CORPORATE REALTY



COMMERCIAL SPACE | **FOR SALE**

Commercial Building Near Busy Intersection

4321 S Claiborne Avenue

NEW ORLEANS, LA 70125

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201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
504.581.5005 | corp-realty.com

Andrea Arons Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

Jeff Cohn
jcohn@corp-realty.com
504.581.5005






Stand-Alone Building Along Claiborne Corridor

4321 S CLAIBORNE AVENUE, NEW ORLEANS, LA 70125

DESCRIPTION

This two-building property is located at the signalized intersection of Napoleon and S. Claiborne avenues. It consists of a primary freestanding structure that is 3,358.5 sf with roll-up hurricane doors, floodlights, and hanging exterior signage. The smaller 454.5-sf back structure has its own separate HVAC and entrance, but is only accessible from the main building.

The buildings have been completely renovated with LED lights, central HVAC in the first building and a unit in the back building, and concrete floors. The open floor plan can be adapted for various uses.

This property has great visibility in a dense commercial corridor. It is within one block of Ochsner Hospital, Touro Imaging Center, and the new Ochsner ob-gyn clinic opened on Claiborne. There are also national retailers, pharmacies, and fast-food restaurants all close by, and it is immediately adjacent to a retail center that includes Green Tea Restaurant and a Verizon store.

This property has been serving neighborhood needs for generations, since the 1930s. It was previously the long-time home of South Claiborne Hardware, but it also served as a neighborhood grocery store. Continue the tradition with this space that is ideal for retail, storage, medical, fitness, craft/event, or office use.

SUMMARY

BUILDING SIZE	3,813 sf
SALE PRICE	$599,000
ZONING	MU-1
PARKING	Plentiful street parking

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IN THE AREA

Located near at the intersection of Napoleon and S Claiborne Avenues, this corner is one of the most visible in the city. Claiborne Avenue is a well-trafficked commercial corridor quickly connecting to the downtown CBD. Napoleon Avenue is a major thoroughfare for uptown New Orleans.

Freret Street is in the midst of a renaissance. This highly popular segment is home to multiple restaurants, bars, coffee shops, convenience stores, and a Rouses grocery store.

Ochsner Baptist, a part of the Ochsner Health System, is a fully accredited hospital staffed by more than 600 physicians and specialists. It features the Women's Pavilion and a 6,000 sf, 24-hour, full-service emergency department.

ZONING

The MU-1 Medium Intensity Mixed-Use District is intended to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Permitted commercial uses include day care, health club, medical clinic, art gallery, restaurant, retail, community center, place of worship, and many types of educational facilities.

DEMOGRAPHICS (EST. 2026)

	3 min	5 min	10 min
POPULATION:	37,050	57,956	137,311
# HOUSEHOLDS:	15,075	24,074	66,228
MEDIAN HH INCOME:	$79,612	$77,560	$78,495
DAYTIME POPULATION:	9,604	22,076	116,178

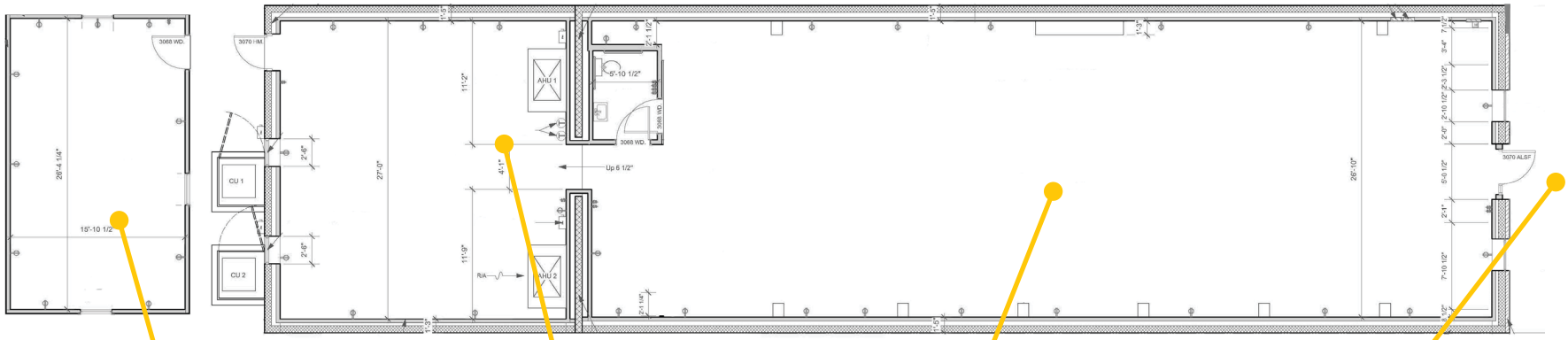
TRAFFIC COUNTS

- S Claiborne Ave: 37,490 vehicles per day
- Napoleon Ave: 11,613 vehicles per day

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General Pershing St (side)



S Claiborne Ave

Napoleon Ave (side)





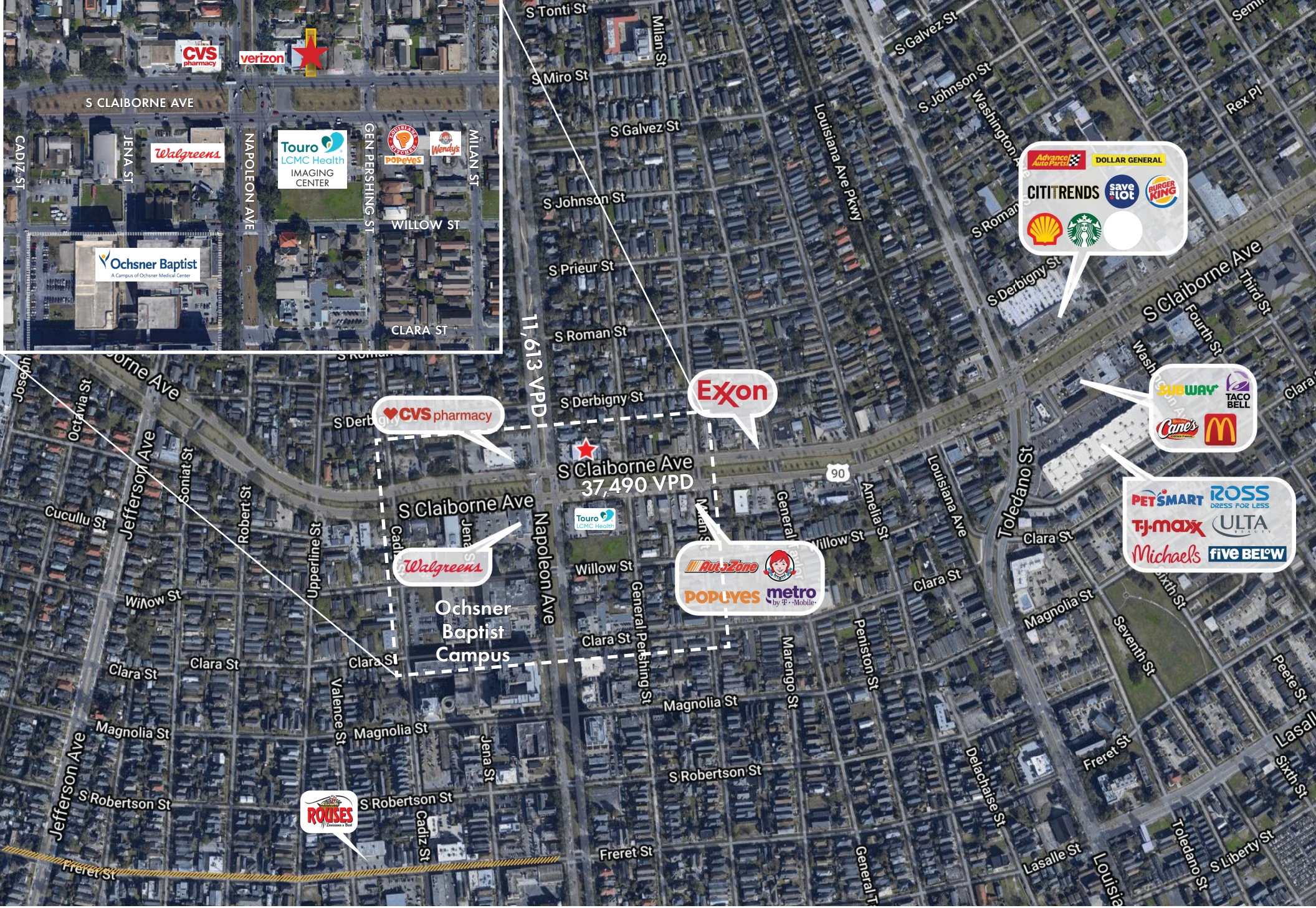




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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____