

The background of the entire image is a monochromatic blue-tinted photograph of a city street. On the left, a large, ornate church with multiple spires and a central clock face is visible. In the foreground on the right, there is a large equestrian statue of a man on a horse, mounted on a stone pedestal. A classic street lamp stands in front of the statue. The overall scene is captured in a wide-angle shot, providing a sense of the urban environment.

ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



PRIME MAGAZINE RETAIL FOR LEASE

4041 Magazine Street, New Orleans, LA 70115



PRIME MAGAZINE RETAIL / RESTAURANT FOR LEASE

4041 Magazine Street, New Orleans, LA 70115

DESCRIPTION

Located at the corner of Magazine and Marengo Streets, 4041 Magazine Street offers a 2nd generation restaurant location available for lease. Currently, the property is occupied by Izzo's Illegal Burrito. The corner location includes a full kitchen buildout including a hood, walk-in, grease trap, and ample dining area. Additionally, the space has off-street parking for 8 vehicles, large covered outdoor seating, large pylon signage, and great frontage and street presence. The zoning allows for many uses including restaurant, retail, banking, clinic, etc., although the property's current configuration is ideal for a QSR or fast-casual restaurant. **This is one of the only properties on Magazine Street that already has a conditional use for fast-food.**

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 and its unique mix of co-tenancy, this specific area of Magazine Street also attracts many tourists.

ZONING: HU-B1 **ASKING PRICE:** \$8,500/mo + NNN

LAND SIZE: 8,100 SF **BLDG SIZE:** 1,640 SF

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	9,349	25,673	100,608
AVERAGE HH INCOME	\$135,534	\$137,547	\$110,791





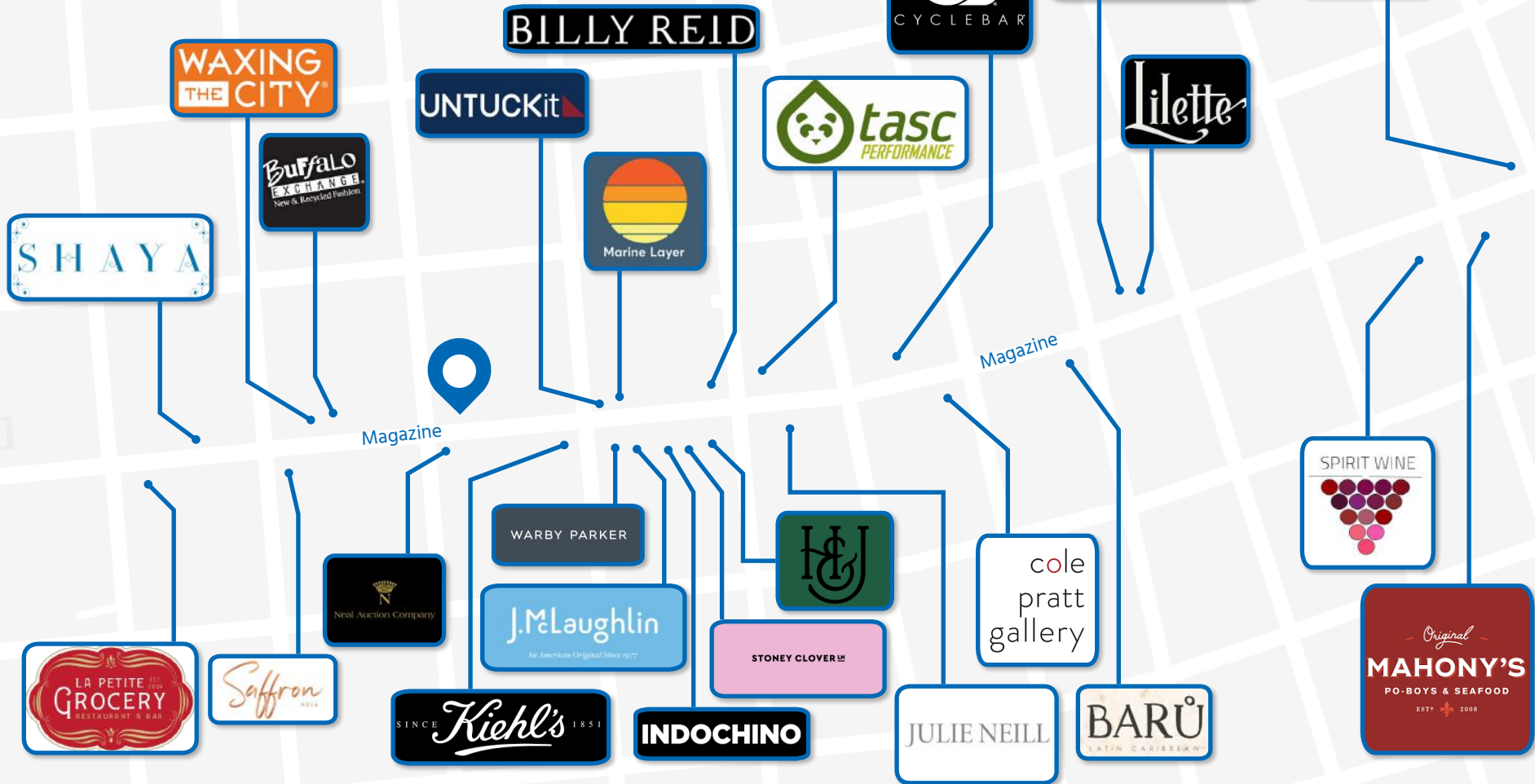
AERIAL VIEW



4041 Magazine Street, New Orleans, LA 70115

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POINTS OF INTEREST MAP

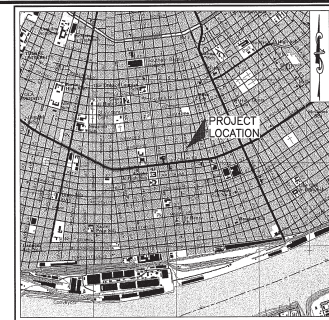


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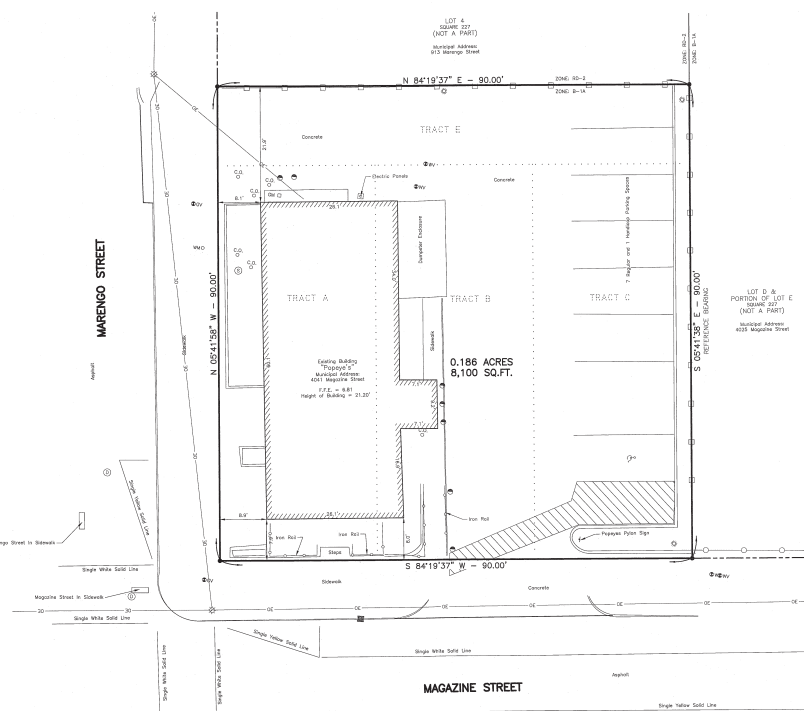


T 13 S - R 11 E
SECTION 9

ALTA/ACSM LAND TITLE SURVEY
OF
LOTS A, B, C AND A PORTION OF LOT E
SQUARE 227
(FORMERLY SQUARE 27 OF EAST BOULIGNY)
LOCATED IN SECTION 9
TOWNSHIP 13 SOUTH - RANGE 11 EAST
SIXTH MUNICIPAL DISTRICT, CITY OF NEW ORLEANS
ORLEANS PARISH, LOUISIANA



VICINITY MAP
SCALE 1" = 2000'



- NOTES:
- Zoning: B-1A (Neighborhood Business District)
Conditional Use - Ordinance 21,484 (2004)
Setbacks: Maximum Front Yard: 20'
Minimum Side Yard: none
Minimum Rear Yard: none
Maximum Depth of Front and Side Yards on Corner Lot: 5'
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor.
 - Reference Map:
A) Square 227 (old 27) Sixth District, New Orleans, LA
Proposed By: Sterling Mendel
Dated: January 25, 1977
 - Books of Bearings:
Exhibit "A" attached to Cash Sale of Property, dated January 02, 2001.
 - Flood Hazard: In accordance with FEMA Flood Insurance Rate Map Panel Number 228030140E, dated March 1, 1984, for Orleans Parish, Louisiana, the property herein is located in Flood Zone "W" (Areas between limits of 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the underlying drainage area is less than one (1) square mile or certain areas protected by levees from the base flood.)
In accordance with Panel LA-230 dated June 5, 2006 of the Hurricane Katrina Advisory Base Flood Elevation (ABFE) Maps for Orleans Parish, the site is located inside the limits of the ABFE "Zone ACF" (1) above flood.
 - Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise of such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not previously located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
 - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
 - Acadia Land Surveying, L.L.C. has not and does not provide delineation of jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as determined by the appropriate authority.
 - The words "Certify," "Certified" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, it does not constitute a guarantee or a warranty, expressed or implied.
 - The subject property has direct access to the right of way of Magazine Street and the right of way of Morengo Street which are publicly dedicated roads.
 - The surveyor has no knowledge nor observed any evidence of the site used as a solid waste dump, heap or sanitary landfill.
 - The surveyor has no knowledge nor observed any evidence of proposed changes in street right of ways.
 - The surveyor has no knowledge nor observed any evidence of current well moving work, building construction, or building additions.
 - The tract as shown and described on the face of this plat is the same as the tract described in the Commitment for Title Insurance, issued by Chicago Title Insurance Company, File No. 140980, Effective Date: April 02, 2014.

SCALE: 1" = 10'
SCALE IN FEET

LEGEND

SET PROPERTY CORNER (EUT "X")	● EXISTING SEWER MANHOLE	⊙
EXISTING POWER POLE	⊙ EXISTING SEWER CLEANOUT	⊙
EXISTING POWER POLE WITH LIGHT	⊙ EXISTING DRAINAGE DITCH	⊙
EXISTING FERRISS LOT LIGHT	⊙ EXISTING DRAINAGE MANHOLE	⊙
EXISTING GUY ANCHOR	⊙ EXISTING CATCH BASIN/DROP INLET	⊙
EXISTING TELEPHONE PEGGERS	⊙ EXISTING FIVE HYDRANT	⊙
EXISTING CABLE TV PEGGERS	⊙ EXISTING WATER METER	⊙
EXISTING OVERHEAD POWER LINE	⊙ EXISTING WATER VALVE	⊙
EXISTING GAS METER	⊙ EXISTING WOOD FENCE LINE	⊙
EXISTING GAS VALVE	⊙ EXISTING PIPE BELLHOLE	⊙
EXISTING CHAIN LINK FENCE		

LEGAL DESCRIPTION:
A certain parcel of portion and designated containing 0.186 acres or 8,100 square feet, located in Section 9, Township 13 South, Range 11 East, Orleans Parish, Louisiana and being more particularly described as follows:
Beginning at the intersection of the northerly right of way of Magazine Street and westerly right of way of Morengo Street, said point being the "POINT OF BEGINNING."
Then, continuing along the westerly right of way line of Magazine Street, north 05 degrees 41 minutes 28 seconds West a distance of 80.00 feet to a point;
Then, South 05 degrees 41 minutes 28 seconds East a distance of 90.00 feet to a point;
Then, South 05 degrees 41 minutes 28 seconds East a distance of 90.00 feet to a point, said point located along the northerly right of way line of Magazine Street;
Then, continuing along the northerly right of way of Magazine Street, South 84 degrees 19 minutes 37 seconds West a distance of 90.00 feet to the "POINT OF BEGINNING."

TITLE EXCEPTION NOTES:
Surveyor's Comments on exceptions to title as listed in Schedule B, Part 1 of a Commitment for Title Insurance provided by Chicago Title Insurance Company, File No. 140980, Effective Date: April 2, 2014:
SCHEDULE B - PART 1 - EXCEPTIONS
Items #1-6: Not Survey Issues

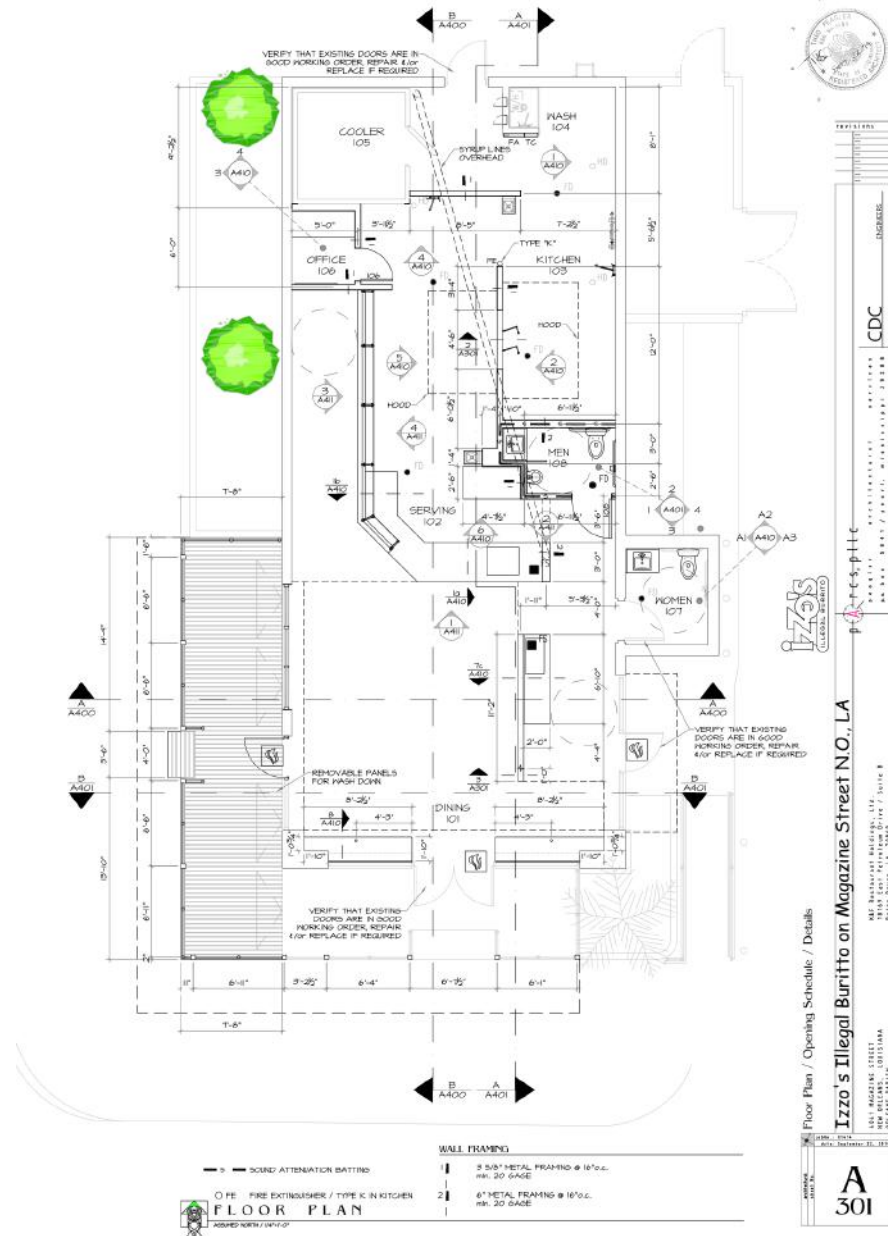
CERTIFICATION:
I, ACADIA LAND SURVEYING, L.L.C., a Louisiana Limited Liability Company, and Chicago Title Insurance Company, certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and issued herein on 3-23-11, 12-14-16, 18-19 & 20 of Table A thereof. The field work was completed on April 02, 2014. This survey was done by me or under my direct supervision and control and that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above statement. I also certify that there are no visible encroachments across any property lines except as shown.

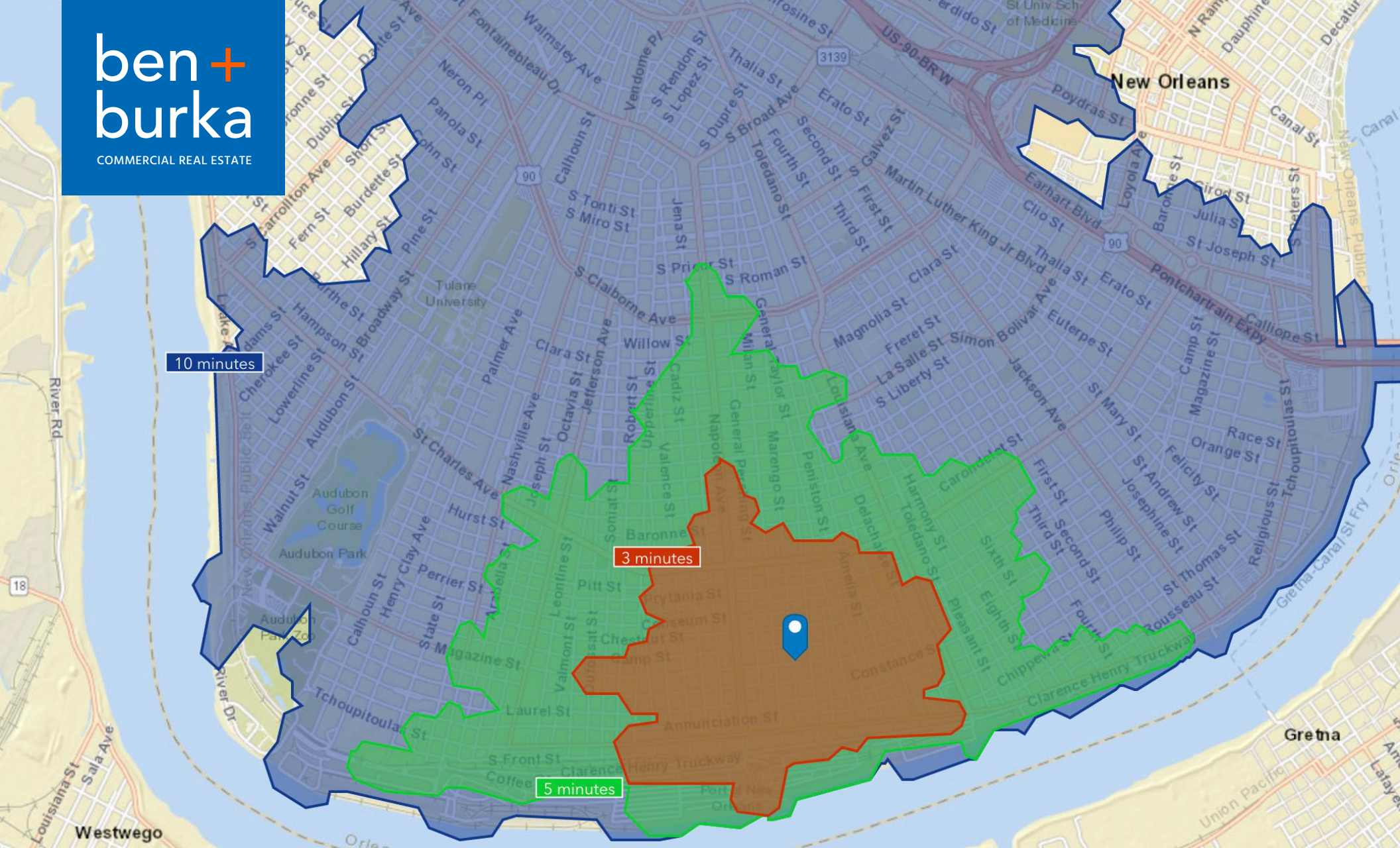
Byron J. Orsola, P.L.S.
Title survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

Reg. No. 5011
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
200 EAST 2ND STREET, THIBODOAUX, LOUISIANA 70301
Phone • (985) 440-0044 Fax • (985) 440-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION/DESCRIPTION	BY
04/02/2014	CREATED BY: KXX	APPROVED BY: BOJ
04/02/2014	FIELD WORK COMPLETED ON: APRIL 2, 2014	





DRIVE TIME MAP



4041 Magazine Street, New Orleans, LA 70115

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

ben + burka

COMMERCIAL REAL ESTATE

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OWNER/AGENT

AARON KAZANOFF

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— LICENSED IN THE STATE OF LOUISIANA —

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