Retail Space On Magazine St

4212 Magazine Street, New Orleans, LA 70115

For Lease



COMMERCIAL REAL ESTATE

XTEAM RETAIL ADVISORS

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(504) 620-0352

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Leaseable	1,600 SF
Building Size	3,200 SF
Parking	Availability for exclusive off-street parking
Property Type	Retail, Office

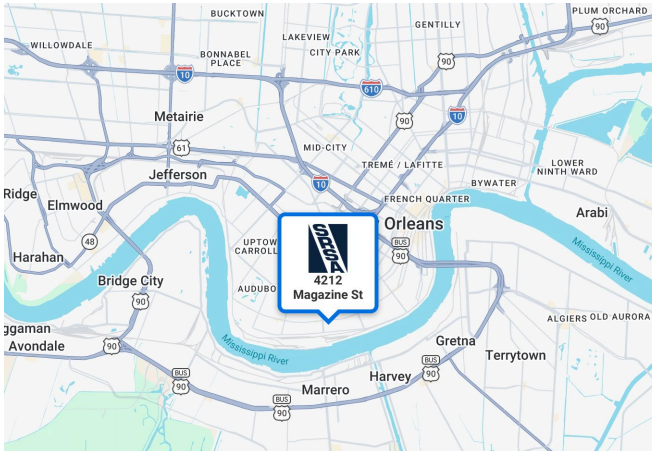
- Neighboring tenants include Shaya and Hungry Eyes, a Michelin Bib Gourmand pick
- Large display windows facing Magazine St
- $106k median household income within a 5-minute drive
- 2,000+ businesses within a 5-minute drive

Property Description

Bring your concept to one of the most iconic streets in New Orleans. This approximately 1,600 SF commercial space offers a flexible footprint suited to retail, restaurant, or office use, giving the next tenant room to shape the layout around their brand. With a storefront on a block known for destination dining, the space puts your business right in the mix of one of New Orleans' busiest shopping and dining corridors.

Location Overview

Magazine Street stretches six miles through New Orleans, lined with locally owned boutiques, galleries, cafes, and restaurants along a corridor known for its historic architecture. Set near Napoleon Avenue on one of the street's most active stretches, the property gives your business steady exposure to a built-in customer base. The St. Charles Avenue streetcar line and Tulane and Loyola universities are all nearby.



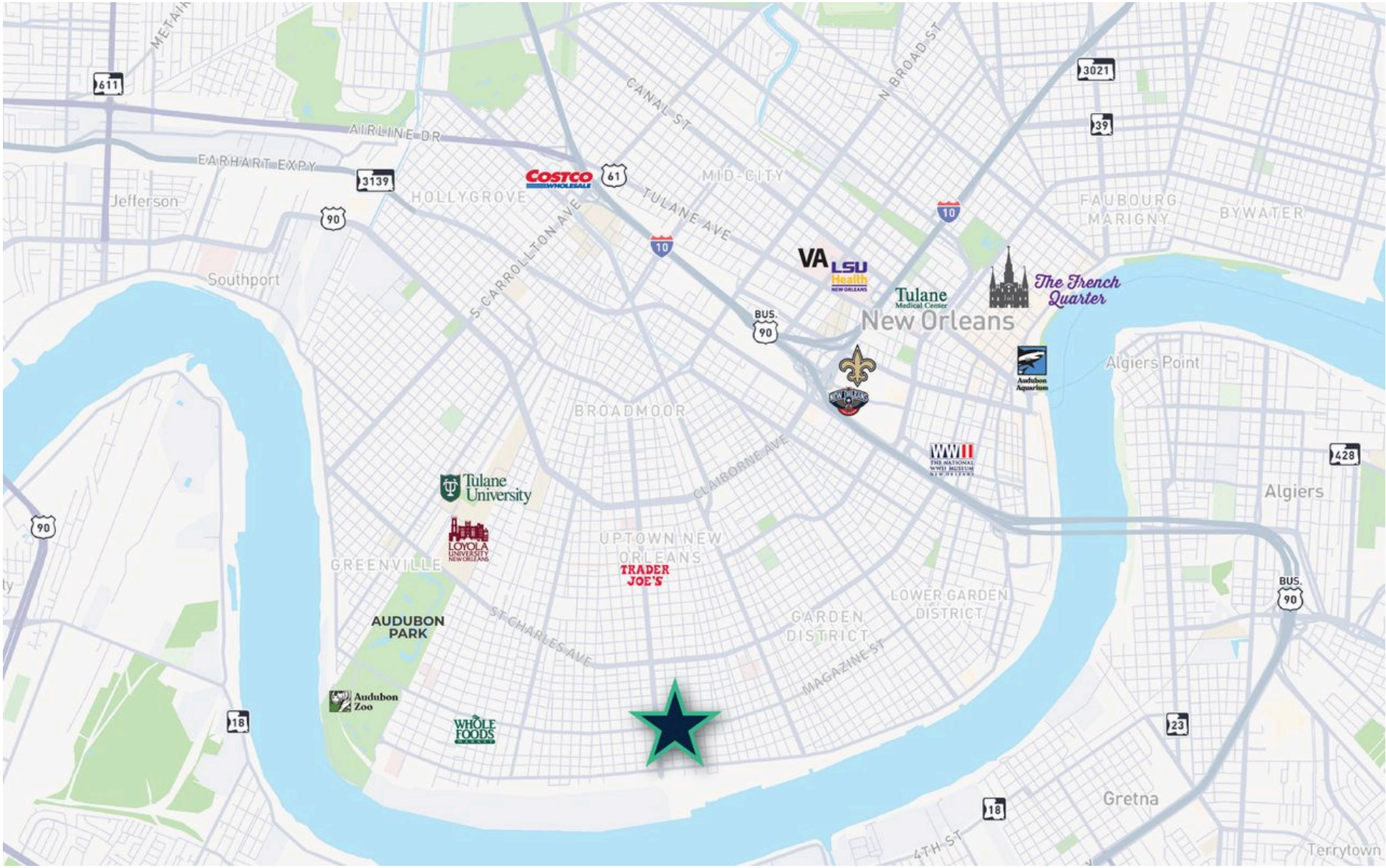
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New Orleans Uptown Market Aerial

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Magazine St & Napoleon Ave

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Exterior Photos

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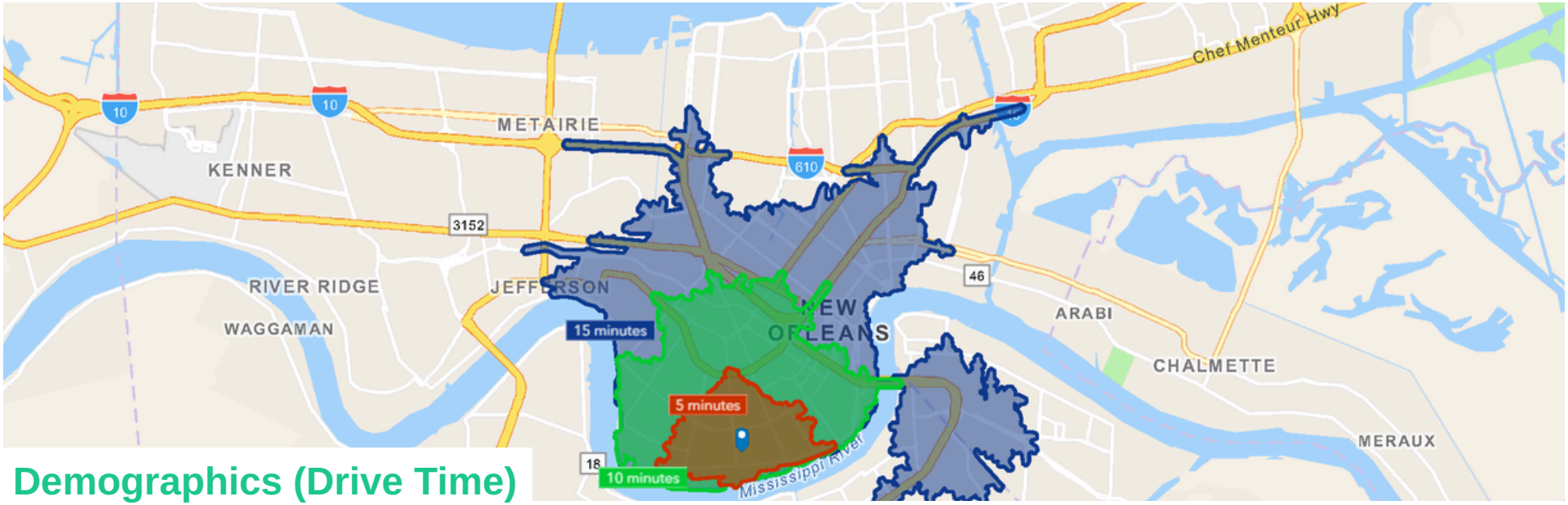


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Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	27,862	89,389	191,680
Total Daytime Population	31,885	100,867	283,975
Total Households	14,347	40,414	91,323
Median HH Income	$106,773	$82,221	$64,060
Total Businesses	2,055	5,681	15,606

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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:	_____

AgencyForm Rev. 05/21