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MAGAZINE STREET CORNER FOR LEASE

3923 Magazine Street, New Orleans, LA 70115



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DESCRIPTION

3923 Magazine is a ground floor retail space located on the corner of Austerlitz and Magazine Streets. Currently leased to Pure Barre, the space features two (2) large Studio spaces, a generous reception hall, a private office, and ample storage. The prime corner location has large store front windows along the street fronts, complementing the clear span layout. This space lays out great for retail use, and is within walking distance from Warby Parker, Billy Reid, Marine Layer, unTuckit, J. McLaughlin, Tasc Performance Apparel, Shaya, La Petite Grocery, Lilette, and a multitude of other national retailers and James Beard Award winning restaurants.

This stretch of Magazine Street is easily accessible from both Uptown and the Garden District, and is a hot spot for tourists and residents alike. The zoning allows for a variety of commercial uses,

ZONING: HU-B1

ASKING RENT: \$30/sf/yr + NNN

SIZE: 3,442 SF

TRIPLE NETS: \$3.85/sf/yr

DEMOGRAPHICS

2019 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	8,757	23,710	76,334
AVERAGE HH INCOME	\$90,985	\$94,810	\$86,000



ST CHARLES AVENUE



LOUISIANA AVENUE



NAPOLEON AVENUE

MAGAZINE STREET

MARENGO STREET

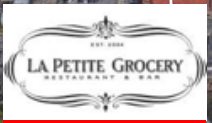
CONSTANTINOPLE STREET

AUSTERLITZ STREET

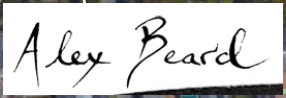
GENERAL TAYLOR



FOUCHER STREET
ALINE STREET



JAMES BEARD AWARD



AMELIA STREET

GENERAL PERCHING

TECHOUPITOULAS STREET

POINTS OF INTEREST MAP

📍 3923 Magazine Street, New Orleans, LA 70115

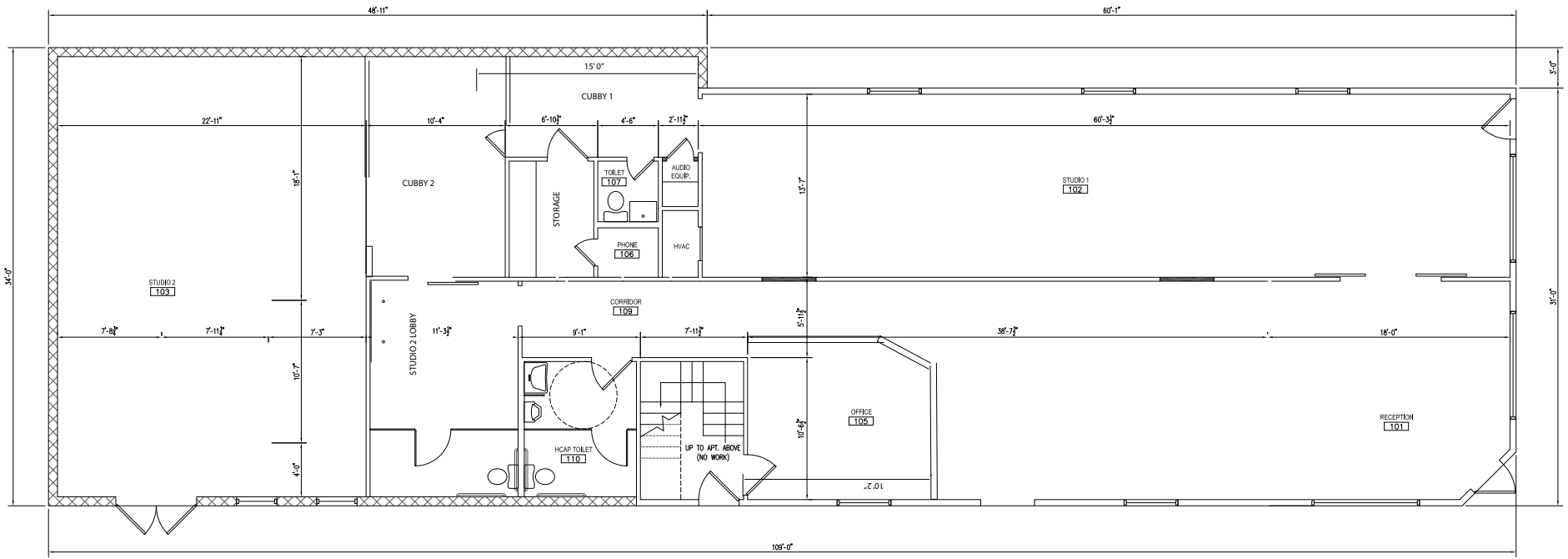


AERIAL VIEW

 3923 Magazine Street, New Orleans, LA 70115

WALL LEGEND

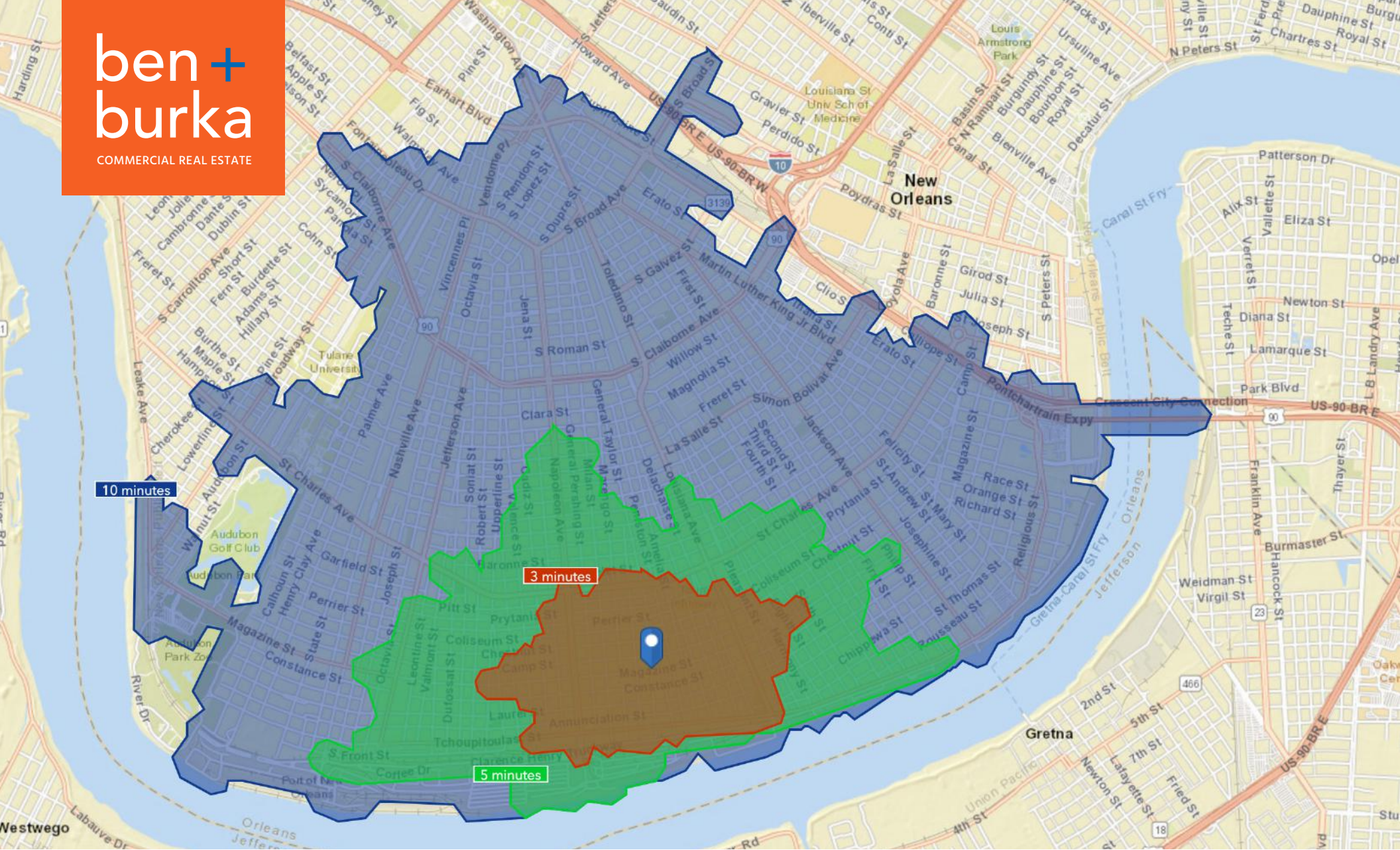
EXISTING METAL STUD WALL	
NEW METAL STUD WALL	
STUD WALL TO BE REMOVED	



FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN



DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

