



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## **MAGAZINE STREET RETAIL/OFFICE**

1042 Toledano Street, New Orleans, 70115



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### DESCRIPTION

Sandwiched between the Garden District and the Irish Channel, 3300 Magazine Street/1042 Toledano Street is at the center of the most trafficked section of Magazine Street. This stretch is frequented by both locals and tourists alike and is home to many restaurants, bars, and retailers.

The building recently underwent a full renovation and now available is the retail space fronting Toledano Street. The space is unique from the rest and features exposed bricks, high ceilings, concrete floors, large storefront windows, clear span layouts, and exposed wood elements.

Join United Apparel Liquidators, Daily Beet, and F45 Fitness at this ideal Magazine Street Location.

**ZONING:** HU-B1

**ASKING PRICE:** \$2,000/mo NNN

**SIZE:** 762 SF

**SEE FLOOR PLAN FOR DETAILS**

### DEMOGRAPHICS

	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	8,524	27,329	87,002
<b>AVERAGE HH INCOME</b>	\$120,133	\$102,668	\$101,362



## AERIAL VIEW

📍 1042 Toledano Street, New Orleans, LA 70115

TOLEDANO STREET

MAGAZINE STREET



FLOOR PLAN



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

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