

stirling

FOR LEASE

MID-CITY
★ MARKET ★

401 N. CARROLLTON AVENUE | NEW ORLEANS, LA

SUMMARY

AERIAL

SITE PLAN

SUITE A-4 AVAILABLE

PROPERTY PHOTOS

AREA RETAIL

DEMOS

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 Early Q4 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 Early Q4 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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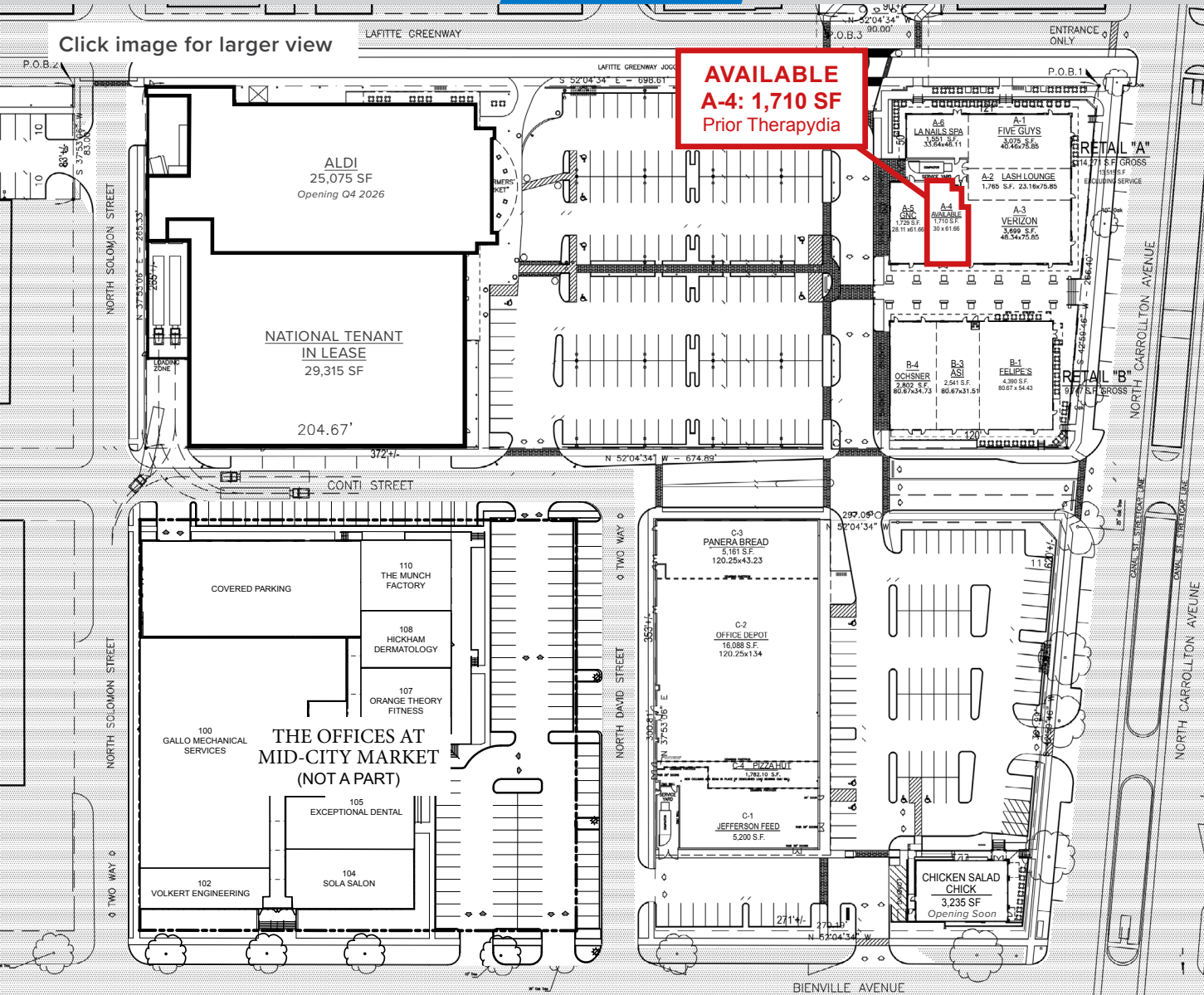
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Click image for larger view



TENANTS

ALDI Opening Q4 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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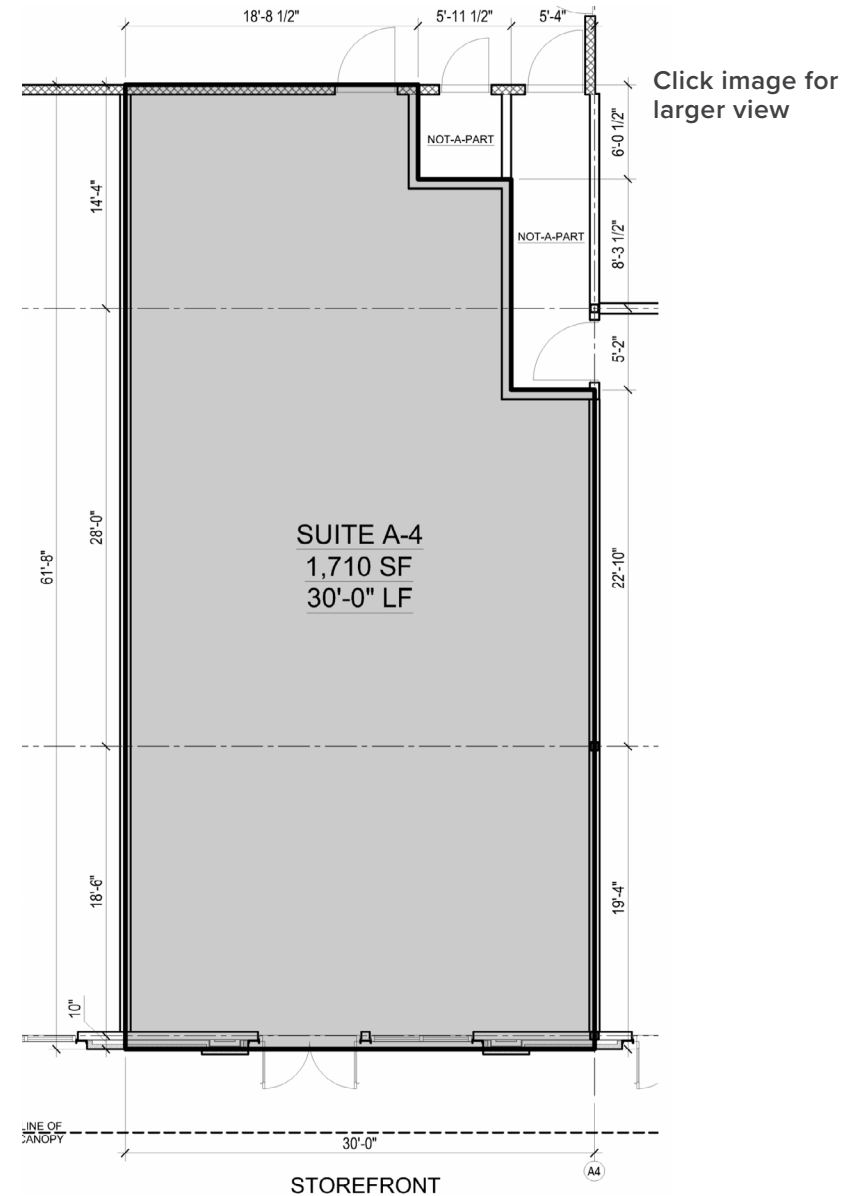
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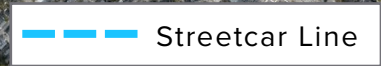
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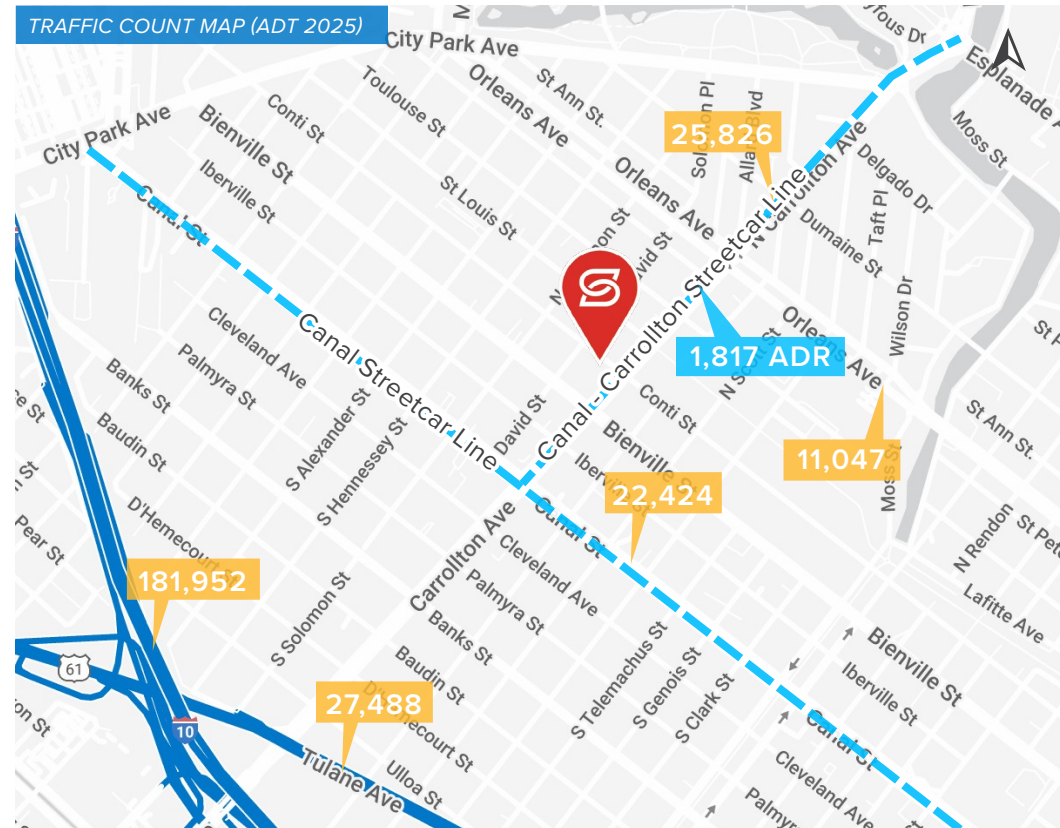
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2026 DEMOGRAPHICS



POPULATION

1 MI

18,458

3 MI

169,149

5 MI

345,128



AVG. HH INCOME

1 MI

\$99,670

3 MI

\$105,872

5 MI

\$110,569



DAYTIME
POPULATION

1 MI

16,041

3 MI

184,098

5 MI

342,494