



## FOR LEASE

### AVAILABLE

- Up to 29,315 SF (143'8" x 205'7")

### GLA / ACREAGE

- 109,103 SF / 6.49 Acres

### TRAFFIC COUNTS

- North Carrollton Avenue:  
25,621 Avg. Daily Traffic
- Canal-Carrollton Streetcar Line:  
1,763 Avg. Riders Daily

### OVERVIEW

ALDI has acquired the former Winn-Dixie at Mid-City Market, located at 401 N. Carrollton Avenue in New Orleans. Approximately 29,315 SF of space remains available for a junior anchor tenant on the Conti Street-side of the building. Mid-City Market is a high-visibility, grocery-anchored shopping center in the heart of Mid-City, offering an outstanding junior-anchor opportunity alongside a proven lineup that has Jefferson Feed Pet & Garden Center, Office Depot, Panera Bread, Verizon, Felipe's Taqueria, and Five Guys. Positioned on one of the area's primary commercial corridors, the site benefits from strong connectivity and steady neighborhood activity supported by the Canal Street streetcar line, City Park, Bayou St. John, the Lafitte Greenway, and surrounding medical and institutional uses.

### MID-CITY MARKET CO-TENANTS

- |                                      |                     |                         |                            |
|--------------------------------------|---------------------|-------------------------|----------------------------|
| • ALDI <i>Opening Q4 2026</i>        | • Panera Bread      | • Five Guys             | • LA Nails Spa             |
| • Office Depot                       | • Verizon           | • Ochsner Health Center | • ASI Federal Credit Union |
| • Jefferson Feed Pet & Garden Center | • Felipe's Taqueria | • GNC                   | • Therapydia               |
| • Alma Restaurant                    | • Pizza Hut         |                         | • The Lash Lounge          |

SUMMARY

**AERIAL**

FLOOR PLAN

OVERALL  
 SITE PLAN

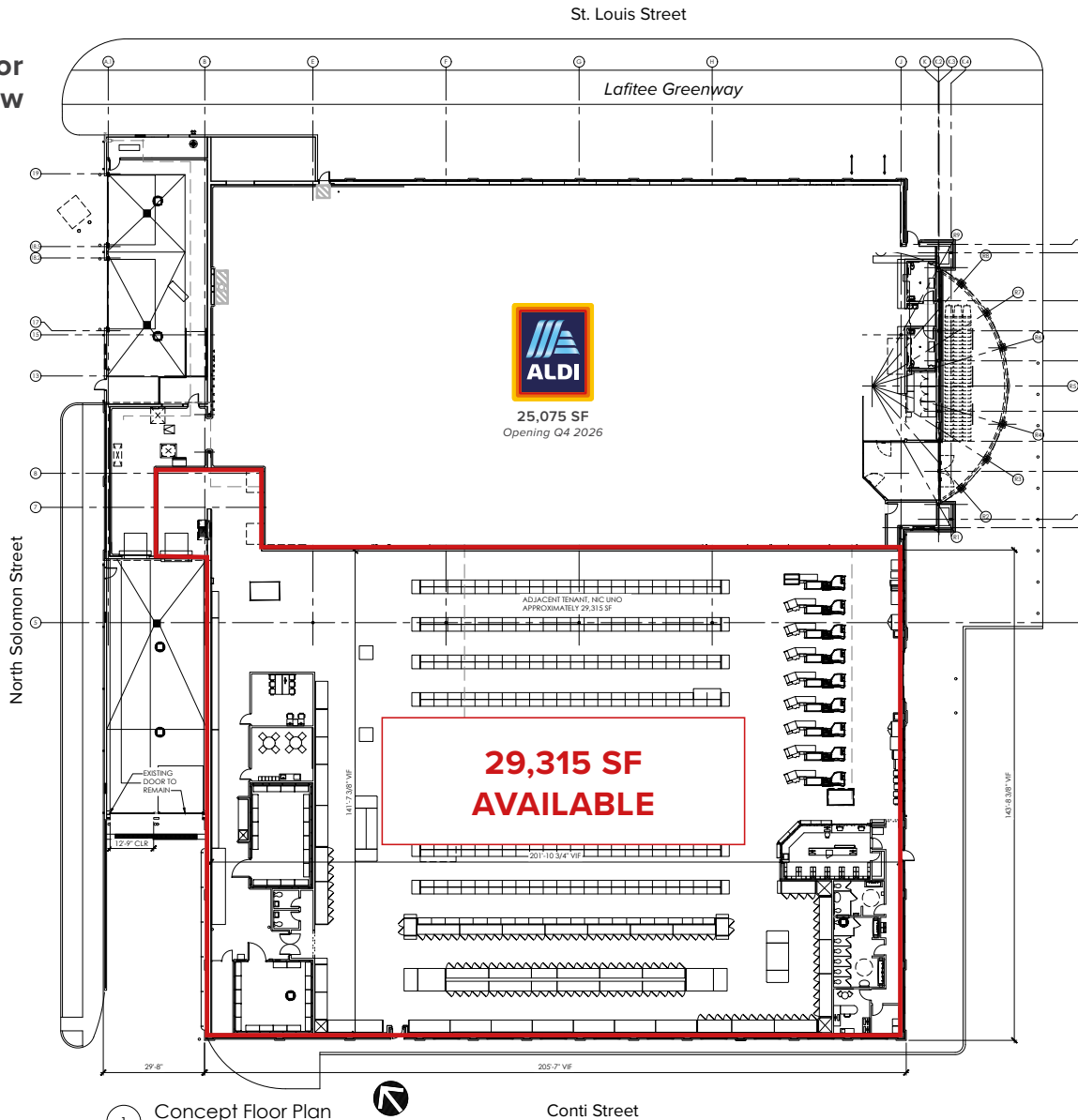
PHOTOS

AREA MAP

DEMOS &  
 TRAFFIC COUNTS



Click image for  
 larger view



Concept Floor Plan

Conti Street

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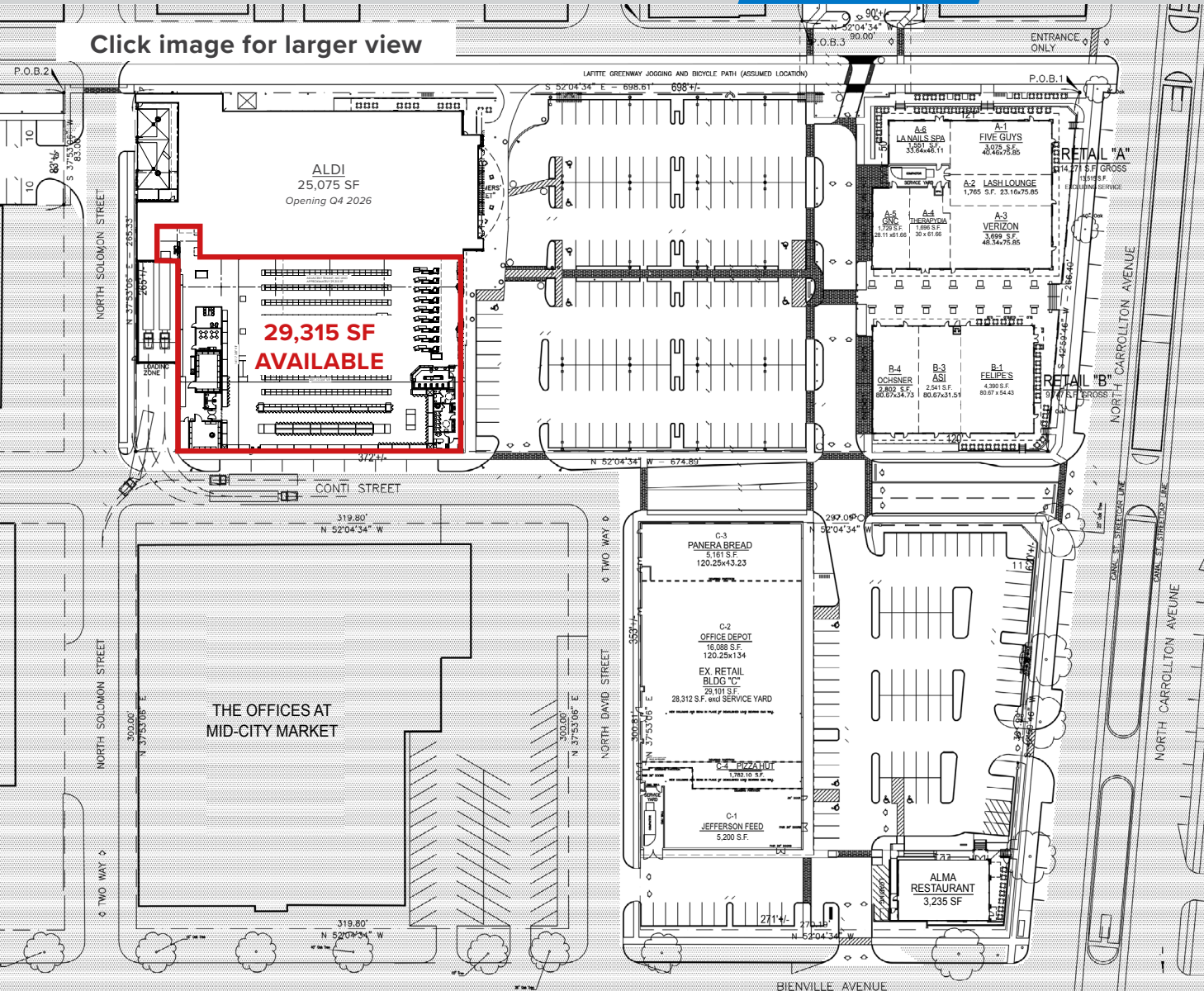
**OVERALL  
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## TENANTS

ALDI Opening Q4 2026	13,359 SF
<b>AVAILABLE</b>	<b>29,315 SF</b>
A-1. Five Guys	3,075 SF
A-2. The Lash Lounge	1,765 SF
A-3. Verizon	3,699 SF
A-4. Therapydia	1,696 SF
A-5. GNC	1,729 SF
A-6. LA Nails Spa	1,551 SF
B-1. Felipe's Taqueria	4,390 SF
B-3. ASI Financial Credit Union	2,541 SF
B-4. Ochsner Health Center	2,802 SF
C-1. Jefferson Feed Pet & Garden Center	5,200 SF
C-2. Office Depot	16,088 SF
C-3. Panera Bread	5,161 SF
C-4. Pizza Hut	1,782 SF
C-5. Alma Restaurant	3,235 SF

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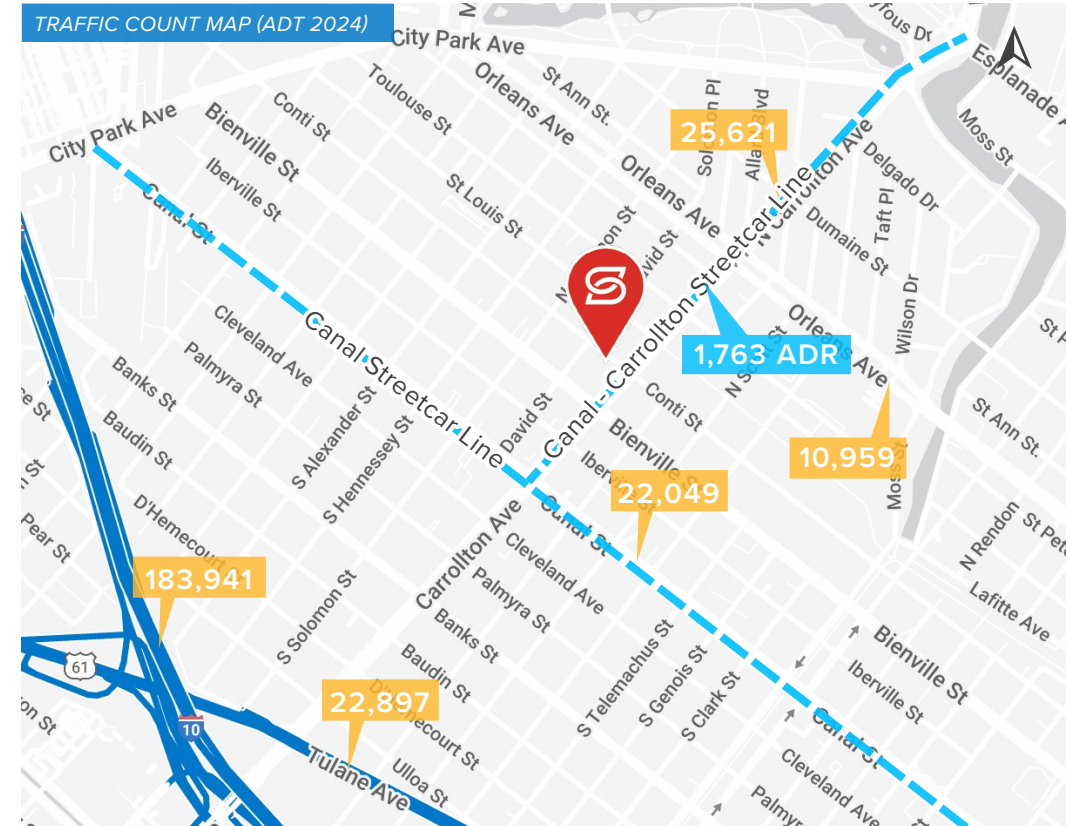
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## 2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	18,544	168,897	344,590

	1 MI	3 MI	5 MI
AVG. HH INCOME	\$100,937	\$102,027	\$106,481

	1 MI	3 MI	5 MI
DAYTIME POPULATION	16,046	183,662	338,462