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COMMERCIAL REAL ESTATE

+ 504.301.1002



PRIME LGD OFFICE/RETAIL

1943 Sophie Wright Place, New Orleans, LA 70130

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DESCRIPTION

Located at the corner of St. Andrew and Magazine Streets, along the Magazine Street Corridor, 1943 Sophie Wright Place offers a stunning ground-floor space ideal for office or retail use with unbeatable visibility to the Uptown market. The property features high ceilings, natural light from large storefront windows, and is fully built out as a turnkey office though easily adaptable for retail. A couple off-street parking spaces are available via a private lot in the rear of the building for an additional monthly fee of \$175/space.

This prime location is within walking distance of popular destinations like KREWE Eyewear, Free People, Hivolt Coffee, Lilly's Cafe, Trashy Diva, Barrel Proof, Steins, Il Mercato, Turkey and the Wolf, and many other sought-after retailers and restaurants. This vibrant section of the Lower Garden District is one of the most walkable stretches in New Orleans, making it an ideal spot for both businesses and customers alike.

ZONING: HU-B1

RENT: \$28-\$32/SF annual

SIZE: 2,425 SF

LEASE TYPE: NNN

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	6,220	18,832	101,385
AVERAGE HH INCOME	\$132,285	\$136,613	\$107,978

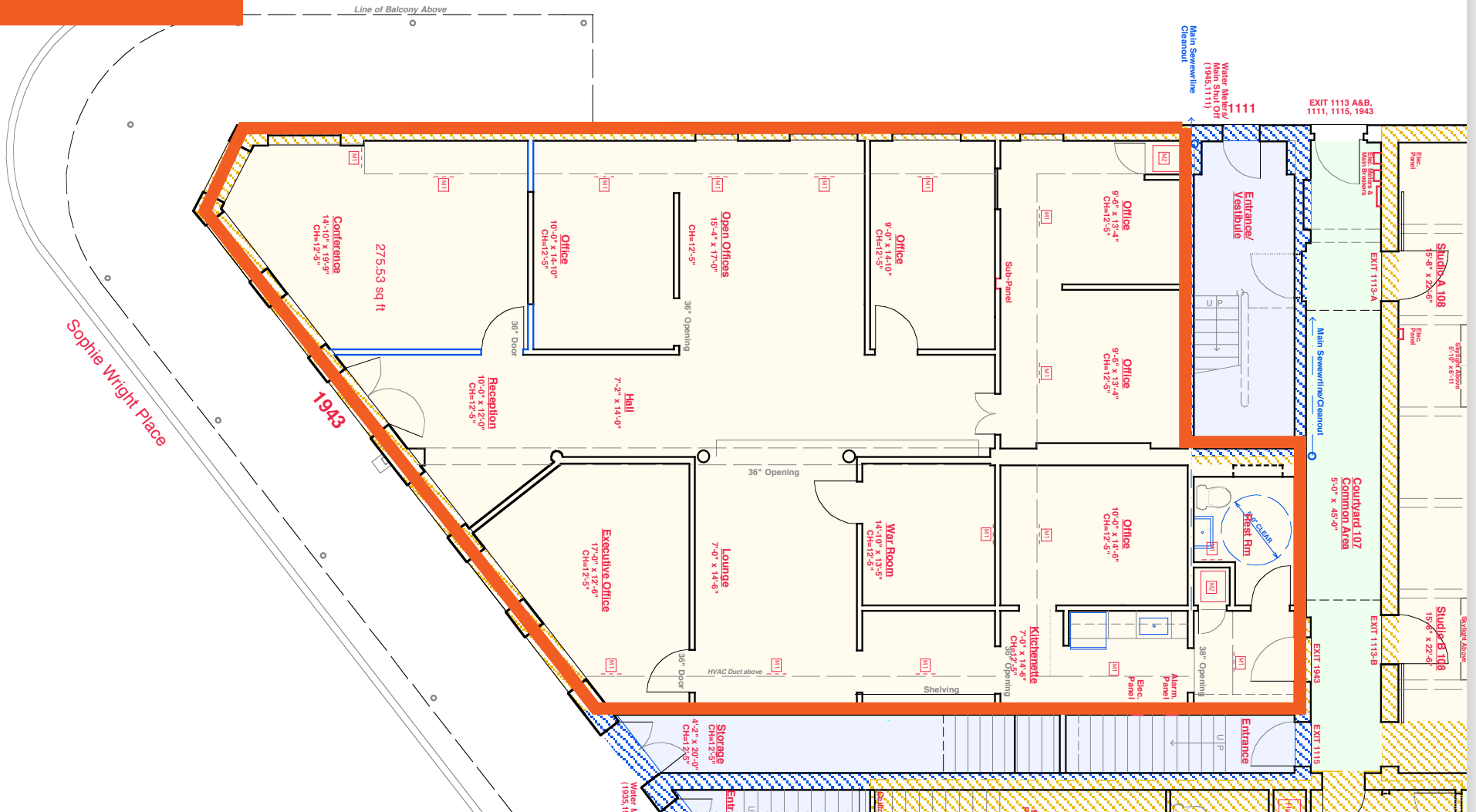
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St. Andrew Street



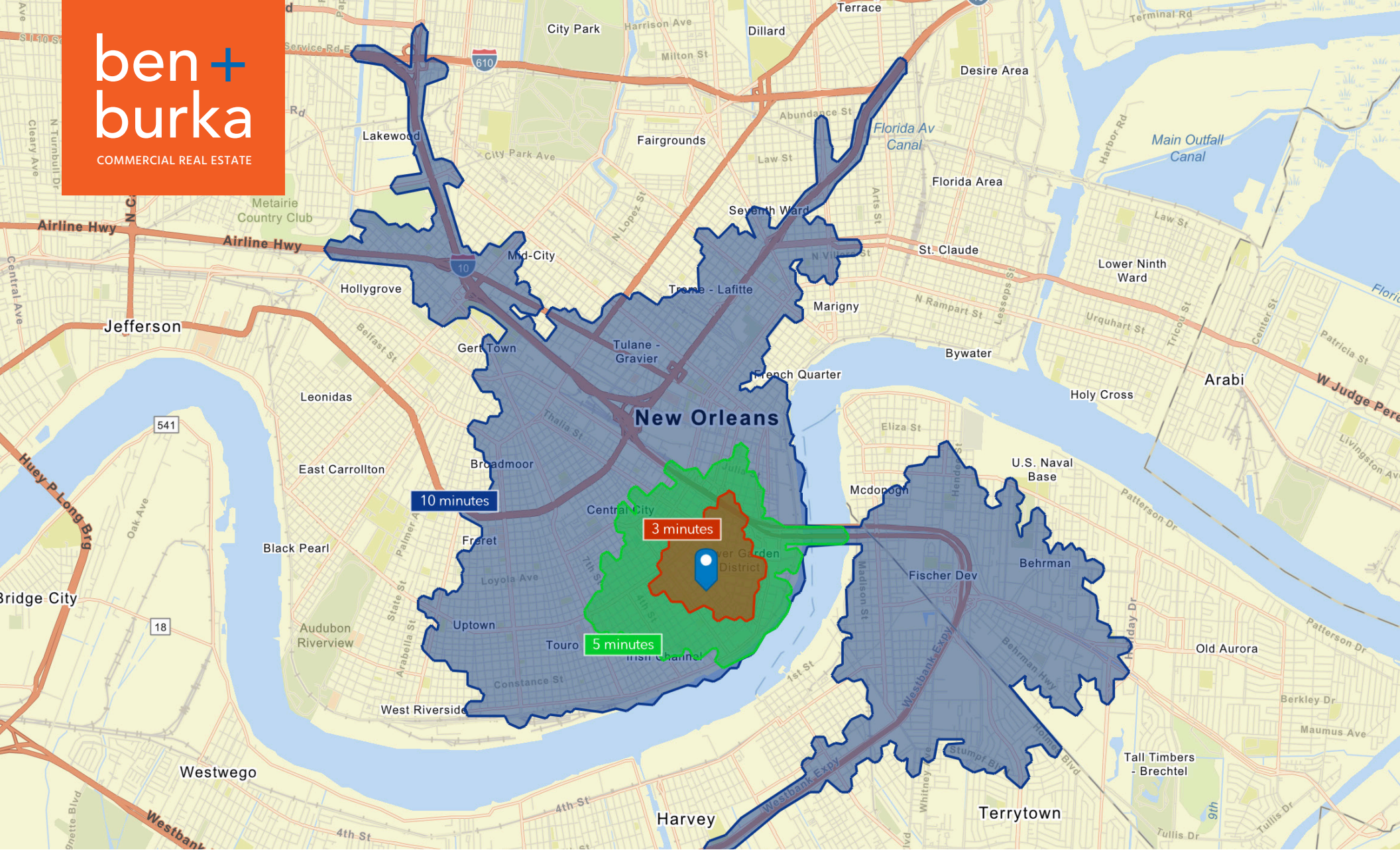
FLOOR PLAN



POINTS OF INTEREST MAP



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DRIVE TIME MAP



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

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— LICENSED IN THE STATE OF LOUISIANA —

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