
*scott@mceneryco.com*

*THE MCENERY COMPANY*  
*810 Union Street, 4th Floor*  
*New Orleans, LA 70112*  
*Office: 504.274.2701*