



822 N. Rampart Street

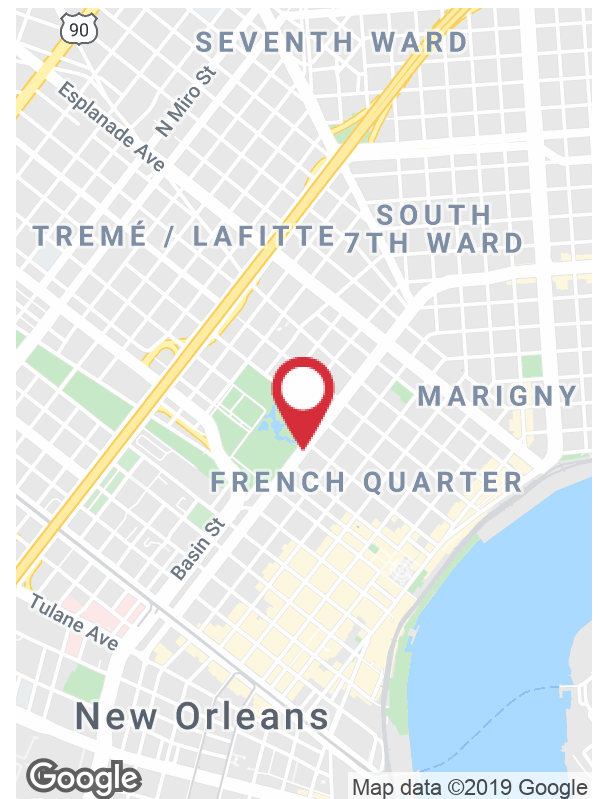
New Orleans, Louisiana 70116

Property Highlights

- Approximately 3,434 SF of ground floor French Quarter commercial space
- Located across from Louis Armstrong Park on the Rampart streetcar line
- High foot traffic and vehicular traffic
- Close to Jackson Square, Bourbon Street, Saenger Theatre, and Lafitte Greenway
- Cold, dark shell or white box build-out

Lease Rate

\$40.00 SF/yr (NNN)



For more information

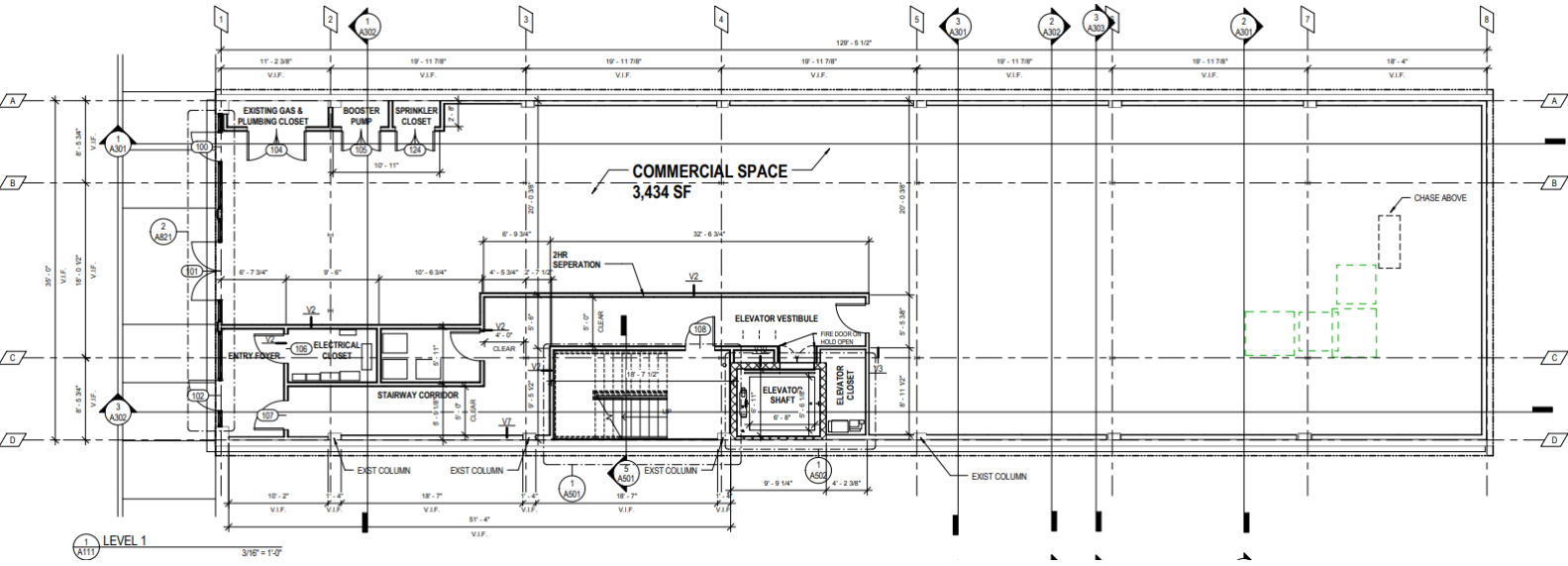
Kristen Merritt

O: 504 525 1311 | C: 225 335 2065
kmerritt@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

430 Notre Dame Street
New Orleans, LA 70130
504 525 1311 tel
latterblum.com



KEY FACTS



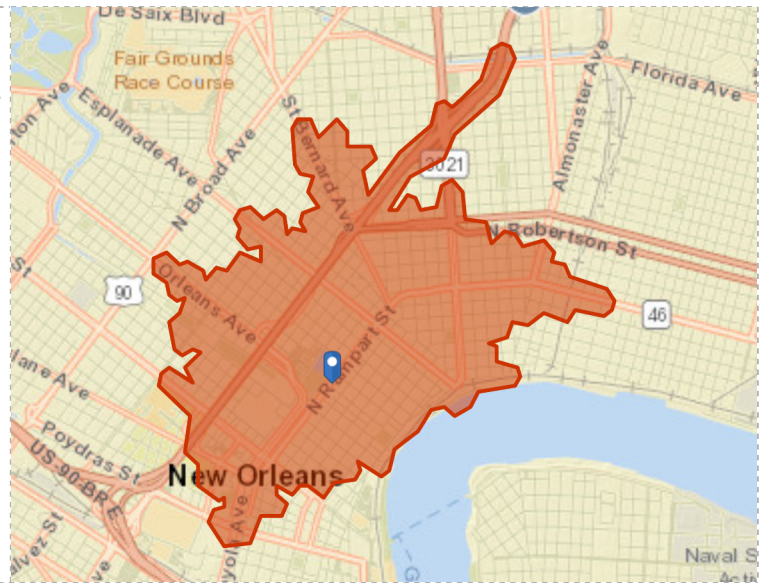
22,994
Population

41.5

Median Age



11,972
Total Households



BUSINESS



3,007
Total Businesses



31,288
Total Employees

INCOME



\$13,261
Median Net Worth



\$60,482
Average Household Income

EDUCATION



16%
No High School Diploma



18%
High School Graduate



24%
Some College



42%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



65%
White Collar



12%
Blue Collar



22%
Services



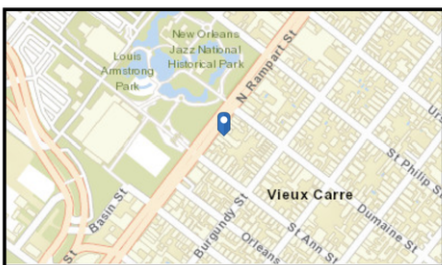
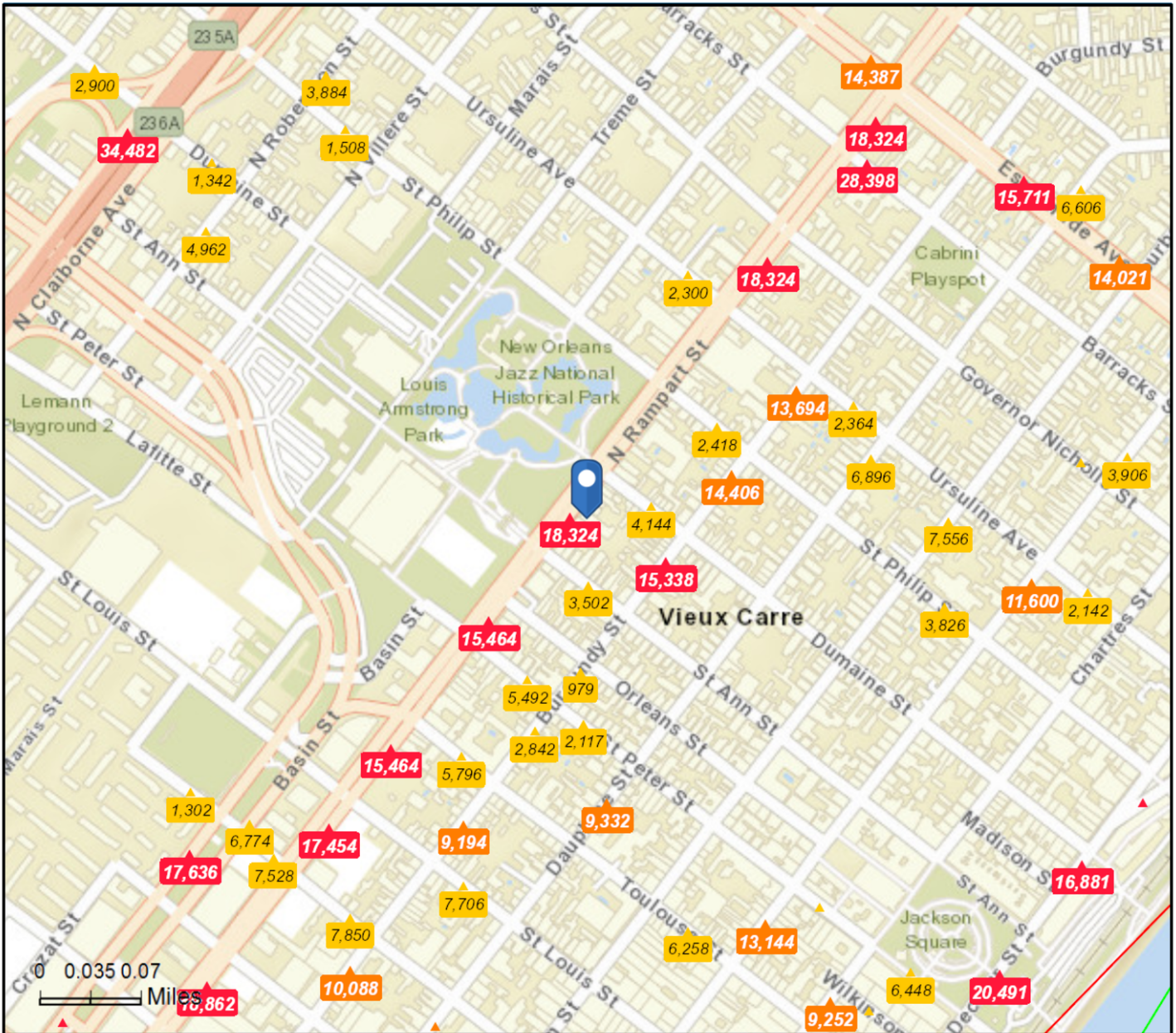
7.8%
Unemployment Rate



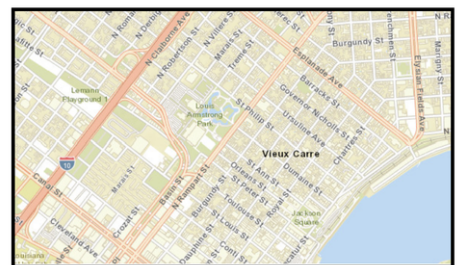
Traffic Count Map - Close Up

822 N Rampart St, New Orleans, Louisiana, 70116
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 29.96164
 Longitude: -90.06711



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 28, 2019

Retailer Map



- Mahalia Jackson Theater
- Black Penny
- Arbonne Coffee
- Saenger Theater
- Orpheum
- The Roosevelt New Orleans
- Pythian
- Galatoire's Restaurant
- Brannan's
- P's Coffee
- Louis Armstrong Park
- MEUXBAR Cocktails
- Backstreet Cultural Museum
- Melrose Mansion
- Grand Pre
- Bar Tonique
- Lafitte's
- CC's Coffee House
- Ace Hardware
- Woodoo & Touque
- Maison Dupuy
- Chase
- Capital One
- Cafe Beignet
- Branco Whitney
- Napoleon House

Map data © 2019 Google

Location Maps

