



For Lease

941 Julia Street
1,330- 3,390 Square Feet

EXECUTIVE SUMMARY

941 Julia sits on the corner of Julia Street and O'Keefe Avenue in the South Market District directly across the street from the The Standard. This three-story commercial building has 27' of frontage on Julia and 44' on O'Keefe. Being accessible via foot-traffic, the ground floor is conducive to a retail tenant, while the second and third floors are well-suited for office or service-based uses. A tenant that could maximize all three floors would get the full benefit of this historic renovation.

The South Market District is a micro-neighborhood within the Central Business District containing luxury apartments with retail, restaurants, and entertainment venues in the heart of downtown New Orleans.

941 Julia sits in a prime corridor just off the interstate that captures the ingress and egress of the downtown commuter. Nearby traffic counts estimate 26,720 vehicles per day, and the downtown daily population is nearly 168,000 people.



PROPERTY OVERVIEW

- 1,330 SF per floor & 3,390 SF total of commercial space
- \$24 PSF NNN
- Located at the corner of Julia Street & O'Keefe Avenue in the South Market District
- 27' of frontage on Julia and 44' on O'Keefe
- Zoned CBD-5
- Sits in a prime corridor just off the interstate
- Nearby traffic counts estimate 26,720 vehicles per day

CONTACT

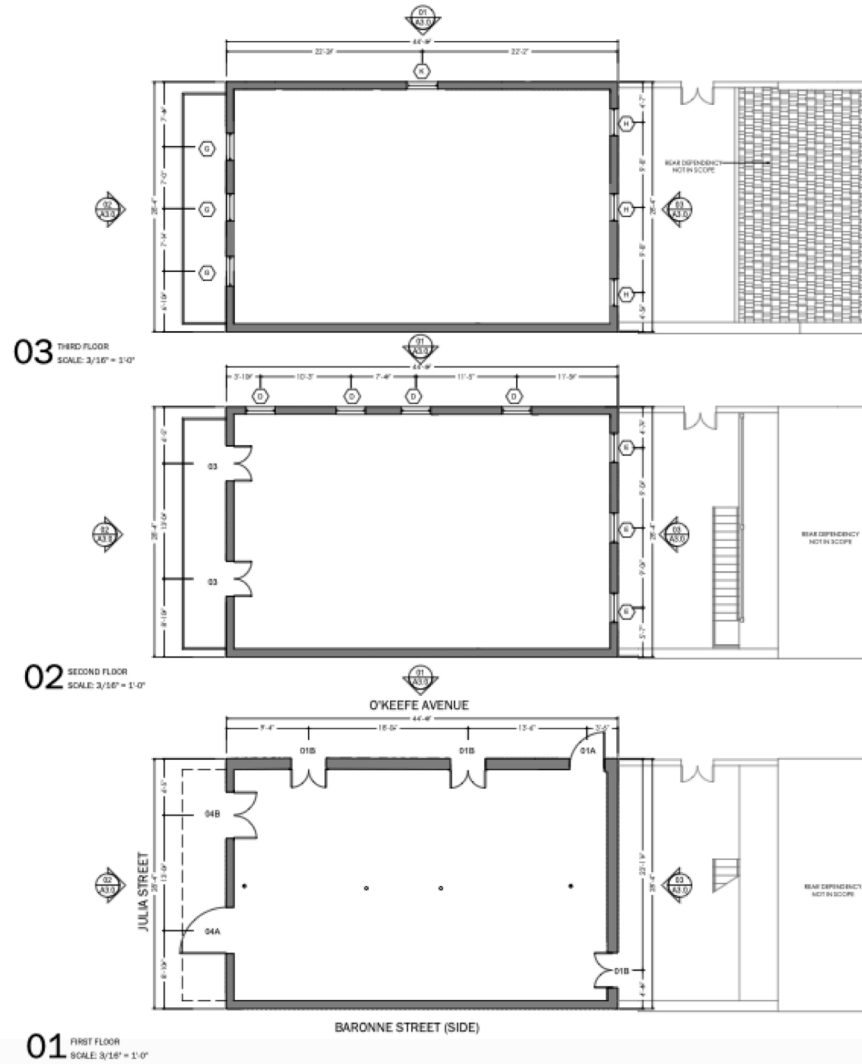
URBAN PROPERTIES REAL ESTATE, LLC , 1582 MAGAZINE ST., NEW ORLEANS, LA, 70130 | (504) 264-6145 | INFO@URBANPROPERTIES.COM



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SITE PLAN



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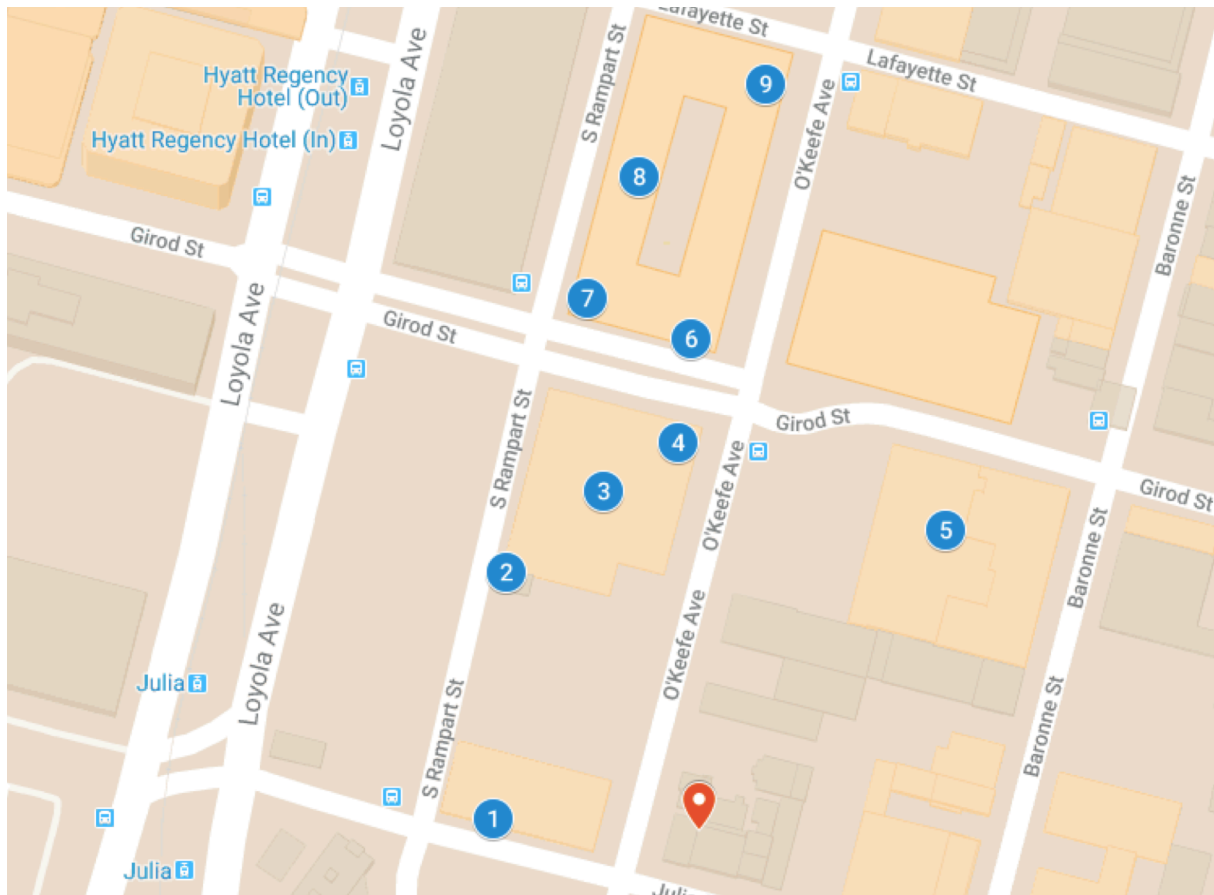
NOTABLE NEARBY

Nearby Locations:

1. The Standard at South Market
2. Body B Fit
3. The Beacon at South Market
4. Starbucks
5. Rouses Market
6. Willa Jean
7. The Company Burger
8. The Paramount at South Market
9. Maypop

Demographic Statistics:

Proximity:	1 mile	3 miles	5 mile
Total Population:	23,144	202,094	404,50
Median Age:	37.27	35.66	37.
Households:	11,834	87,406	169,72



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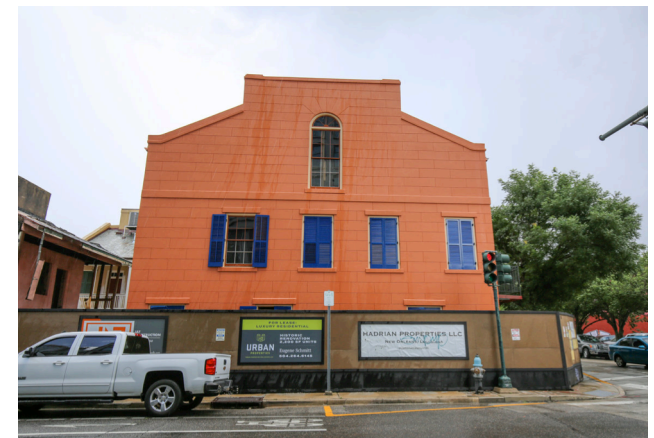
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