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COMMERCIAL REAL ESTATE

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MAGAZINE STREET RETAIL FOR LEASE

3948 Magazine Street New Orleans, LA 70115



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DESCRIPTION

Retail opportunity in the 3900 block of Magazine Street (Uptown). This property features 2,077 sf of retail space. The space has clear span layouts, high ceilings, hardwood floors, and large backyard. The property was most recently occupied by Lululemon, who did a full buildout of the interior for retail use. An additional 729 SF of rear warehouse space may be available for an additional \$1,000/month.

The property is on the same block as Indochino, Warby Parker, Billy Reid, Marine Layer, UnTuckit, and J. McLaughlin. It is also within a few blocks of high-end boutique Pilot and Powell, Tasc Performance Apparel, Shaya, La Petite Grocery, Lilette, Leontine Linens, Weinstein's, and Mac Maison Antiques, as well as many other home décor, restaurants, and antique stores.

This stretch of Magazine Street is centrally located, and easily accessible for Uptown and Garden District Residents alike. Due to its location on Magazine Street, as well as its unique mix of co-tenancy, this specific area of Magazine Street also attracts many tourists.

ZONING: HU-B1

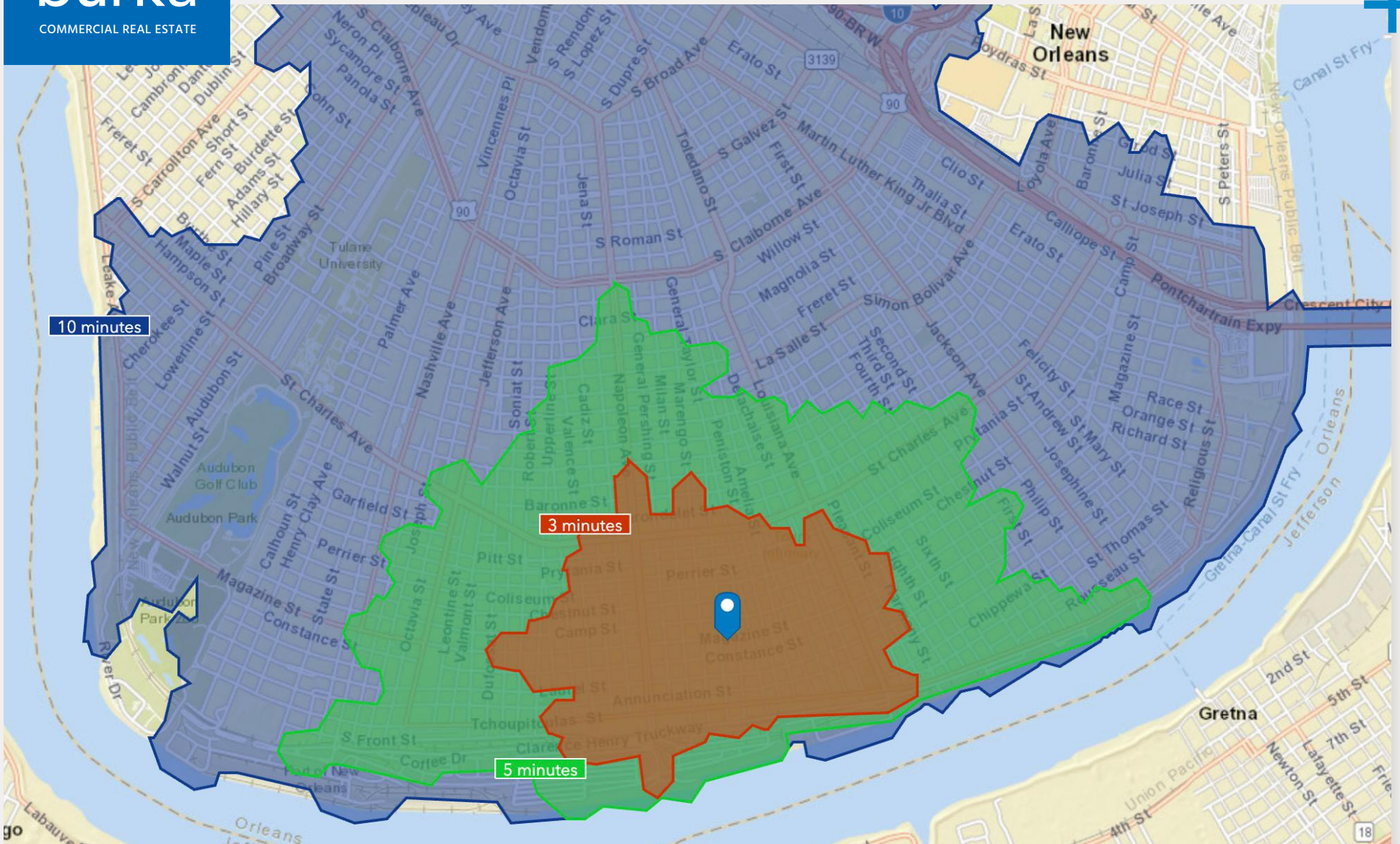
ASKING RENT: \$5,750/mo + NNN

SIZE: 2,077 SF

TRIPLE NETS: ~\$5.50/SF/YR

2020 DEMOGRAPHICS

	3 minute	5 minute	10 minute
POPULATION	10,202	28,325	94,935
AVERAGE HH INCOME	\$103,460	\$104,559	\$89,233



DRIVE TIME MAP



RETAIL MAP

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MAGAZINE STREET



FLOOR PLAN

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SF CA
MARINE LAYER

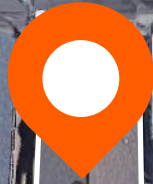
UNTUCKit



BILLY REID

CONSTANTINOPLE STREET

MAGAZINE STREET



AUSTERLITZ STREET

WARBY PARKER
eyewear

ALEX BEARD STUDIO

J. McLaughlin



HARPER & JONES
formerly known as D. Jones Clothiers

INDOCHINO
MADE TO MEASURE

STONEY CLOVER

AERIAL VIEW

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For more information, please contact the Lessor's exclusive representatives:

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