

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



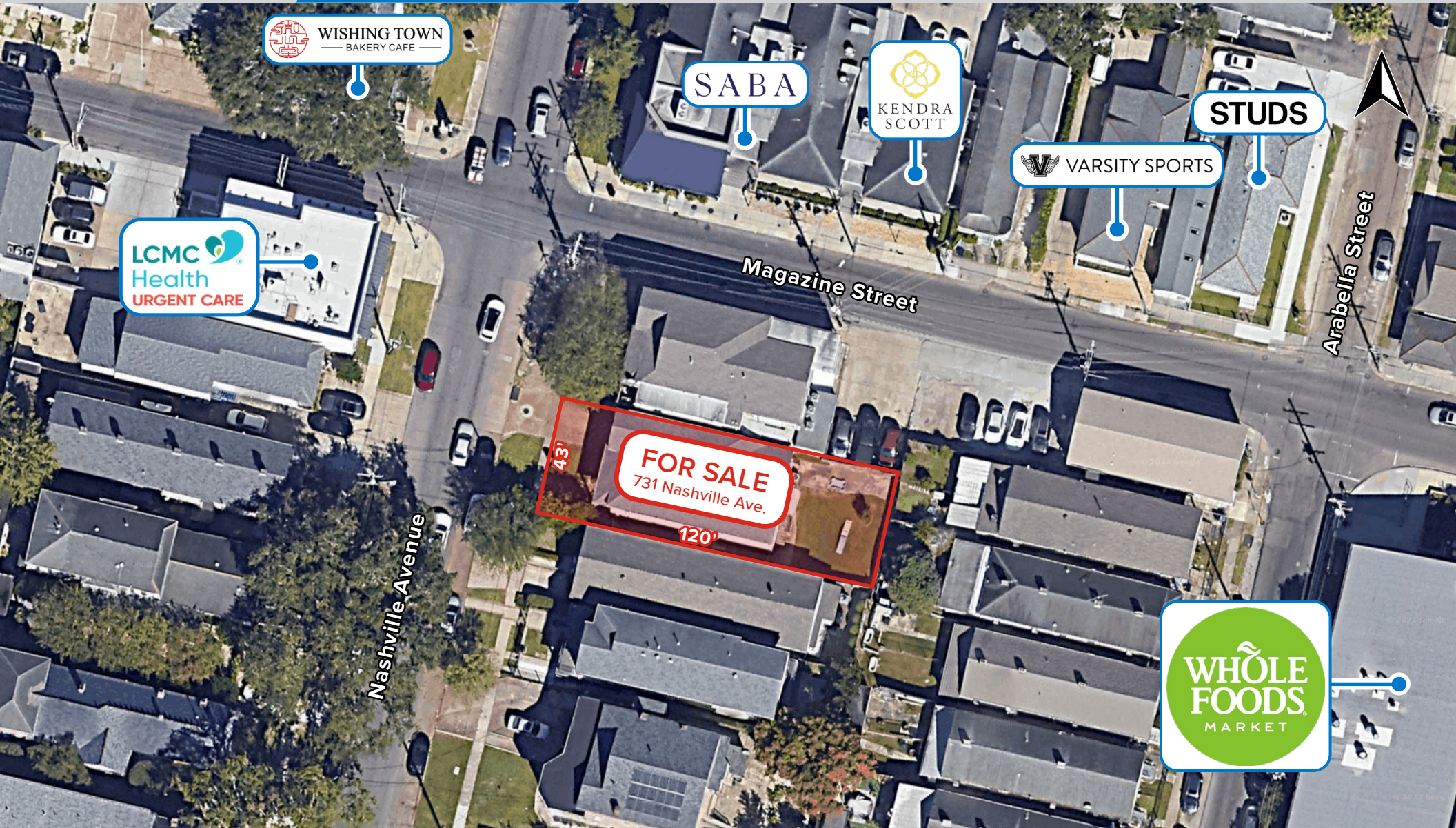
SUMMARY

CLOSE-UP AERIAL

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS



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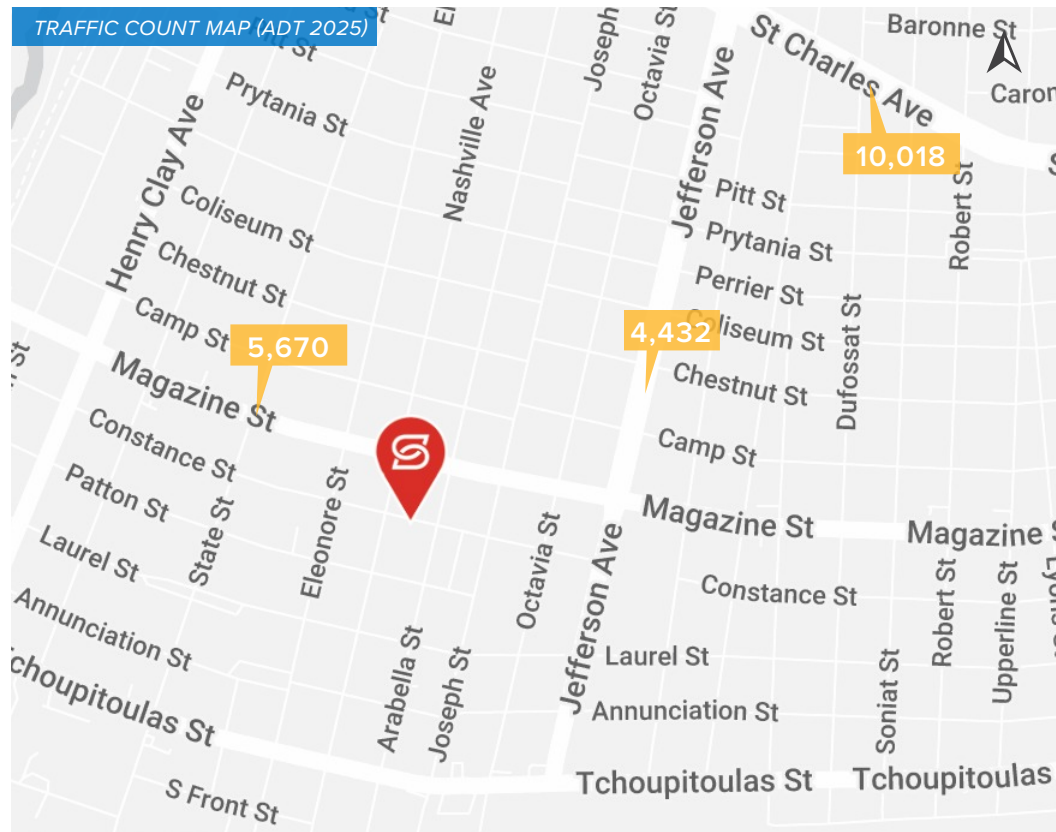
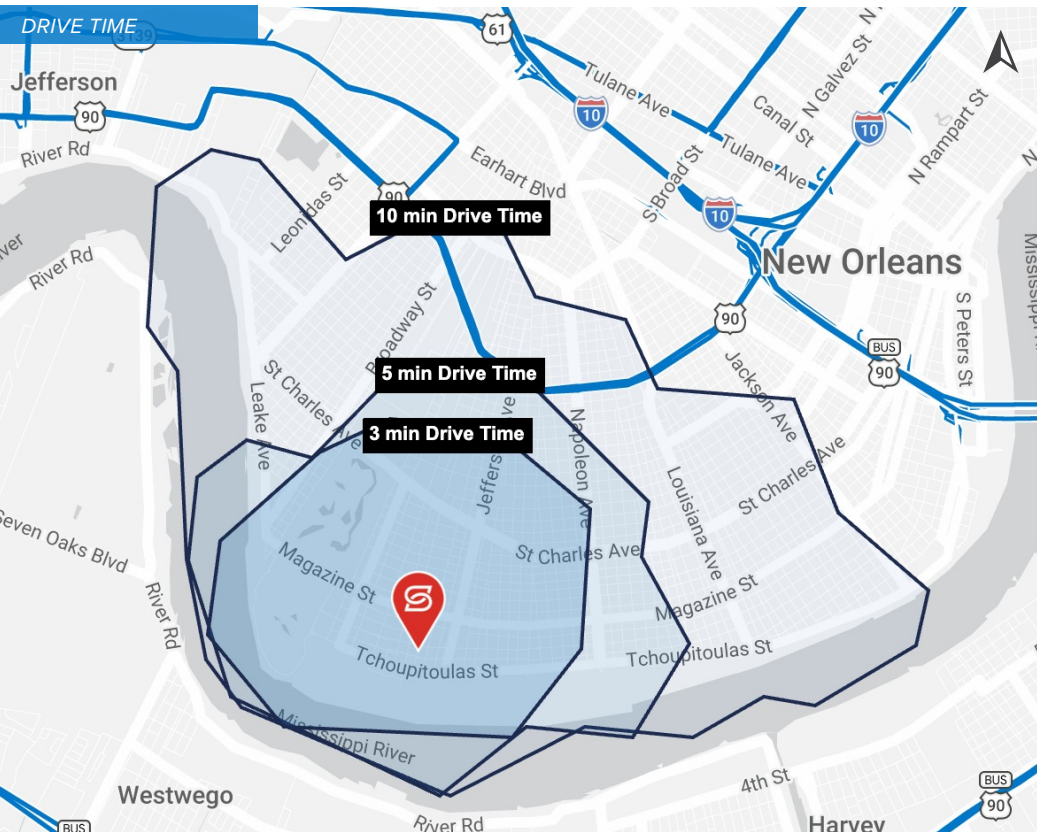
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2025 DRIVE TIME DEMOGRAPHICS

POPULATION

3 MIN	5 MIN	10 MIN
16,360	26,836	64,173

AVG. HH INCOME

3 MIN	5 MIN	10 MIN
\$215,628	\$187,201	\$151,278

HOUSEHOLDS

3 MIN	5 MIN	10 MIN
7,495	11,615	29,013