

## SUMMARY

## CLOSE-UP AERIAL

## LOCATION AERIAL

## PHOTOS

## DEMOGRAPHICS

## FOR SALE

### PROPERTY DESCRIPTION

Uptown opportunity to purchase a free-standing commercial building located one lot from the dynamic intersection of Magazine Street and Nashville Avenue. This property offers two off-street parking spaces and a backyard, which provides capability to add-on to the current building if necessary. A portion of the attic has been finished, which is lagniappe for the next user since it is not included in the listed square footage. The HU-B1 zoning allows for multiple uses.

Please DO NOT disturb current tenant. All showings require at least 24 hours notice and are preferably after business hours at 4 pm.

### PROPERTY OVERVIEW

- Building Size: 2,170 SF
- Land Size: 5,160 SF | Approximately 43' x 120'
- Zoning: HU-B1

### TRAFFIC COUNT (ADT 2024)

- On Magazine Street: 16,632





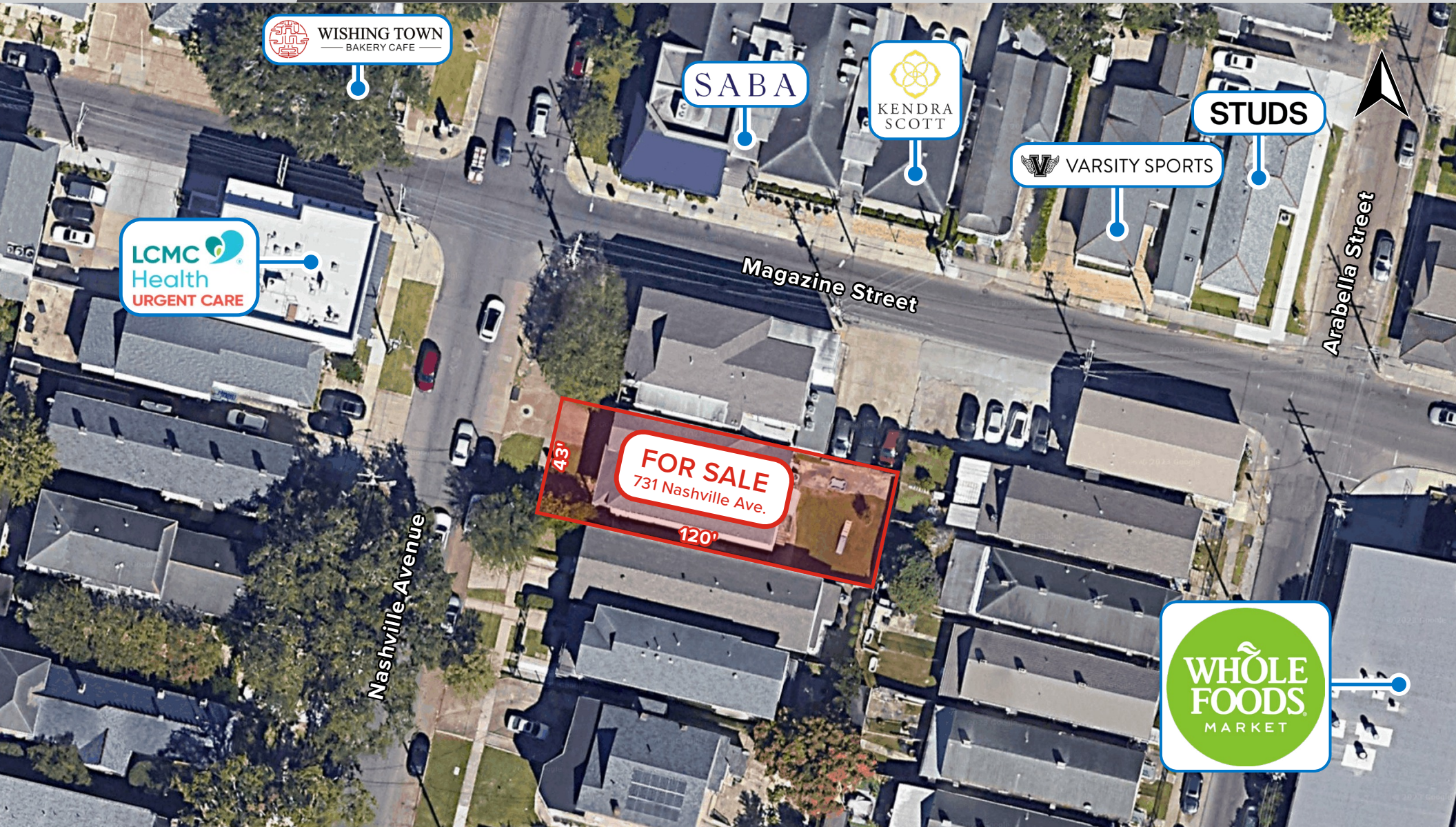
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## 2024 DRIVE TIME DEMOGRAPHICS

3 MIN

5 MIN

10 MIN



14,507

21,414

59,932

3 MIN

5 MIN

10 MIN



\$215,328

\$192,268

\$148,326

3 MIN

5 MIN

10 MIN



6,700

10,107

27,092