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COMMERCIAL REAL ESTATE

+ 504.301.1002



## MAGAZINE RETAIL / OFFICE

4815 Magazine Street Unit 1, New Orleans, LA 70115



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### DESCRIPTION

Located at 4815 Magazine Street, New Orleans, LA 70115, this small commercial space presents an excellent opportunity in a vibrant Up-town neighborhood. Currently occupied by a hairdresser, the property is situated near popular establishments such as Le Bon Temps, Tal's Hummus, and Son of a Bun Burger Bar, offering strong visibility and foot traffic in a dynamic area.

The space features a functional layout with one bathroom, a storage closet, and an open area that can easily be adapted for a variety of business uses. Additional features include a roll-up security door for added convenience and protection.

With its prime location on Magazine Street, this property is ideal for retail, service, or office use, offering a great opportunity to be part of one of New Orleans' most desirable commercial corridors.

**SIZE:** 276 sf

**LEASE TYPE:** NNN

**RENT:** \$1,100/mo

**ZONING:** HU-B1

### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	8,795	22,920	83,339
<b>AVERAGE HH INCOME</b>	\$197,106	\$189,344	\$147,467

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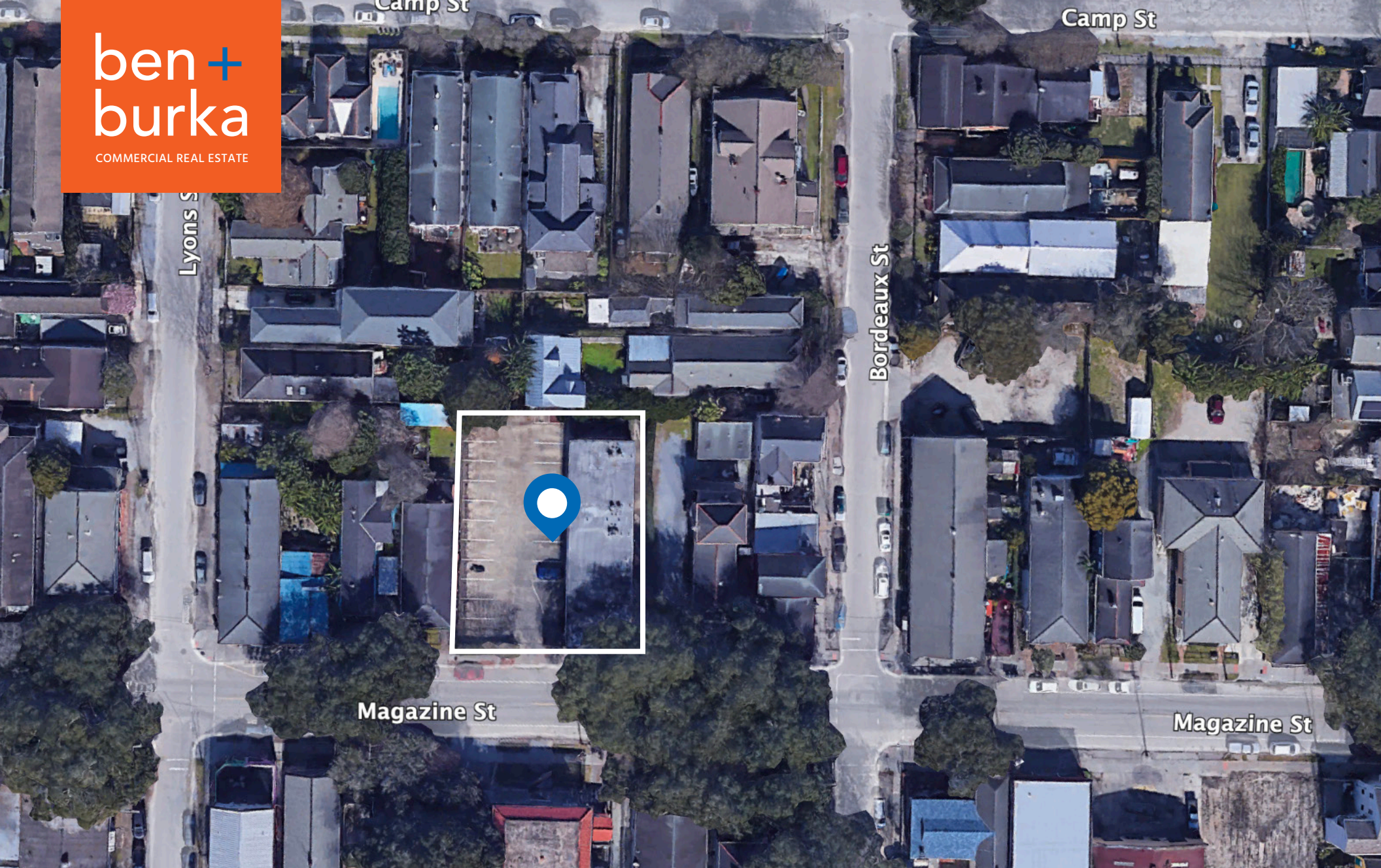
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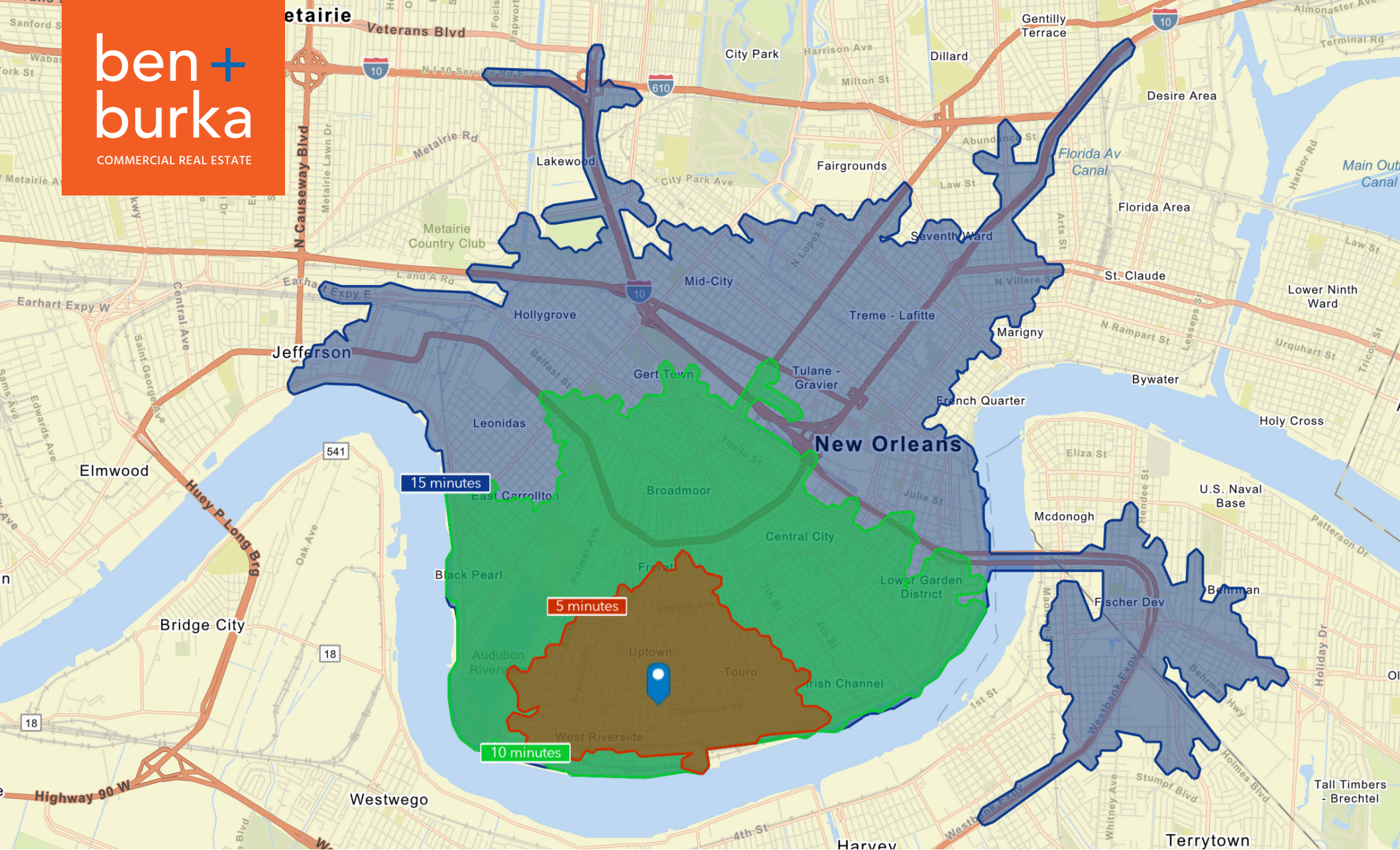
## POINTS OF INTEREST MAP

4815 Magazine Street, New Orleans, LA 70115



## AERIAL VIEW

📍 4815 Magazine Street, New Orleans, LA 70115



## DRIVE TIME MAP



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

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**AARON KAZANOFF**  
**AGENT**

25 Walnut Street  
New Orleans, LA 70118  
504.301.1002  
aaron@benburka.com

**ABBY SCHROEDER**  
**AGENT**

25 Walnut Street  
New Orleans, LA 70118  
504.301.1002  
abby@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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