

3226 Magazine Street
New Orleans, LA 70115



AVAILABLE FOR SALE OR LEASE



Magazine Street Restaurant

This two-story restaurant located at 3226 Magazine Street in New Orleans is available for sale or lease. Features include a large partially equipped kitchen with walk in coolers; two functional ventilation hood systems; two equipped bars, one on each floor; balcony seating; and some FF&E is included in the sale price. The restaurant was renovated in 2024.

Magazine Street Restaurant **FOR SALE OR LEASE**

SALE INFORMATION

LOCATION: 3226 Magazine Street
New Orleans, LA 70115
(corner of Pleasant St.)

SQUARE FOOTAGE: 8,870 Square Feet

SALE PRICE: \$3,100,000

ZONING: HU-B1 Historic Urban Neighborhood District
<https://czo.nola.gov/article-10/>

DESCRIPTION: Two story equipped restaurant on famous Magazine Street for sale. Floor plans are attached.

The second floor can be accessed by an interior stairwell as well as a separate outside door. The second floor can be easily separated for another use such as an office or apartments.

All showings are by appointment only.



FOR MORE INFORMATION CONTACT:

MICHAEL P. POU

504-915-5082

mpou@talbot-realty.com

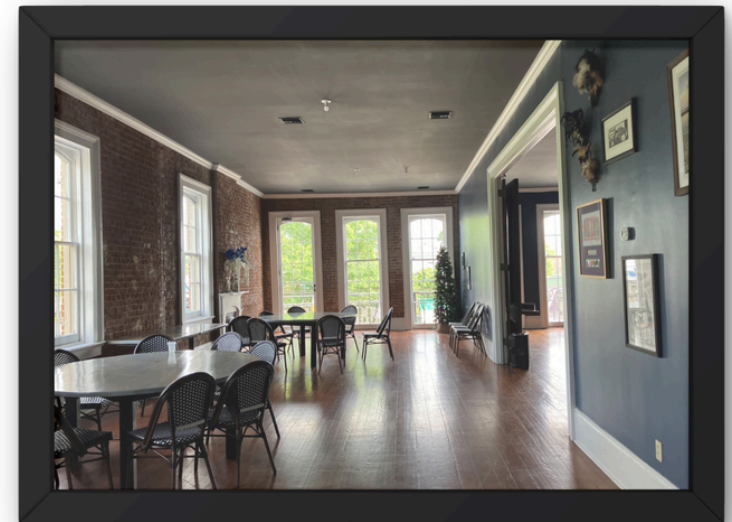
LEASE INFORMATION

Owner is willing to lease the entire building or each floor separately.

FLOOR 1: Restaurant Space
SQUARE FOOTAGE: 4,500 Square Feet
REANTAL RATE: \$32.00 PSF or \$12,000 Per Month
NNN: RE Taxes: \$3.28 PSF or \$1,230 Per Month
Property Insurance: \$2.70 PSF or \$1,012 Per Month



FLOOR 2: Event/Office Space
SQUARE FOOTAGE: 4,370 Square Feet
REANTAL RATE: \$12.00 PSF or \$4,370 Per Month
NNN: RE Taxes: \$3.28 PSF or \$1,194 Per Month
Property Insurance: \$2.70 PSF or \$983 Per Month



3226 Magazine Street

NEW ORLEANS, LA



3226 Magazine Street

NEW ORLEANS, LA

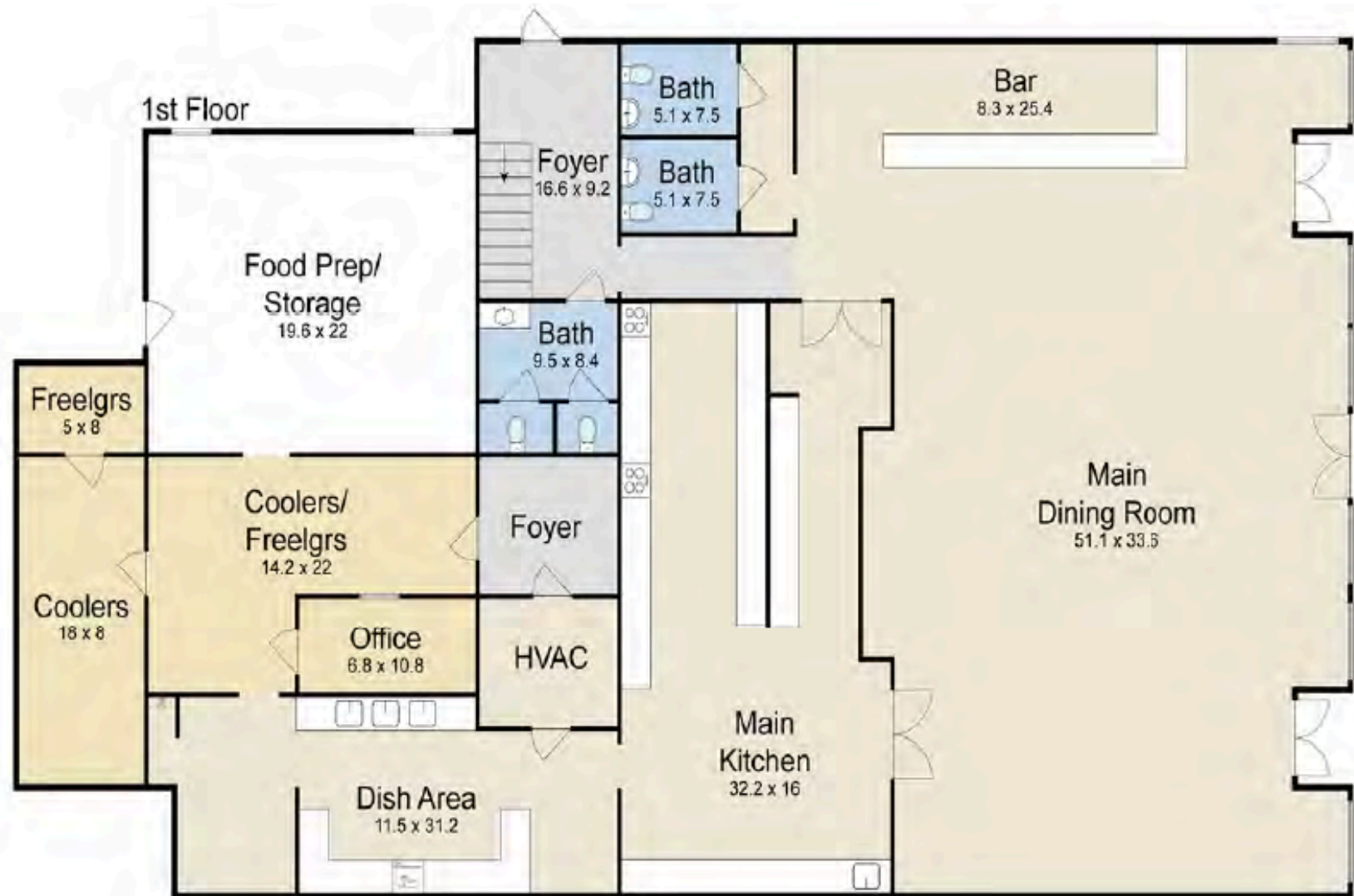


3226 Magazine Street

NEW ORLEANS, LA

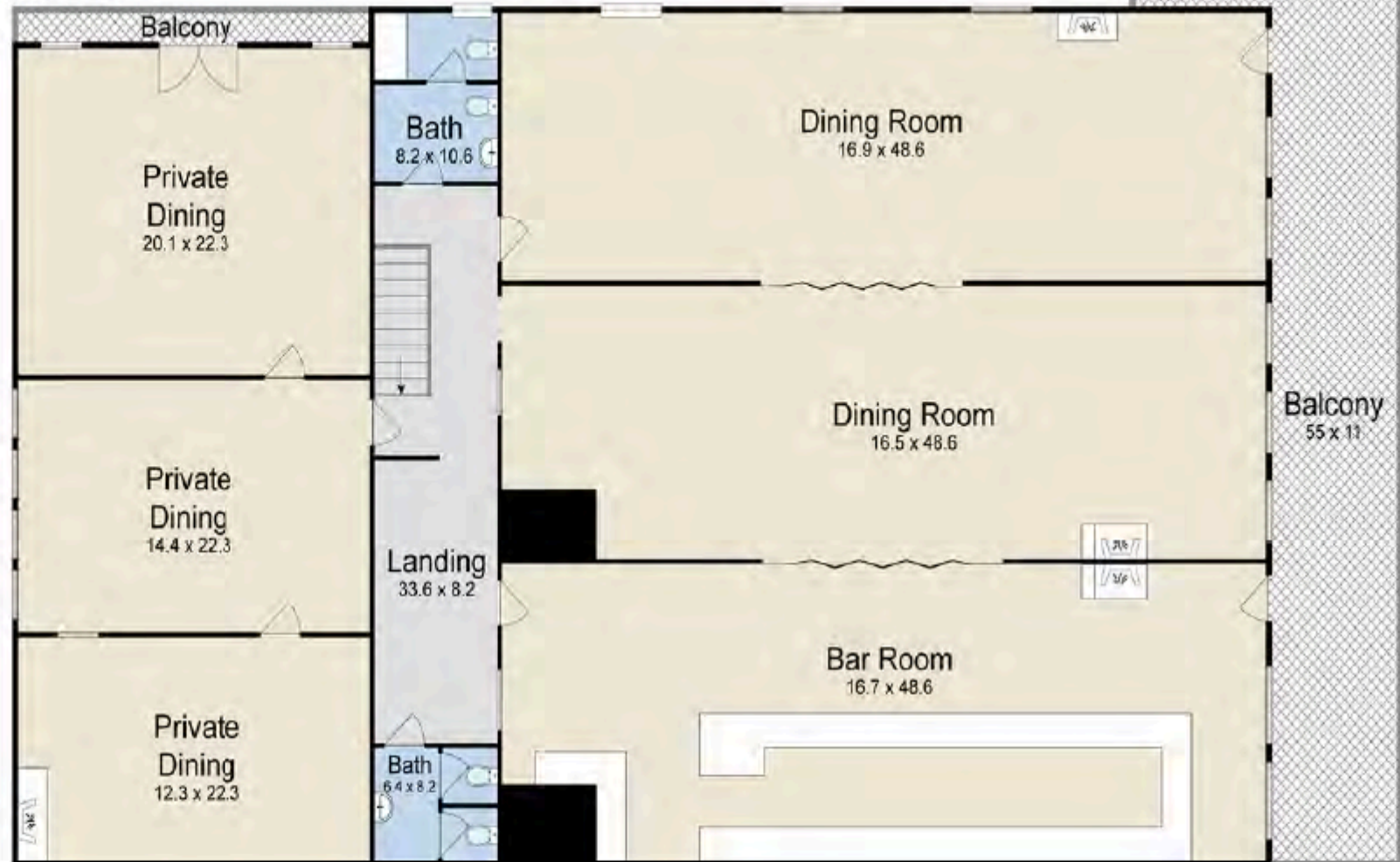




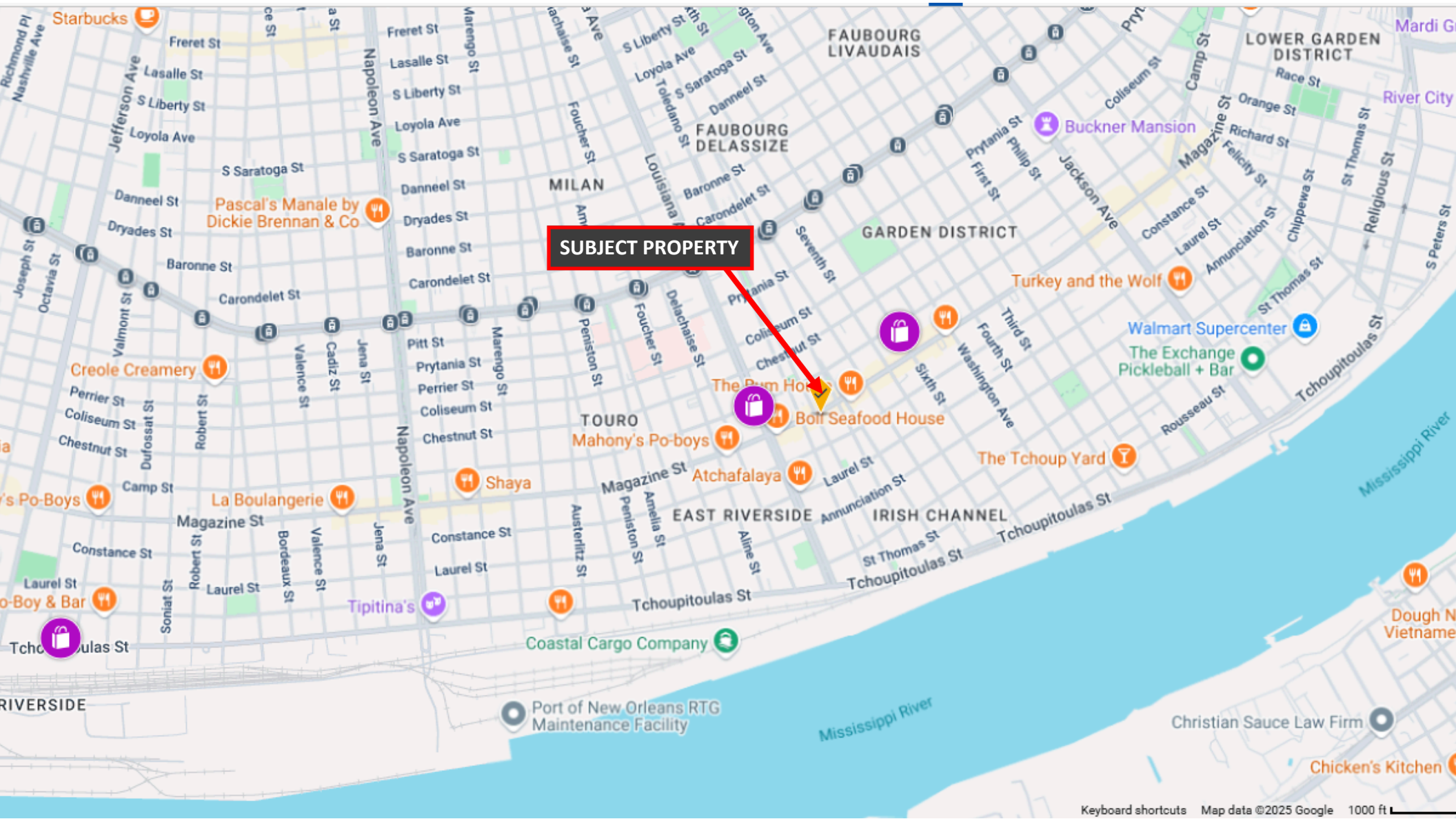


FLOOR PLAN (FIRST FLOOR)

2nd Floor



FLOOR PLAN (SECOND FLOOR)



3226 Magazine Street

NEW ORLEANS, LA



Demographics

Population

	1 mile	3 miles	5 miles
2020 Population	22,876	150,414	363,177
2024 Population	22,633	150,735	354,298
2029 Population Projection	21,926	146,440	342,350
Annual Growth 2020-2024	-0.3%	0.1%	-0.6%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.7%
Median Age	41.4	39	39.8
Bachelor's Degree or Higher	50%	41%	32%
U.S. Armed Forces	46	384	876

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$105,285	\$86,587	\$75,820
Median Household Income	\$67,548	\$54,853	\$50,483
< \$25,000	2,346	19,869	45,369
\$25,000 - 50,000	1,830	11,946	31,411
\$50,000 - 75,000	2,260	10,942	26,291
\$75,000 - 100,000	1,030	5,704	14,007
\$100,000 - 125,000	822	4,824	10,542
\$125,000 - 150,000	741	3,472	7,435
\$150,000 - 200,000	996	4,138	8,421
\$200,000+	1,772	7,538	11,260

Demographics

Consumer Spending

