



TURNKEY TWO-STORY BAR / RESTAURANT WITH FF&E INCLUDED

2303 HICKORY AVE RIVER RIDGE, LA 70123



OFFERED: FOR SALE

SALE PRICE: \$850,000 (\$158.88/SF)

±5,350 SF | ±0.38 ACRES

- 1st Floor - Large seating area, commercial kitchen, walk-in freezer, outdoor rear patio
- 2nd Floor - Private space with sink and full restroom and bath
- Ample on-site parking with street frontage
- ±4 minutes from Hickory Ave and Earhart Expy

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 2303 Hickory Ave offers a $\pm 5,350$ SF two-story retail/bar configured for a single tenant on ± 0.38 Acres.
- The first floor features a large seating area, a full commercial kitchen, a walk-in freezer, an outdoor rear patio, a mini stage, and two restrooms. The second floor includes a private space with a sink and a full restroom with bath.
- The property is fully turnkey, with all FF&E included in the sale. Alcohol inventory is also available for purchase.
- Ample on-site parking is available, and the property benefits from frontage along Hickory Ave.
- Located ± 4 minutes from Dickory Ave and Earhart Expy, the site offers convenient access to major routes.
- Zoned C-2 General Commercial.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2303 Hickory Ave
City, State, Zip	River Ridge, LA 70123
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Side Of The Street	Northeast
Road Type	Paved
Nearest Highway	Dickory Ave (LA 3154)
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Bar/Street Retail
Lot Size	±0.38 Acres
Zoning	C-2 General Commercial
APN #	9930025843

BUILDING INFORMATION

Building Size	±5,350 SF
Tenancy	Single
Number Of Floors	2
Parking Type	Surface
Free Standing	Yes

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INTERIOR PHOTOS



CONTACT:

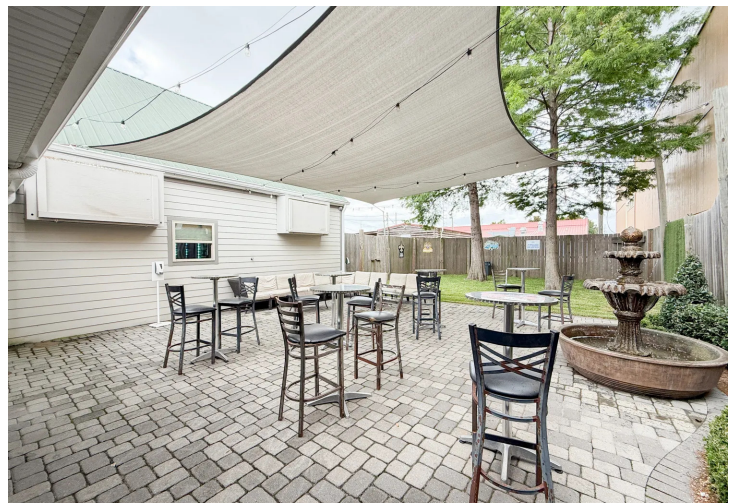
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AERIAL PHOTOS

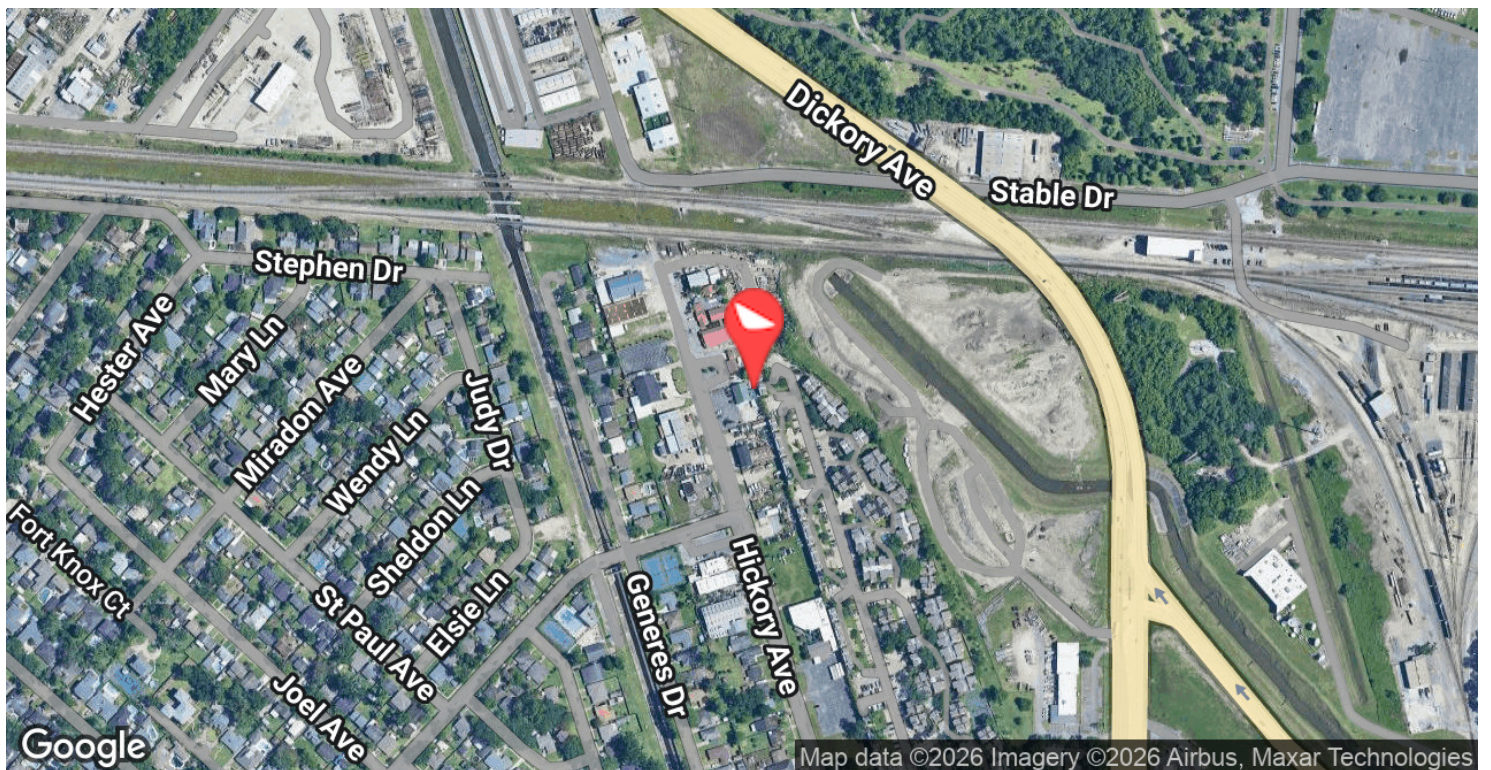
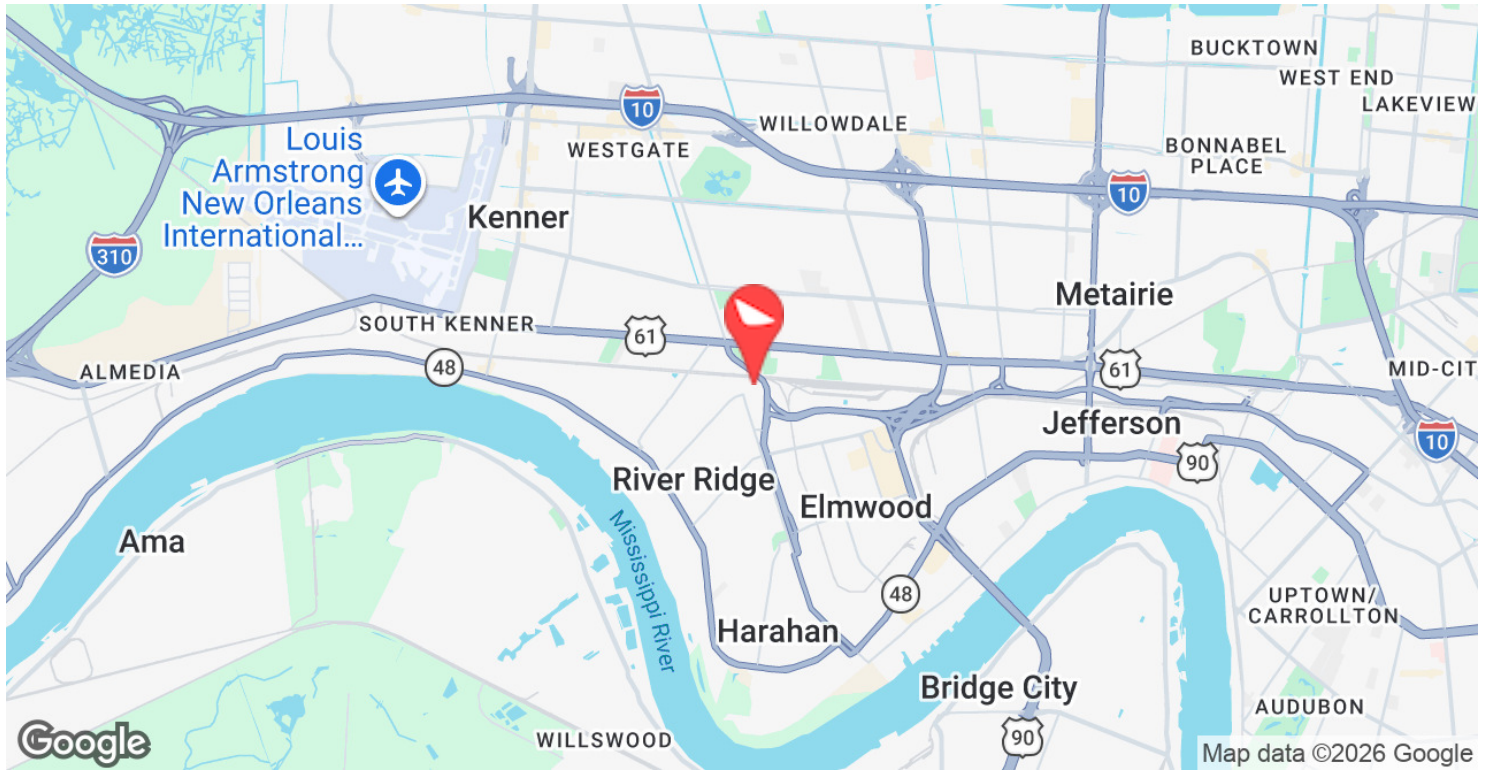
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LOCATION MAPS

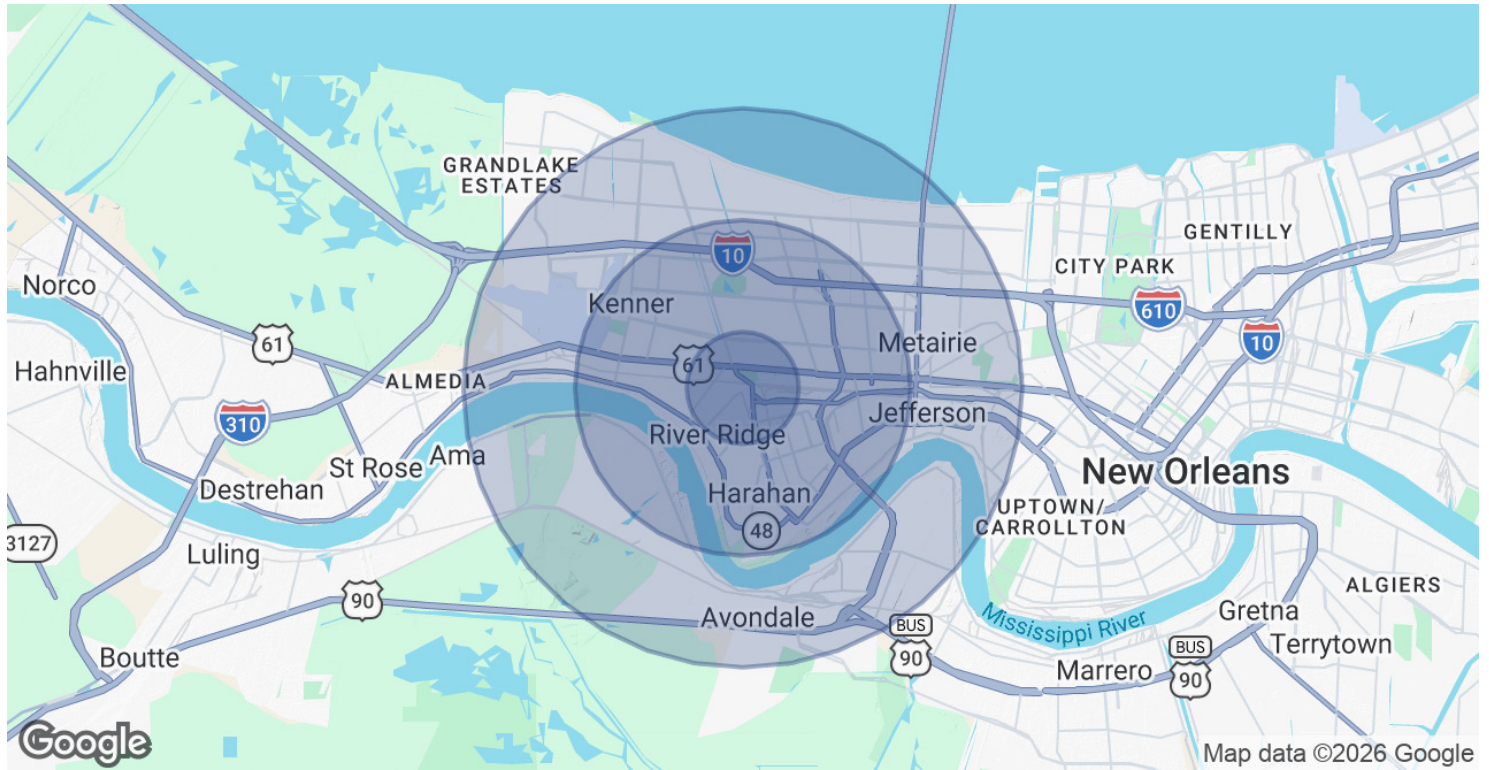


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,462	115,243	238,141
Average Age	42.7	42.2	41.8
Average Age (Male)	42.4	41.3	40.9
Average Age (Female)	43.0	42.9	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,627	50,102	100,715
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,670	\$87,855	\$97,901
Average House Value	\$287,888	\$274,499	\$314,326

2023 American Community Survey (ACS)

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ZONING MAP



C-2 GENERAL COMMERCIAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (29.9721, -90.2083) 

Community: Harahan

Effective FIRM (Effective: 12/29/2021)
Flood Zone: X-AREA WITH REDUCED FLOOD
RISK DUE TO LEVEE
FIRM Panel ID: 22051C0180F
FIRM Panel Date: 2/2/2018

Area Revision

This point is in an area revised by FEMA
Letter of Map Revision (LOMR).

LOMR Area: [20-06-2494P](#)

Revisions to flood zones and BFE's are
reflected in the map and data displayed
here.

Ground Elevation¹: 3.4 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Source: maps.lsuagcenter.com/floodmaps

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