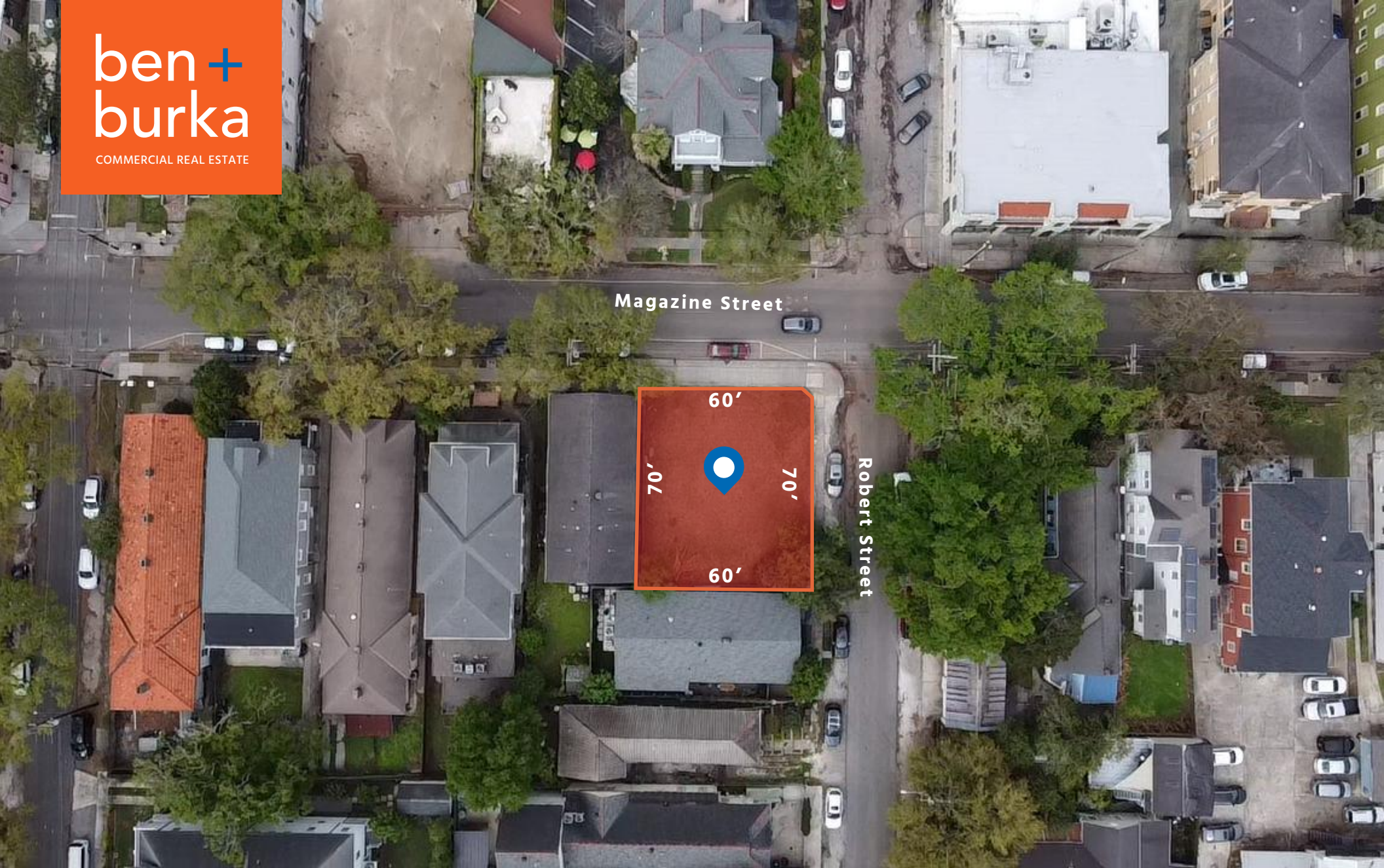




ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



PRIME MAGAZINE CORNER COMMERCIAL LOT

5000 Magazine Street, New Orleans, LA 70115

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DESCRIPTION

Situated at the corner of Magazine and Robert Streets, this expansive vacant lot enjoys maximum visibility and accessibility in the busy Uptown neighborhood. Zoned HU-B1, this property offers development potential for a variety of commercial, mixed use, and residential development opportunities. Numerous local restaurants, retailers and schools are in close proximity, including: Tito's Ceviche & Pisco, Pizza Domenica, St. Katharine Drexel Preparatory School, etc. The lot allows for a three-story building of 40' with no off street parking required. Buyer to verify permitted use.

PROP TYPE: Vacant Land

ZONING: HU-B1

LAND SIZE: 4,200 SF

PRICE: \$849,000

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,103	22,040	86,896
AVERAGE HH INCOME	\$157,525	\$156,732	\$116,615



CONSTANCE ST. (SIDE)

R O B E R T S T R E E T



SONIAT ST. (SIDE)

M A G A Z I N E S T R E E T

AERIAL VIEW

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Jefferson

Napoleon

Magazine

Magazine

SABA bluemercury STUDS
KENDRA SCOTT WHOLE FOODS MARKET jeantherapy
DISTRICT W

Tito's
CEVICHE & PISCO
PERUVIAN CUISINE

PIZZA
domenica

LE BON TEMPS ROULE

OSTERIA
LUPO
NEW ORLEANS

T
TYLER + TATE

TAL'S
hummus

MISA

pure barre

LA BOULANGERIE

raw
REPUBLIC

BLANC
BEAUTY BAR

PICCOLA GELATERIA
DO YOU GELATO

Haiku
SUSHI & BAR



AERIAL VIEW

5000 Magazine Street, New Orleans, LA 70115

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

ben + burka

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— LICENSED IN THE STATE OF LOUISIANA —

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