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MAGAZINE STREET RETAIL / OFFICE / INVESTMENT

3450 Magazine Street, New Orleans, LA 70115

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3450 Magazine Street, New Orleans, LA 70115

DESCRIPTION

Available for sale or for lease, 3450 Magazine Street offers over 1,800 SF of retail or office space on bustling Magazine Street. The property is currently occupied by an athletic retailer, whose lease is up in April 2023. The property features ample retail space, historic hardwood flooring, ornate woodwork, high ceilings, rear store room, sizable rear yard with storage shed, kitchenette, gated front yard, and front porch. The property is ideal for retail or office users, or could be purchased outright as an investment for a proforma 6.5% cap rate.

The property is in close proximity to Mahony's, Lillette, Baru, Billy Reid, Marine Layer, UnTuckit, LuluLemon, J. McLaughlin, Pilot and Powell, Dat Dog, CVS, Poke Loa, as well as many other home decor, restaurants, and antique stores.

BLDG SIZE: 1,850 sf

SALE PRICE: \$850,000.00

LAND SIZE: 3,584 sf

LEASE PRICE: \$30/sf/yr NNN

DEMOGRAPHICS

2022 DEMOGRAPHICS

3 minutes

5 minutes

10 minutes

POPULATION

8,474

26,893

90,791

AVERAGE HH INCOME

\$134,877

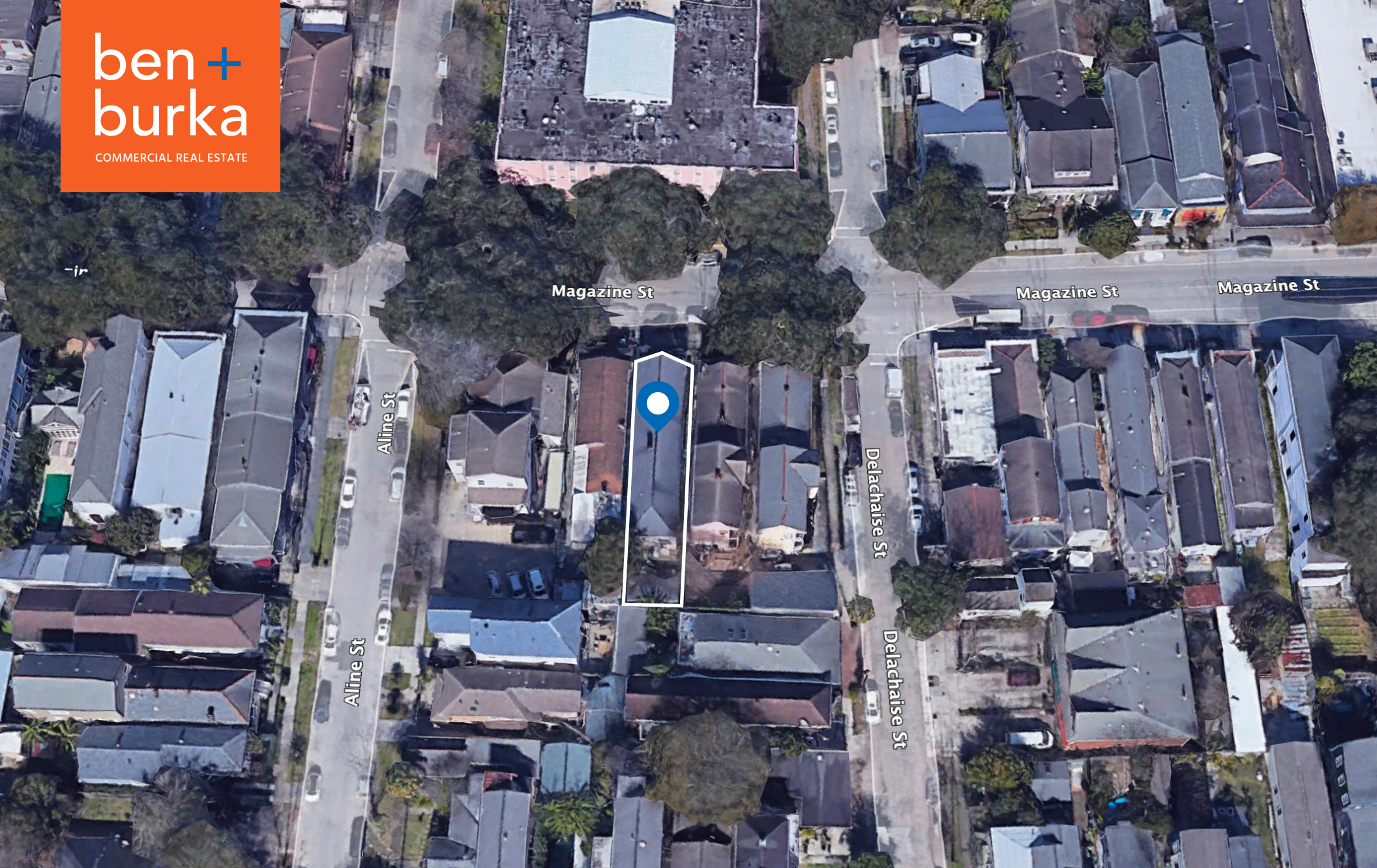
\$119,646

\$112,005



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AERIAL VIEW

 3450 Magazine Street, New Orleans, LA 70115



POINTS OF INTEREST MAP

📍 3450 Magazine Street, New Orleans, LA 70115

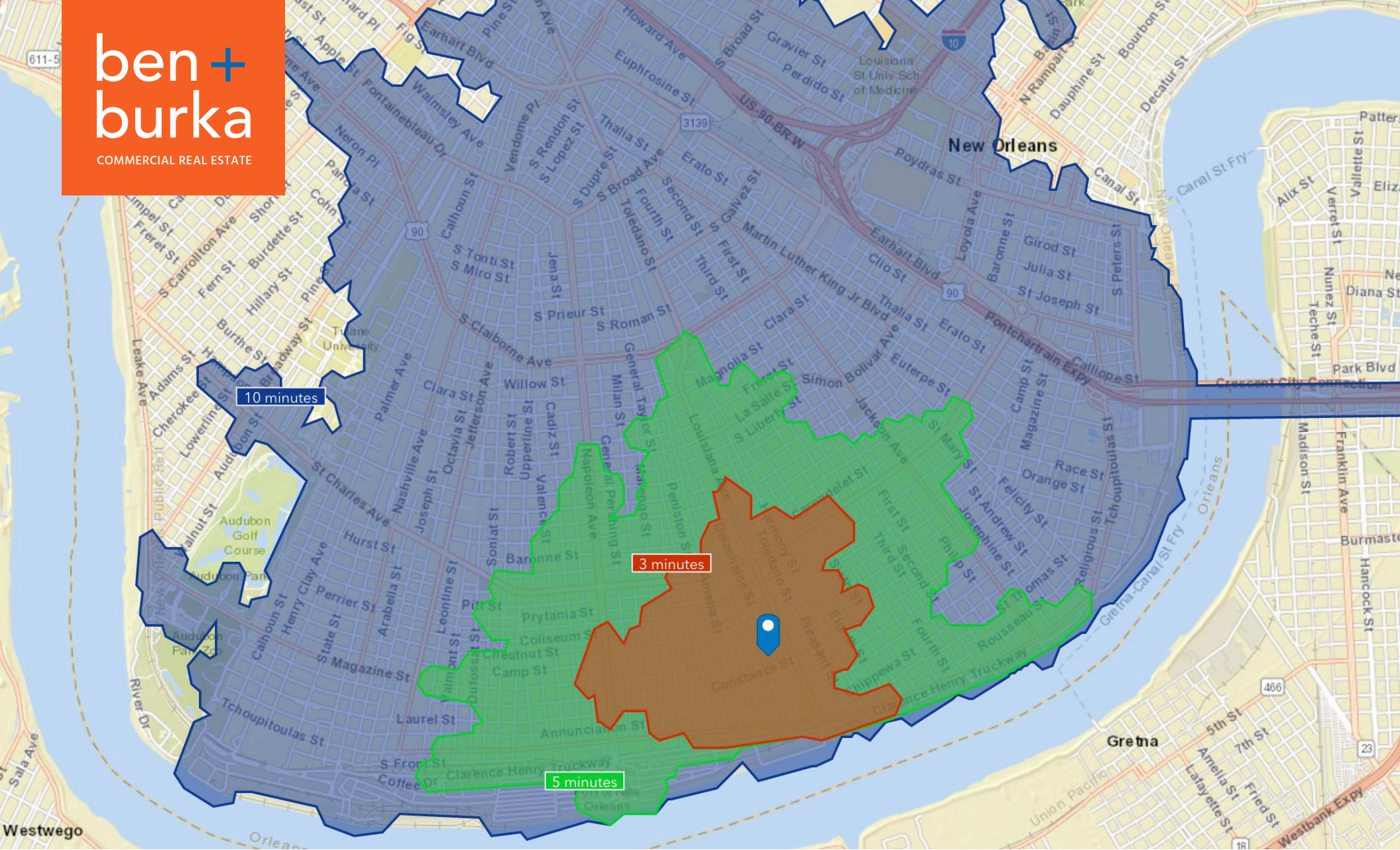
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MAGAZINE STREET



FLOOR PLAN



DRIVE TIME MAP

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

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