

MID-CITY ★ MARKET ★

401 N. CARROLLTON AVENUE | NEW ORLEANS, LA

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MID-CITY MARKET

401 North Carrollton Avenue
New Orleans, LA

FOR LEASE

AVAILABLE

- Suite A-4: 1,710 SF (~30' x 61.6')
  Prior Therapydia

GLA / ACREAGE

- 109,103 SF / 6.49 Acres

OVERVIEW

Located on the northwest corner of North Carrollton Avenue and Bienville Street in New Orleans, Louisiana, Mid-City Market serves as the retail and restaurant center of the community. Grocery-anchored by ALDI *(Opening November 2026)*, the site features small shop, junior anchor and restaurant space. The oak-lined area has long been a local favorite for restaurants, coffee shops, retail, service and recreation.

This beautiful addition to the city provides services to a great number of local residents and visitors. The surrounding density creates a barrier which limits competition for Mid-City Market tenants. With over 100,000 square feet of commercial space, the project brings new retailers to an established, historical neighborhood and offers a rare opportunity to penetrate a stable market.

TRAFFIC COUNTS (ADT 2025)

- North Carrollton Avenue: 25,826 Avg. Daily Traffic
- Canal-Carrollton Streetcar Line: 1,817 Avg. Riders Daily



TENANTS

- ALDI *Opening November 2026*
- Office Depot
- Jefferson Feed Pet & Garden Center
- Panera Bread
- Verizon
- Felipe's Taqueria & Heladeria
- Chicken Salad Chick *Opening Soon*
- Five Guys
- Ochsner Health Center
- GNC
- Pizza Hut
- LA Nails Spa
- ASI Federal Credit Union
- The Lash Lounge

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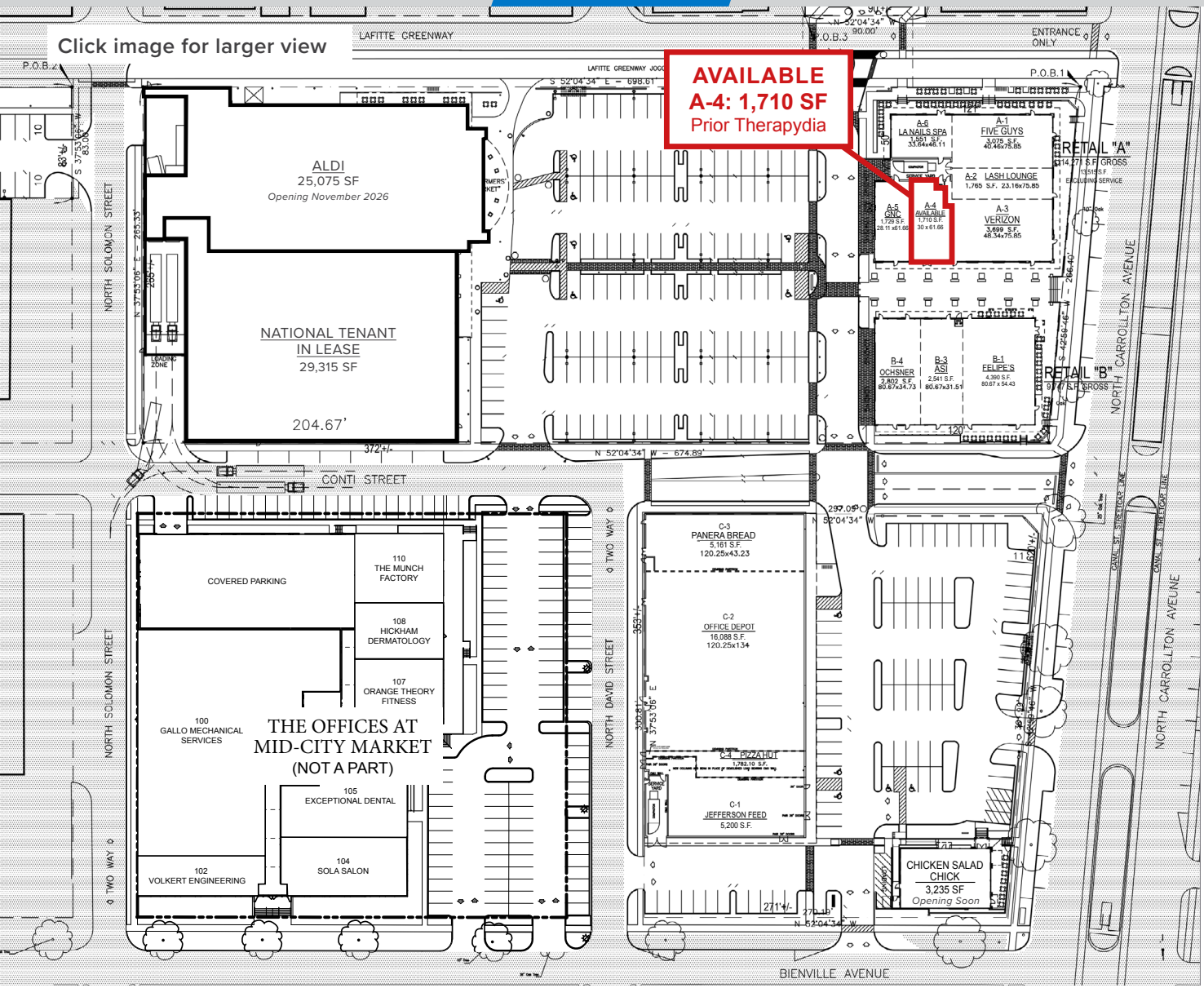
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TENANTS

	ALDI *Opening November 2026*	25,075 SF
	National Tenant In Lease	29,315 SF
A-1.	Five Guys	3,075 SF
A-2.	The Lash Lounge	1,765 SF
A-3.	Verizon	3,699 SF
A-4.	AVAILABLE (~30 x 61.6') *Prior Therapydia*	1,710 SF
A-5.	GNC	1,729 SF
A-6.	LA Nails Spa	1,551 SF
B-1.	Felipe's Taqueria & Heladeria	4,390 SF
B-3	ASI Financial Credit Union	2,541 SF
B-4.	Ochsner Health Center	2,802 SF
C-1.	Jefferson Feed Pet & Garden Center	5,200 SF
C-2.	Office Depot	16,088 SF
C-3.	Panera Bread	5,161 SF
C-4.	Pizza Hut	1,782 SF
301.	Chicken Salad Chick *Opening Soon*	3,235 SF

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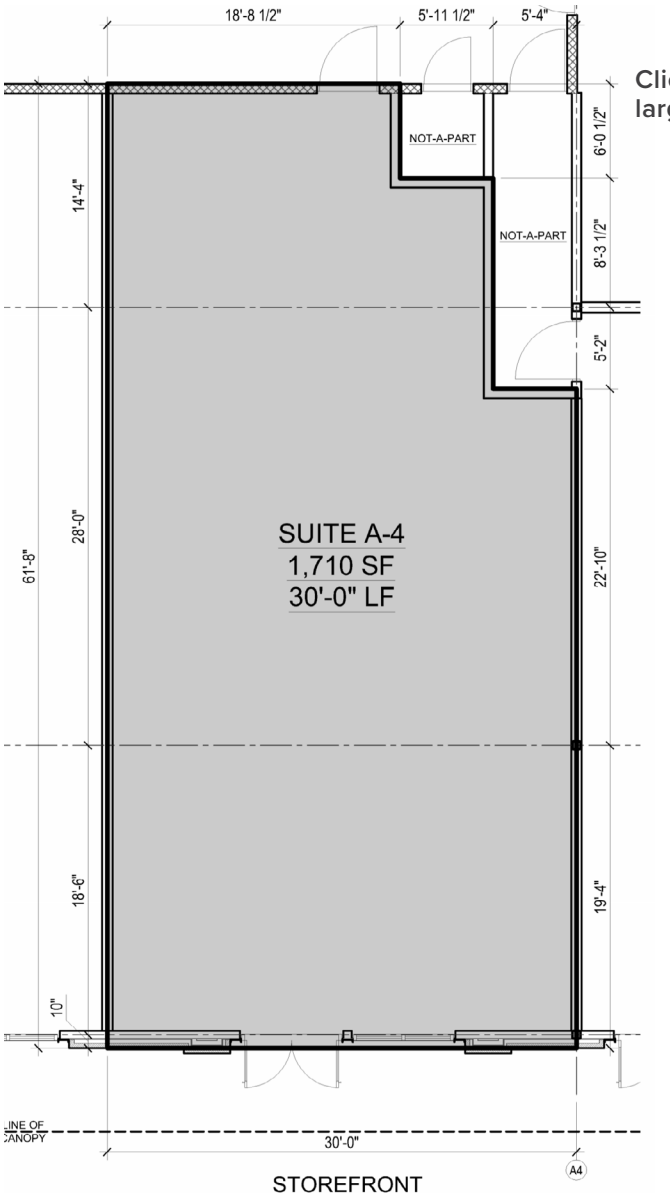
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SUITE A-4 AVAILABLE

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Click image for larger view



STOREFRONT

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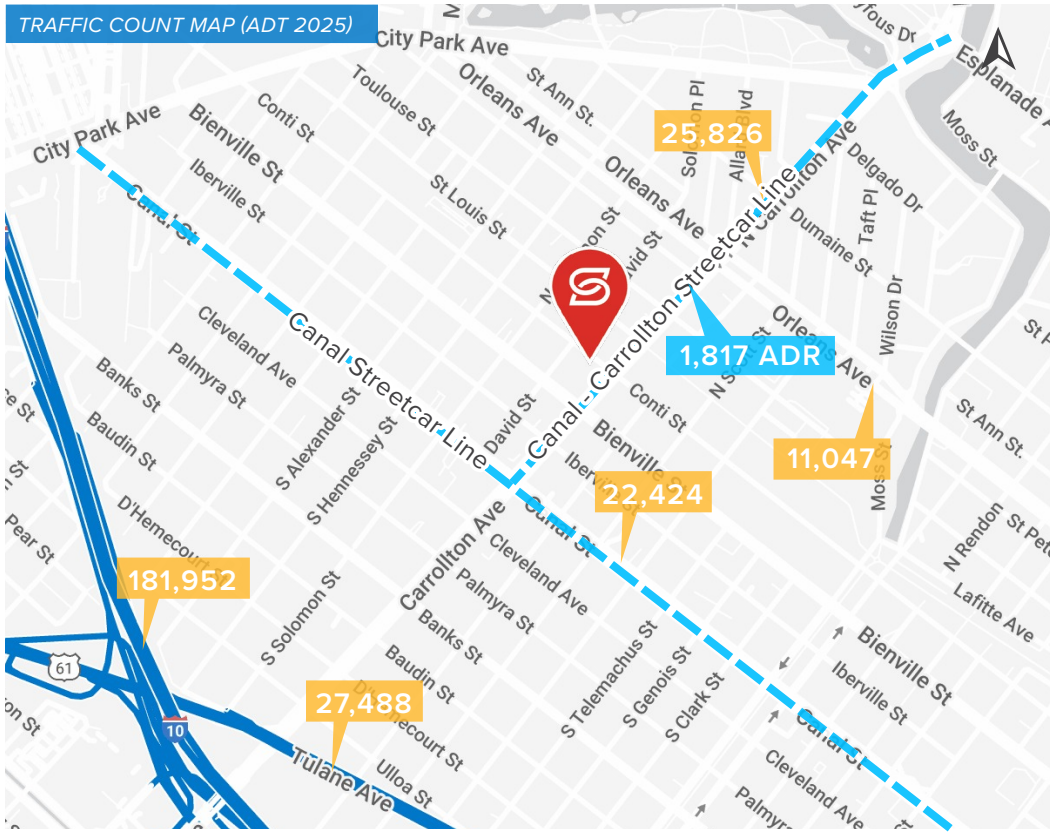
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



2026 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	18,458	169,149	345,128
AVG. HH INCOME	$99,670	$105,872	$110,569
DAYTIME POPULATION	16,041	184,098	342,494

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