

3714 Magazine Street

New Orleans, LA 70115

AVAILABLE FOR LEASE

TALBOT
REALTY GROUP



Magazine Street Retail Lease Space

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LOCATION: 3714 Magazine Street
New Orleans, LA 70115

AVAILABLE SPACE: Approximately 1,700 Square Feet

BASE RENT: \$30.00 PSF plus \$10.00 PSF in NNN or \$5,666.67 per month

LEASE TYPE: NNN

ZONING: HU-B1, Historic Urban Neighborhood Business District



NOTES: This space is located on a vibrant retail section of Magazine Street. This space was formerly a gift shop but has the potential for many opportunities. This space has plenty of open room, a full kitchen, a full bath and a half bath. It also has an outdoor patio with potential for seating. Some neighboring businesses are Mignon Faget, Baru Bistro Tapas, Shawarma on the Go, and Lilette.

All Showings are by appointment only.

DEMOGRAPHICS		
DISTANCE	POPULATION	AVERAGE HOUSEHOLD INCOME
1 MILE	26,005	\$61,117
3 MILES	228,764	\$56,807
5 MILES	552,325	\$52,070

FOR MORE INFORMATION CONTACT:

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TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

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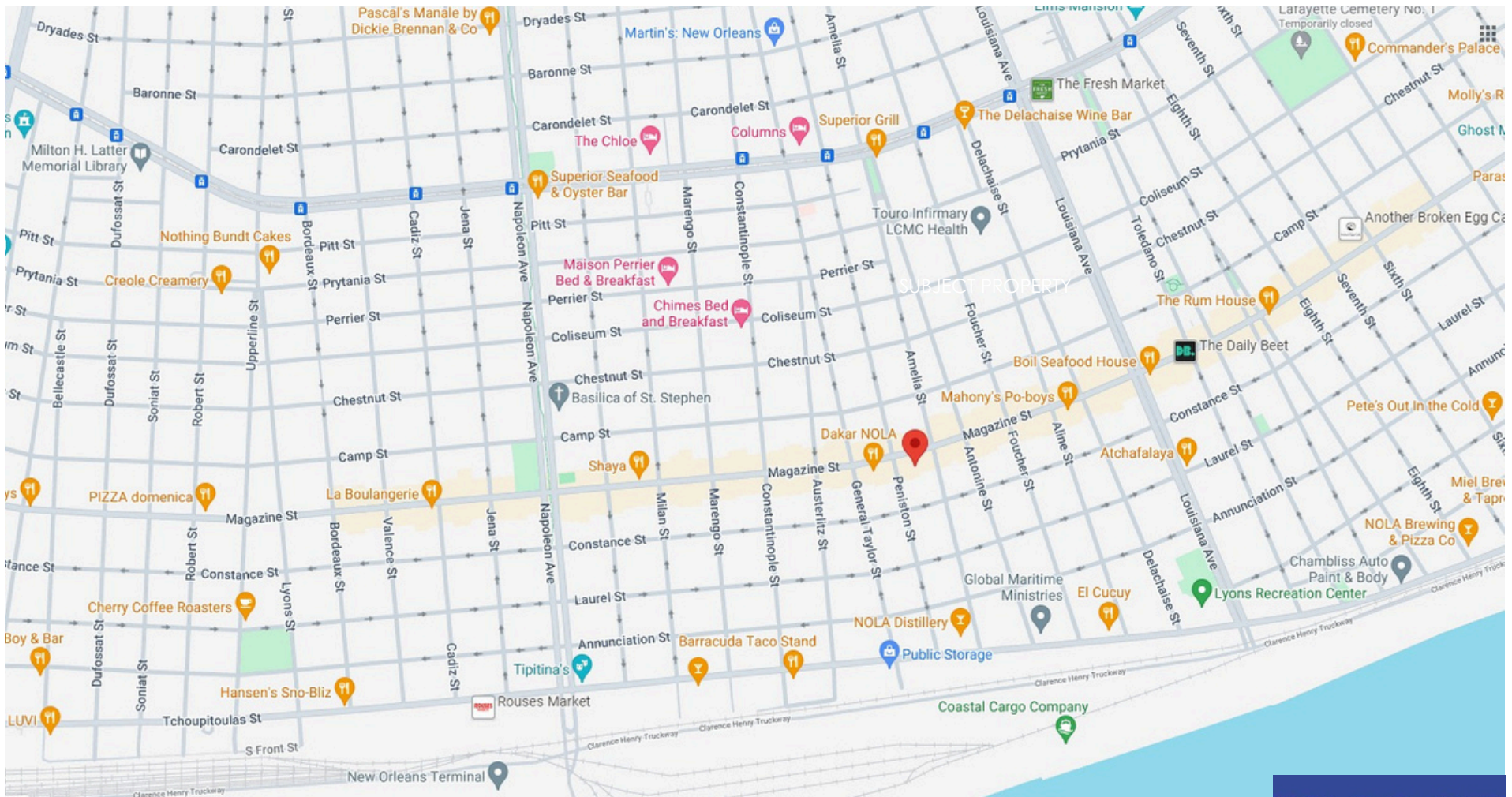
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POINTS OF INTEREST

