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COMMERCIAL REAL ESTATE

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## TROPHY MAGAZINE STREET NNN INVESTMENT

4119 Magazine Street New Orleans, LA 70115





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### DESCRIPTION

Available for sale, 4119 Magazine Street presents a prime NNN investment opportunity in the heart of the Magazine Street commercial corridor. Occupied by Buffalo Exchange since 2015, the property has over five years remaining on a recently renewed lease, with annual 2.75% rental increases beginning in November. The corporately guaranteed NNN lease requires ownership to maintain only the roof and structure, and a new roof was installed after Hurricane Ida.

Featuring high ceilings, abundant natural light, strong street presence, and ample mezzanine office/meeting space, the property offers an exceptional retail environment.

Surrounded by a mix of top local and national retailers, restaurants, and businesses—including Waxing the City, Shaya, Neal Auction, Kiehl's, Warby Parker, Indochino, Free People, and Untuckit—it is located in one of New Orleans' most vibrant retail corridors, known for its strong demographics and consistent foot traffic.

**PRICE:** \$1,850,000

**CAP:** 6.7%

**SIZE:** 4,875 sf

**TOTAL INCOME:** ~\$124,722/yr

### DEMOGRAPHICS

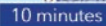
2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	11,643	29,535	88,863
<b>AVERAGE HH INCOME</b>	\$162,506	\$150,509	\$125,114

<b>Tenant:</b>	<b>Monthly Rent:</b>	<b>SF:</b>	<b>Term Expires:</b>
Buffalo Exchange, Ltd	\$10,393.52	4875	Oct 21, 2030

Income	
Annual	\$124,722.24
NNN Reimbursement	\$32,214.77
Total	\$156,937.01
Expenses	
Taxes	\$14,540.47
Prop Insurance	\$16,393.30
Flood Insurance	\$1,281.00
Total	\$32,214.77
Purchase Price	\$1,850,000.00
<b>Net Operating Income</b>	<b>\$124,722.24</b>
<b>Cap Rate</b>	<b>6.74%</b>

## FINANCIALS



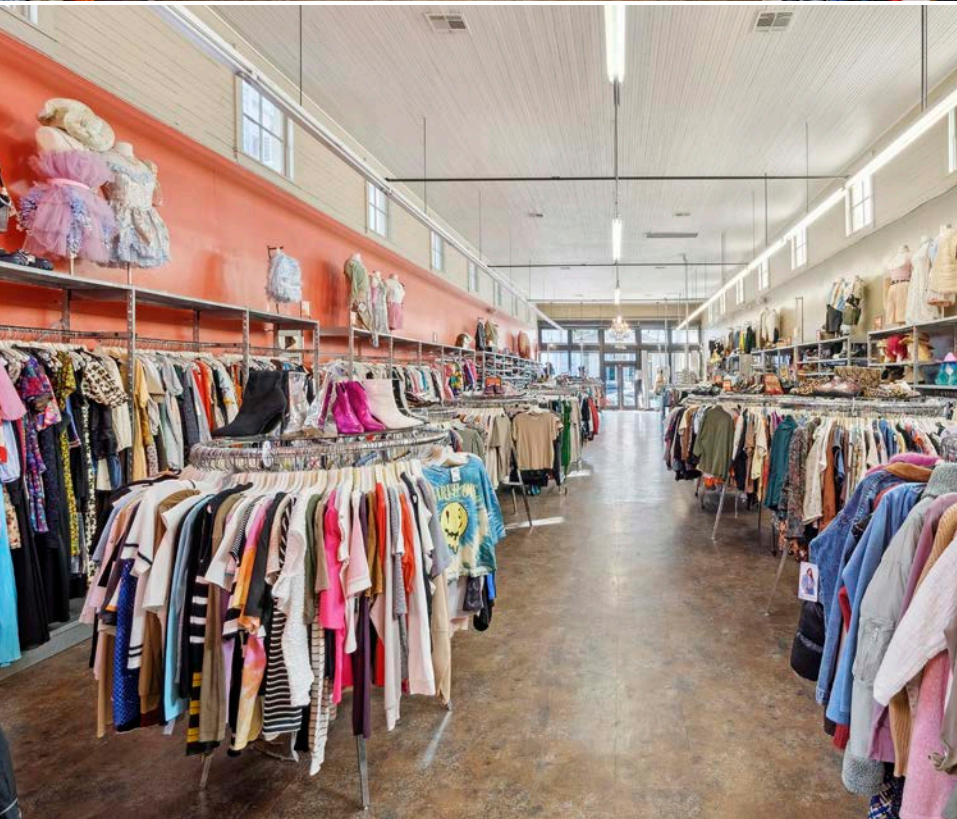
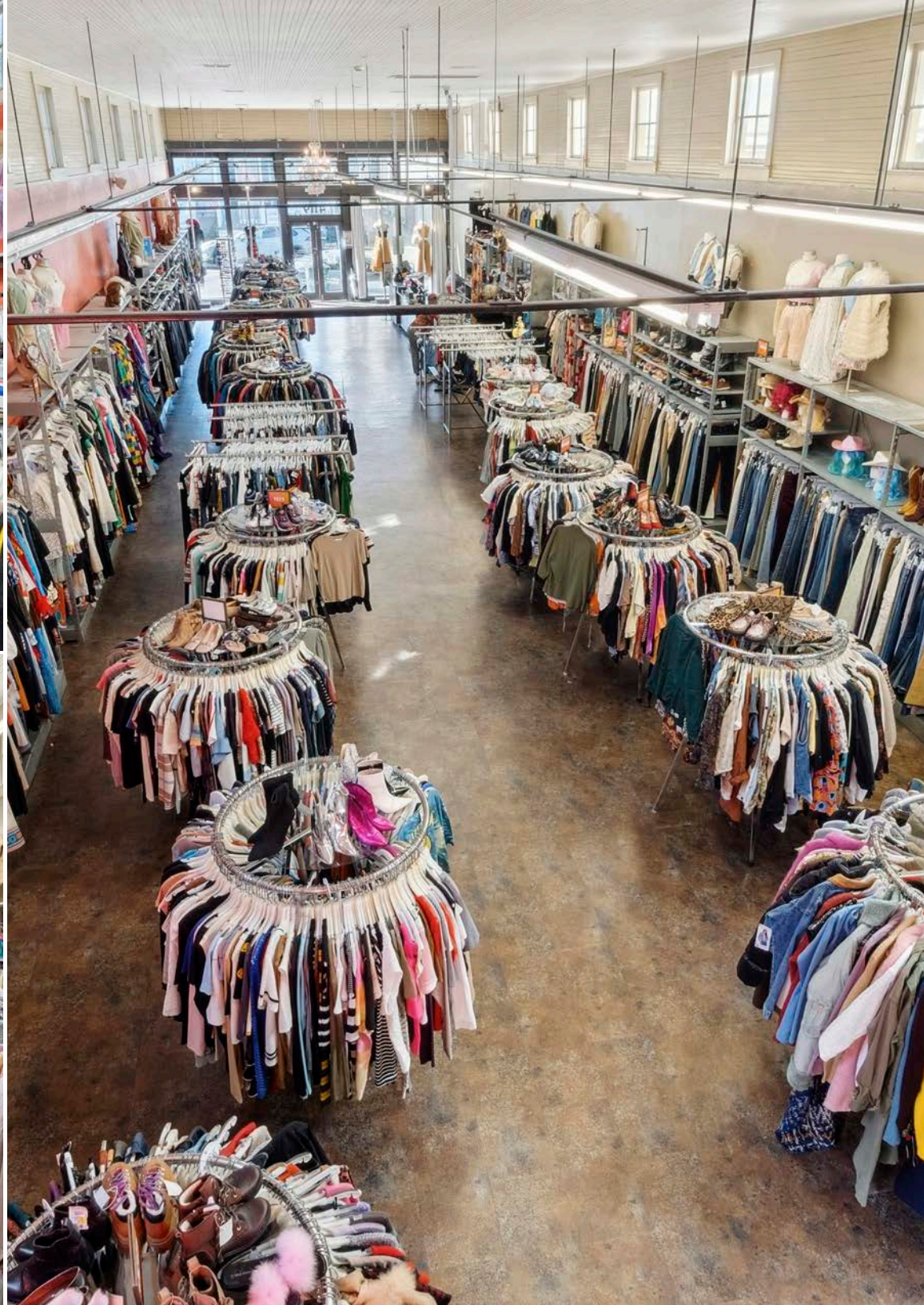


3 minutes

5 minutes

## DRIVE TIME MAP





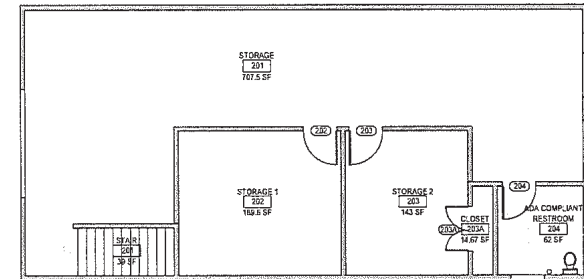




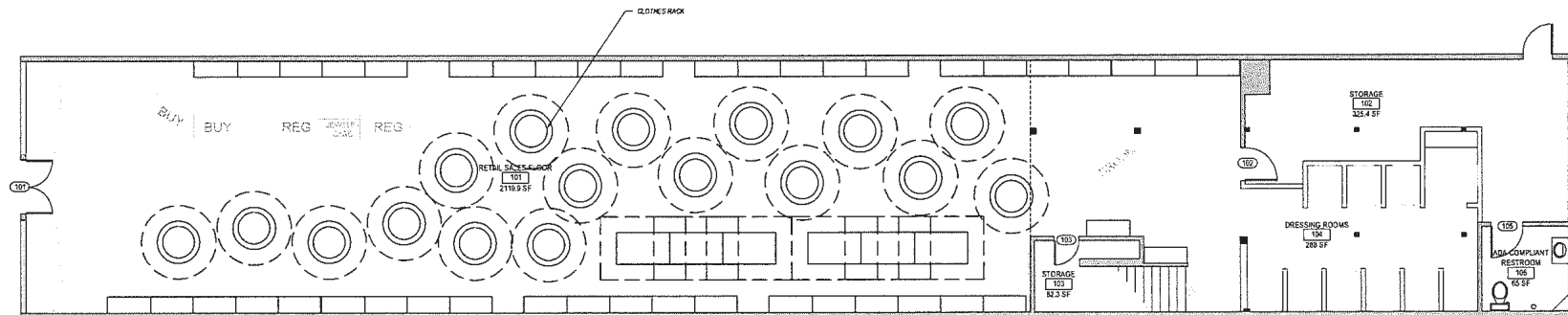
## RETAIL MAP



4119 Magazine Street New Orleans, LA 70115



1 MEZZANINE FF&E PLAN  
3/16" = 1' 0"



1 GROUND LEVEL FF&E PLAN  
3/16" = 1' 0"

## FLOOR PLAN





MAGAZINE STREET

MILAN STREET

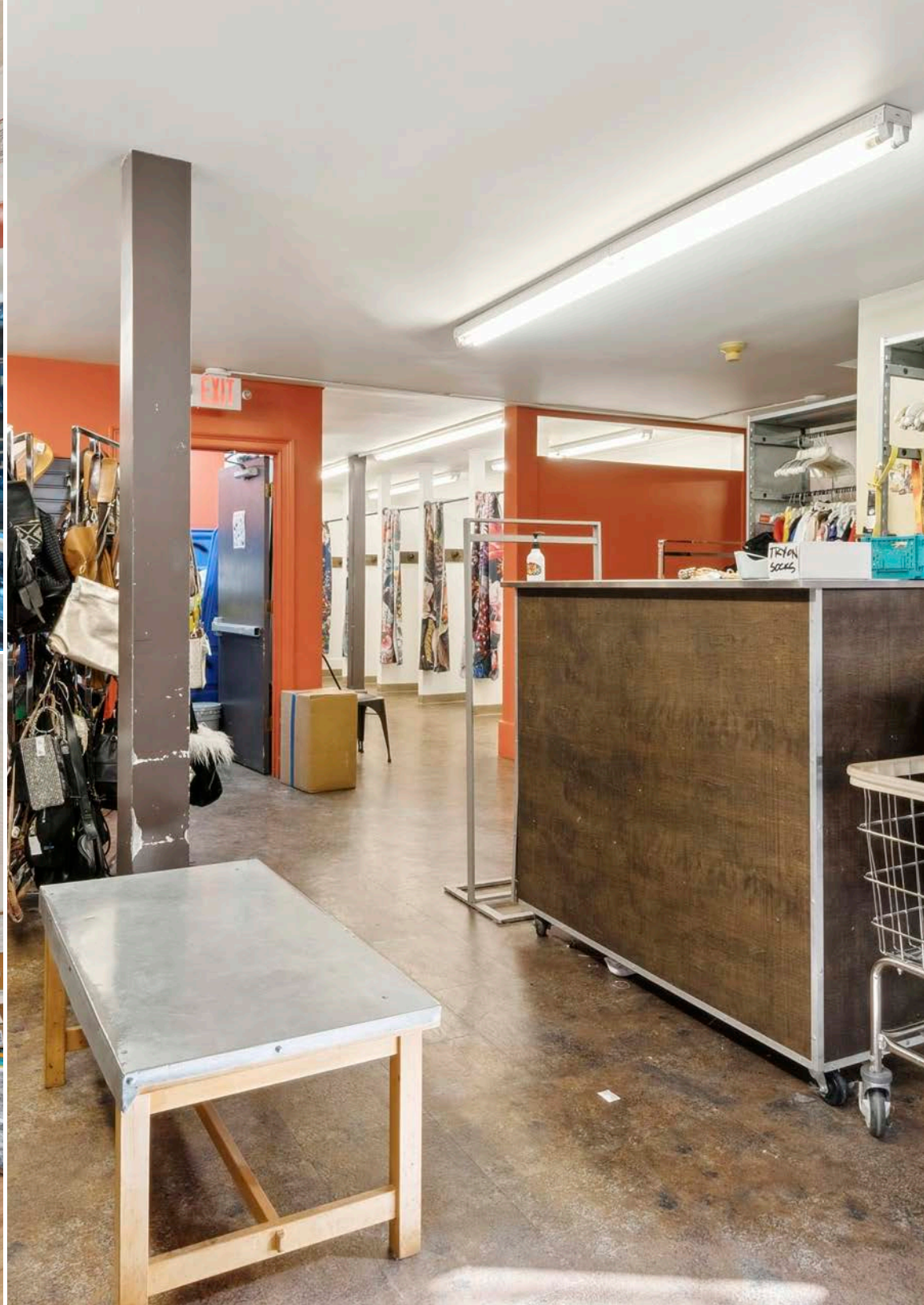
MARENGO STREET

## AERIAL VIEW



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For more information, please contact the Lessor's exclusive representatives:

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