

ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002





MAGAZINE STREET RETAIL FOR LEASE

3948 Magazine Street New Orleans, LA 70115



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DESCRIPTION

3947 Magazine Street offers over 1,200 SF of exceptionally built out retail or office space on bustling Magazine Street. The property includes storefront windows with large retail floor, kitchen area, private office, high ceilings, updated finishes throughout, and tons of natural light.

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, Lululemon, 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

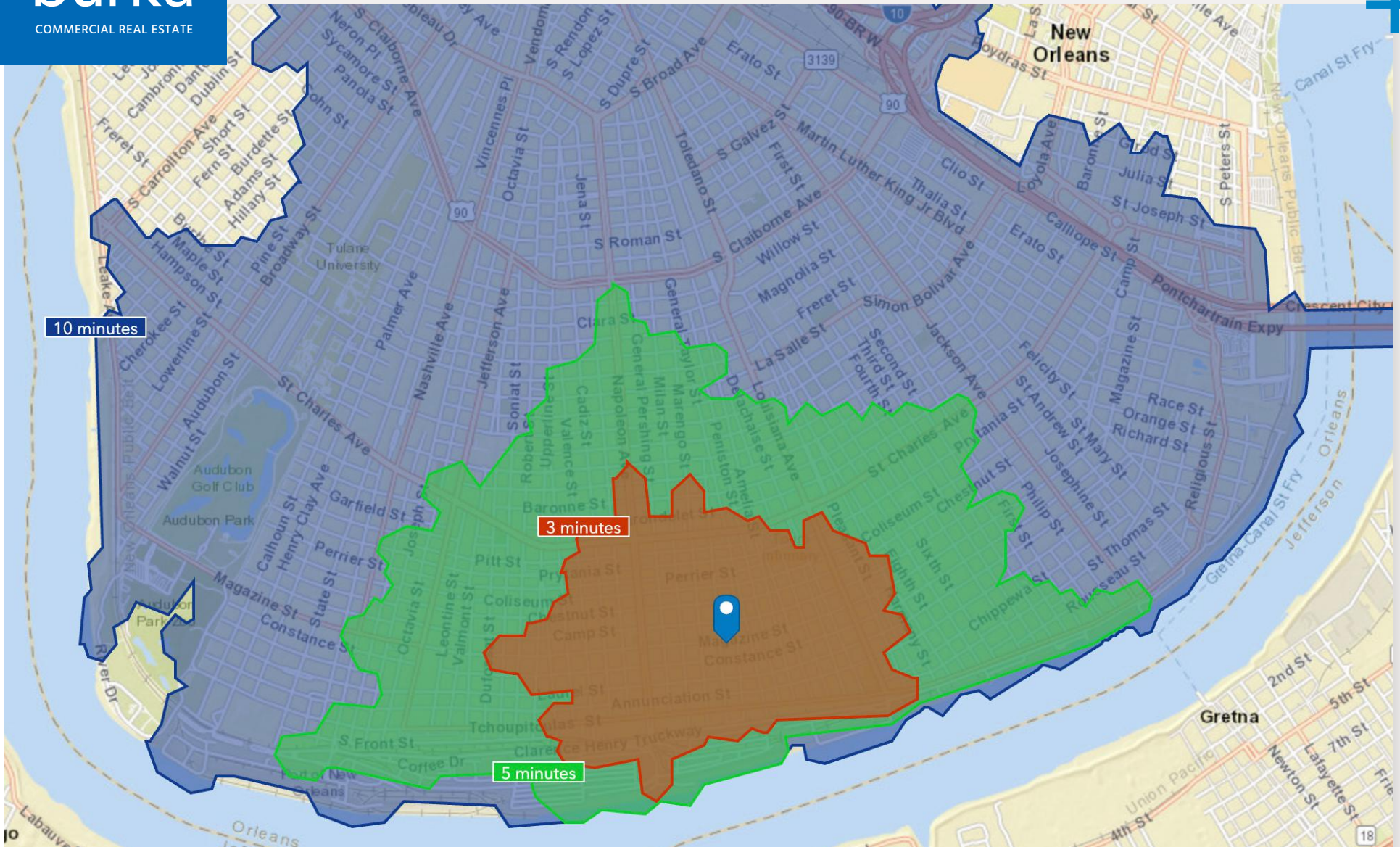
ASKING RENT: \$85,000/YR + NNN

SIZE: 1,230 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

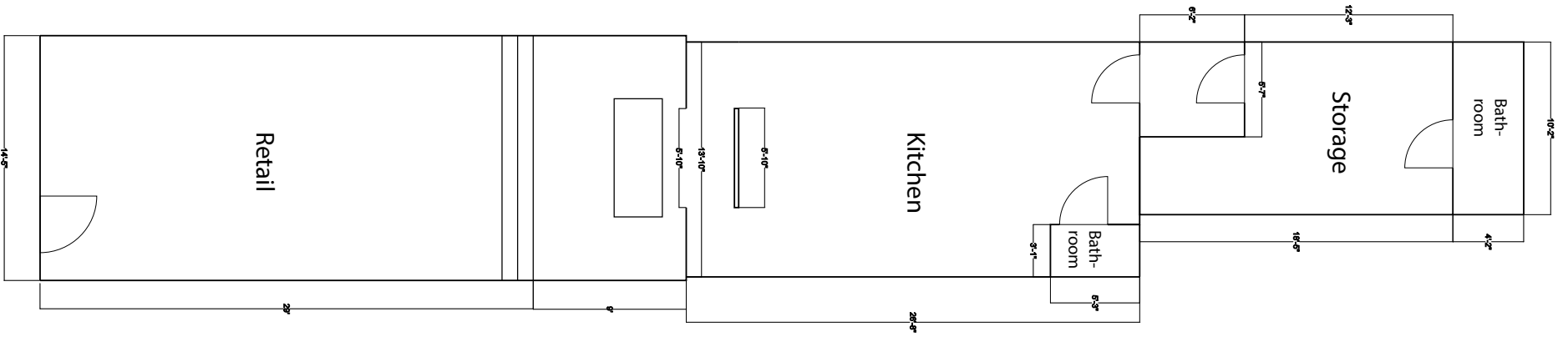


DRIVE TIME MAP



RETAIL MAP

 3947 Magazine Street New Orleans, LA 70115



FLOOR PLAN

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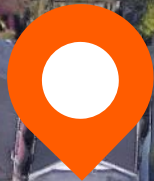


SF CA
MARINE LAYER

UNTUCKit



BILLY REID



MAGAZINE STREET

CONSTANTINOPLE STREET

AUSTERLITZ STREET

WARBY PARKER
eyewear

ALEX BEARD STUDIO

J. McLaughlin



lululemon

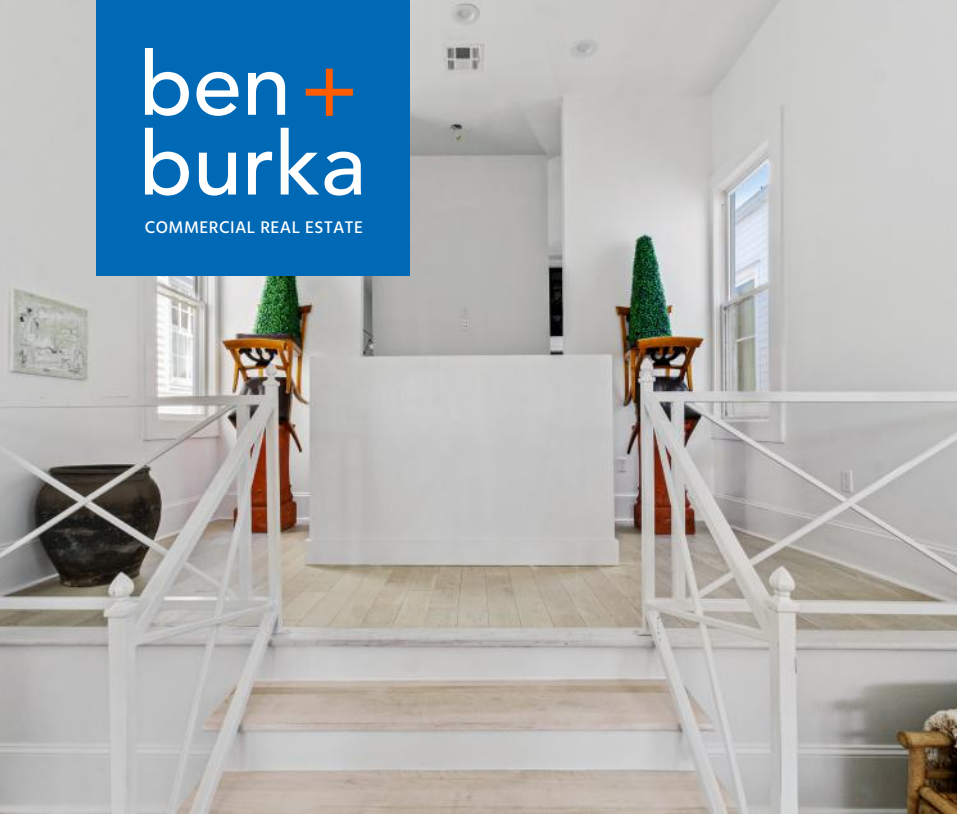
HARPER & JONES
formerly known as D. Jones Clothiers

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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