

SUMMARY

LOCATION AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- 7,000 SF Total
 - 6,000 SF of warehouse
 - 1,000 SF of office

PROPERTY DESCRIPTION

Situated one block off of Carrollton Avenue and directly across from Rouses Market in the heart of Mid City, this property offers great visibility and is located within a high-demand commercial corridor. The building is a total of 7,000 SF. The 6,000 SF of warehouse space features one large electric roll-up door with vehicular drive-in access and one manual roll-up door with load-in access. The 1,000 SF of office space features three private rooms, an open area for a large conference table, and a breakroom. There is a restroom with access from within the warehouse space.

Water is included in the rent, and utilities are Tenant's responsibility. The warehouse has two commercial fans to help regulate both the temperature and humidity.

AREA DESCRIPTION

3924 Conti Street is located in the Mid-City neighborhood of New Orleans. Its easy accessibility and close proximity to key business areas of the city, charming architecture and tree-lined streets make Mid City a desirable area to live and work. The growing list of recent multifamily and retail projects adds to the neighborhood's value. The property is surrounded by many national retailers and developments, all of which are within walking distance, including Mid-City Market (anchored by a soon-to-open ALDI, Panera Bread, Orangetheory Fitness and Office Depot), Rouses Market, Marshalls, Petco, the Lafitte Greenway, among others. Both the Carrollton and Canal Street streetcar lines are within walking distance as well.



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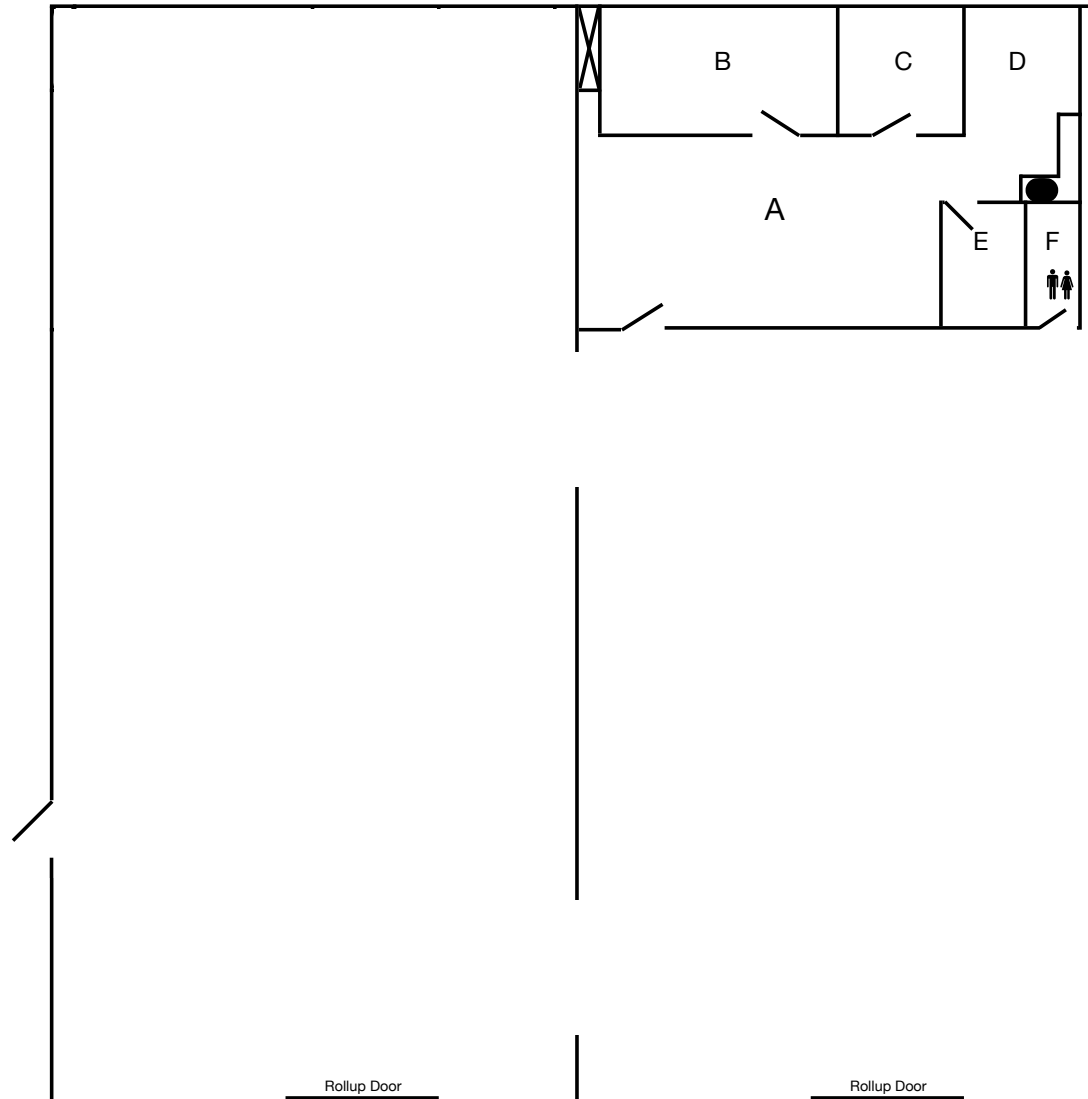
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DIMENSIONS & SIZE

- Total Leasable Area: ~7,000 sf (82' x 85' overall dimensions)
- Total Office Area: ~1,000sf (See additional notes below)
- Total Warehouse Area: ~6,000 sf (41 x 60, space atop office accommodates additional light storage)

OFFICE AREA KEY:

- A - Main Outer Office 26x14
- B - Private Office #1 17'x10'
- C - Private Office #2 11'x10'
- D - Kitchen Area 9'x14'
- E - Closet 7'x10'
- F - Bath 5'x10' (Bath accessible via warehouse only)

NOTES:

- Office HVAC also serves bathroom
- Warehouse area has 2 fans controlled by humidistat (Carrollton wall); 1 fan controlled by thermostat (Conti wall)
- Loading Dock rollup door is 12x12
- Driveway on Carrollton side of bldg is for exclusive use of Crane Rehab, no parking allowed in driveway
- This plan is not to scale and needs to be verified by Tenant's architect.

3924 Conti Street

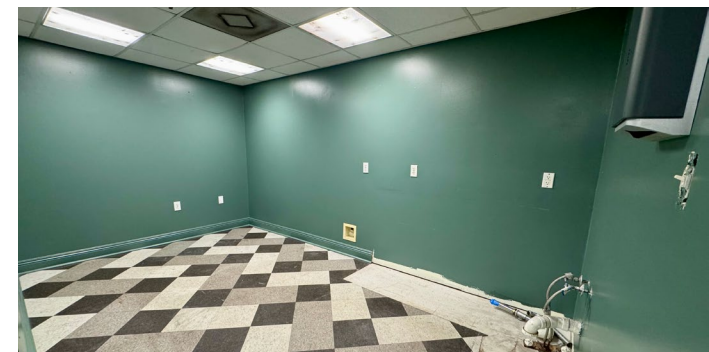
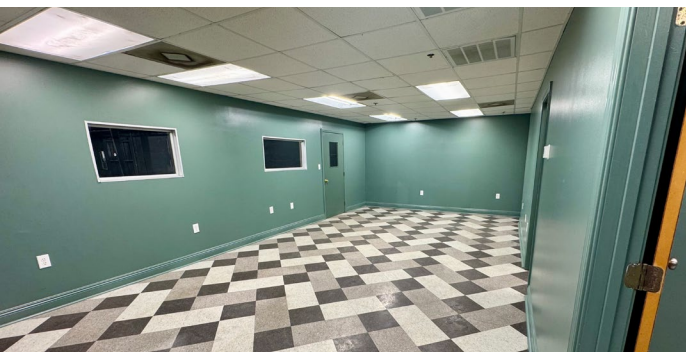
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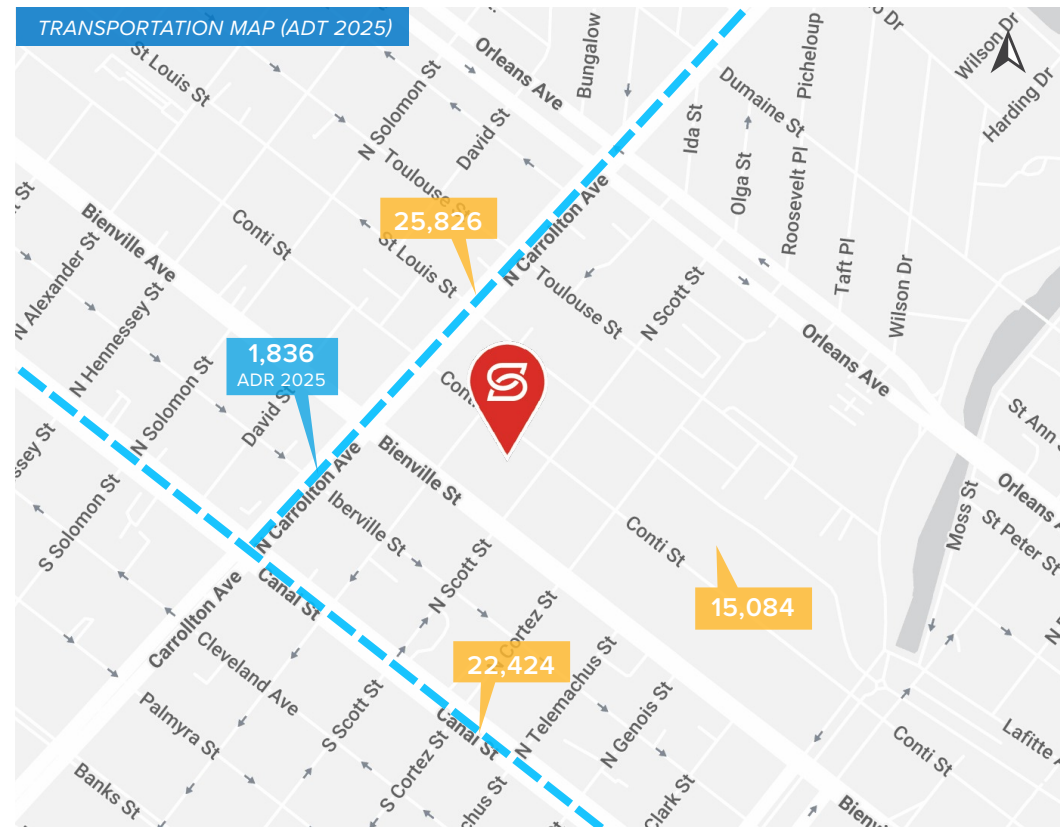
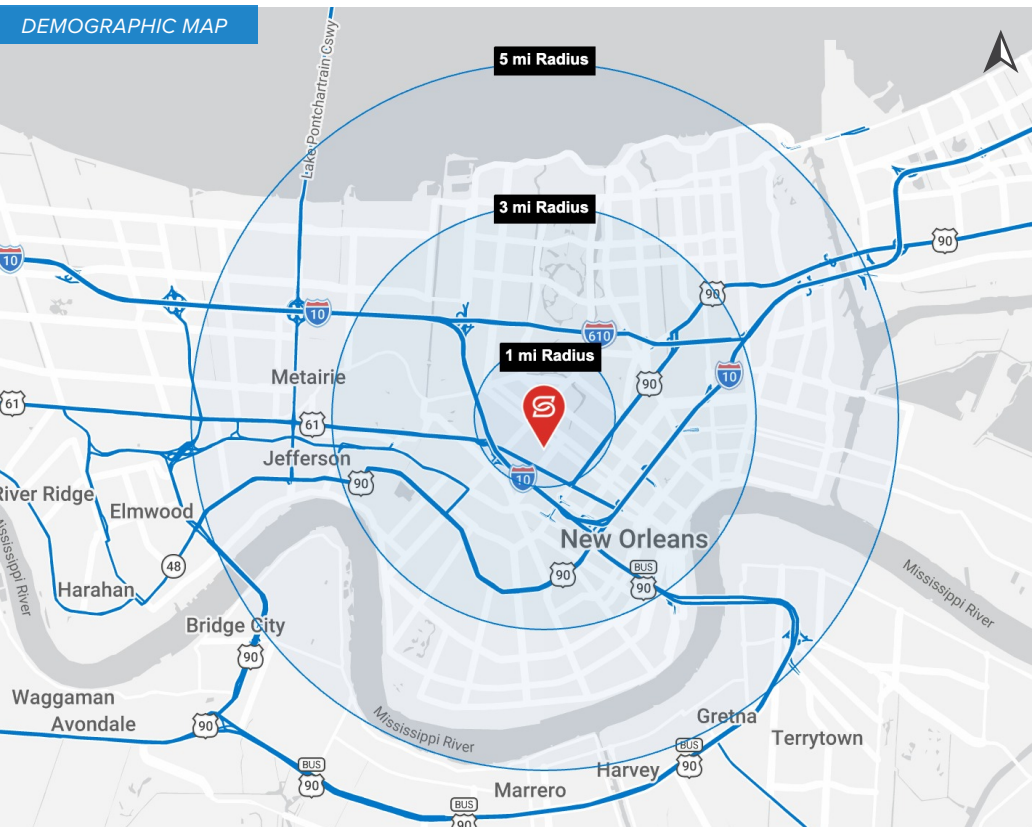
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2025 DEMOGRAPHICS



POPULATION

1 MI

20,961

3 MI

171,335

5 MI

345,470



AVG. HH INCOME

1 MI

\$98,635

3 MI

\$100,806

5 MI

\$105,809



HOUSEHOLDS

1 MI

10,841

3 MI

80,929

5 MI

161,755