

Rare Uptown Retail Leasing Opportunity

4138 Magazine Street New Orleans, LA 70115

PROPERTY SUMMARY



Property Description

One of the last remaining gems along Magazine Street is for lease for the first time in over 40 years. Currently in shell condition, the building is ready for a new tenant to plant their flag in one of the most highly desired retail areas in Uptown. The approximately 2,400 square foot building sits at the corner of Milan and Magazine Streets with neighboring tenants including Saffron, Shaya, Mignon Faget, Villa Vici, Warby Parker and a host of other retail and restaurant businesses.

Property Highlights

- High Ceilings
- Rear back yard for potential parking or additional storage
- Plenty of potential natural light
- Supreme visibility

Matthew Pittman, CCIM

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Offering Summary

Lease Rate:	\$38.00 SF/yr (NNN)
Available SF:	2,320 SF
Lot Size:	3,450 SF
Building Size:	2,320 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,019	3,750	12,481
Total Population	1,871	6,782	22,584
Average HH Income	\$104,571	\$95,236	\$94,487



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LOCATION MAP



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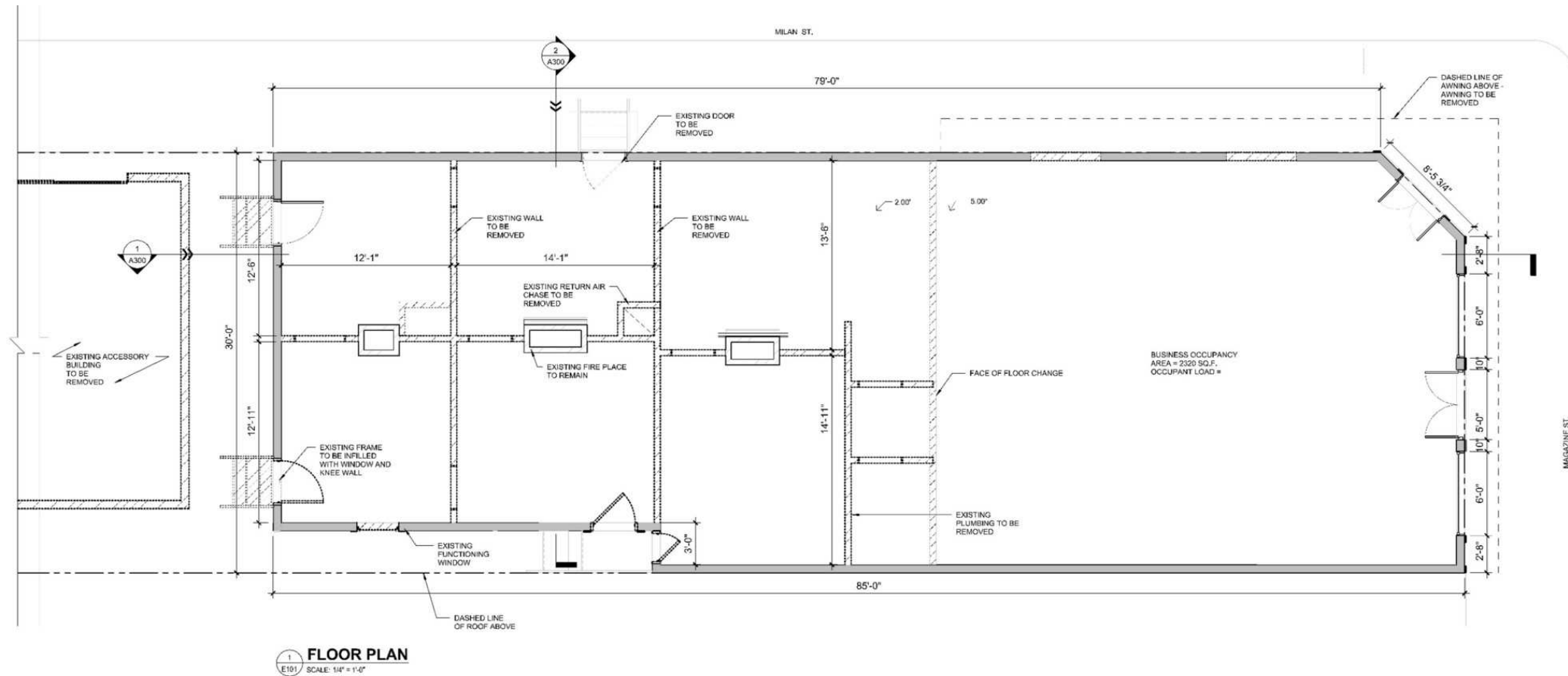
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FLOOR PLAN



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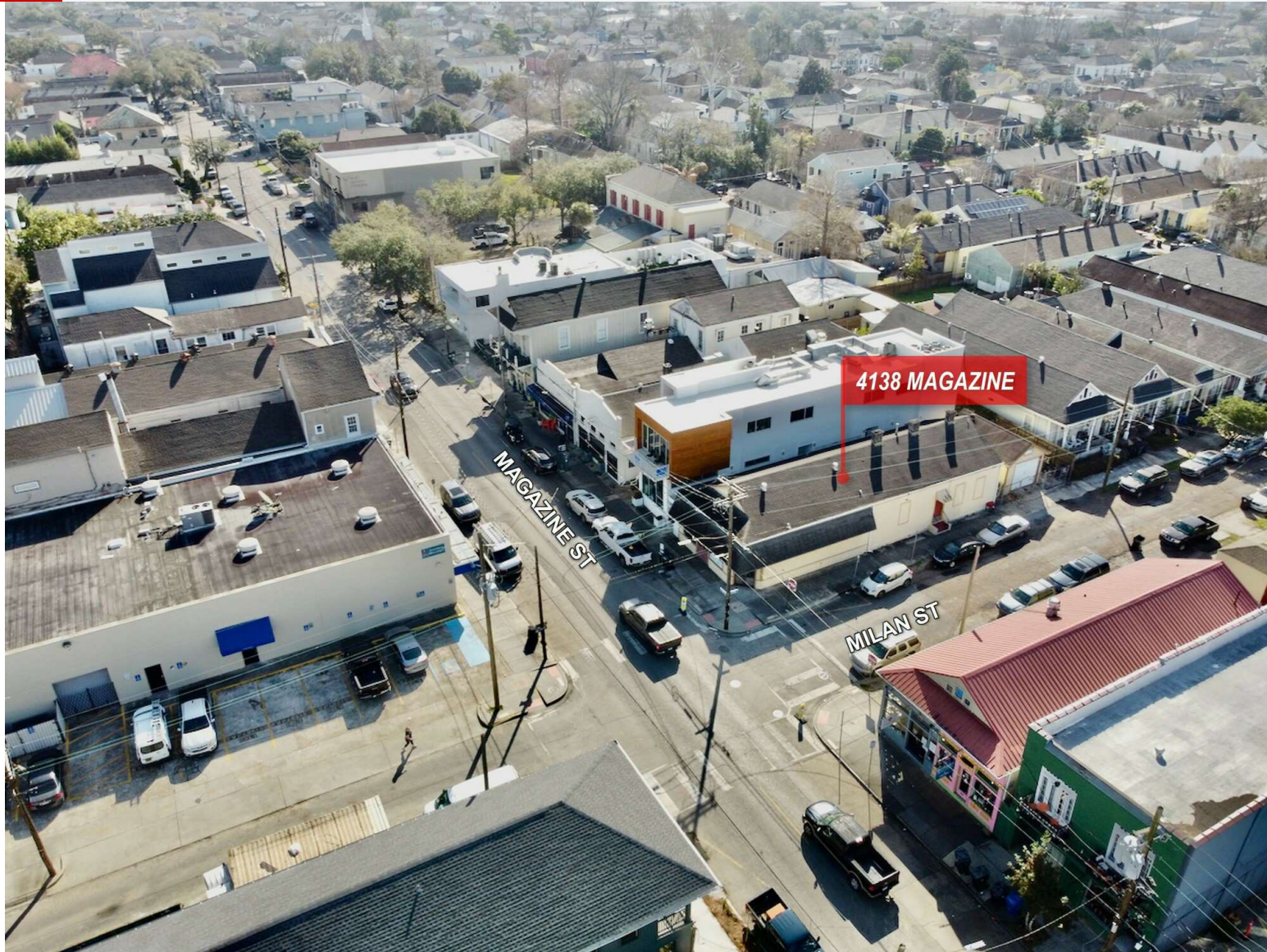
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ADDITIONAL PHOTO



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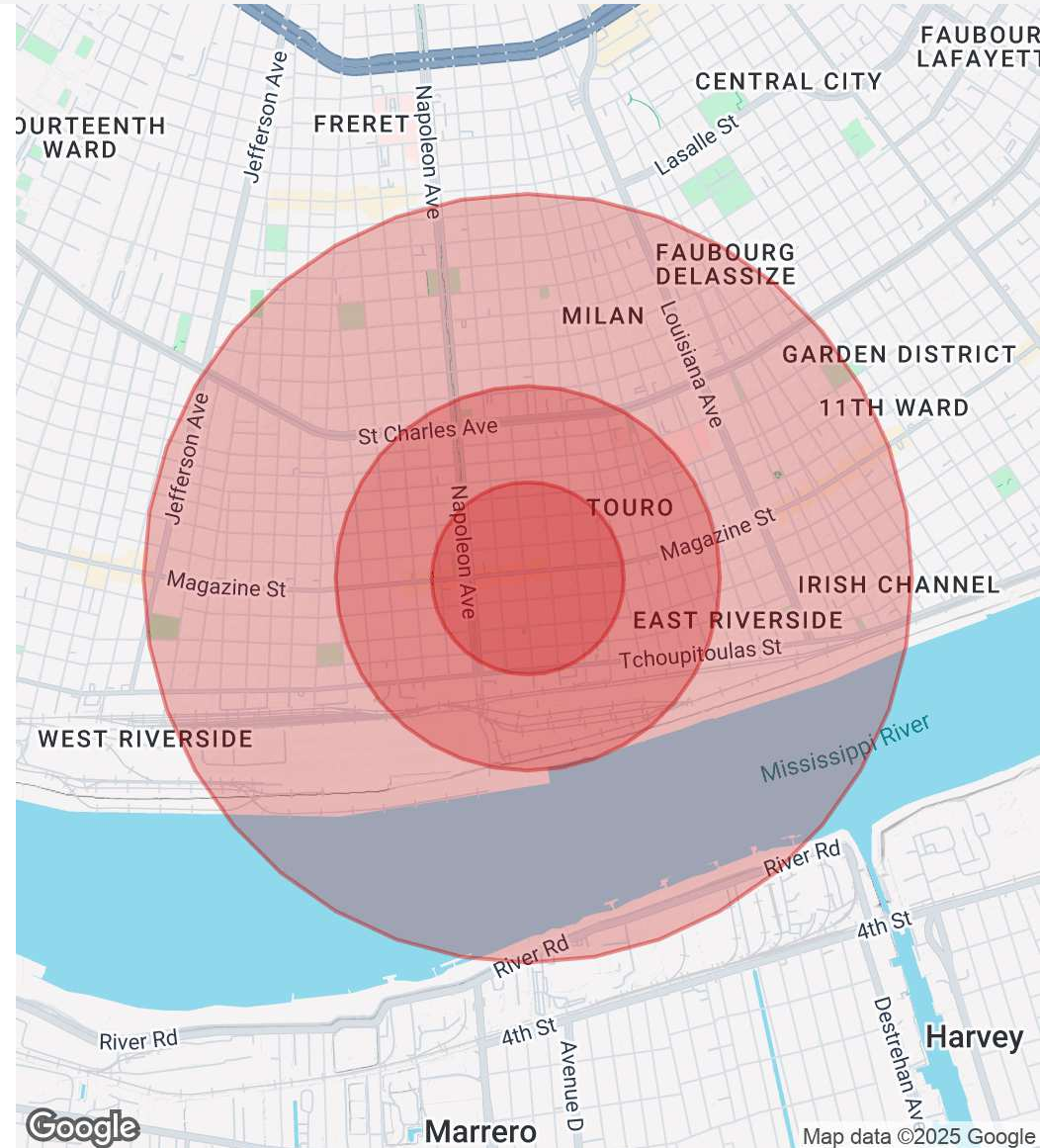
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,871	6,782	22,584
Average Age	44.2	43.0	41.1
Average Age (Male)	42.5	41.7	41.2
Average Age (Female)	46.6	44.1	41.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,019	3,750	12,481
# Of Persons Per HH	1.8	1.8	1.8
Average HH Income	\$104,571	\$95,236	\$94,487
Average House Value	\$524,460	\$554,925	\$500,548

* Demographic data derived from 2020 ACS - US Census



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