

Development Site in the Warehouse/Arts District

851-869 Magazine Street
New Orleans, LA 70130



SQ. FOOTAGE: 10,965 SF (Total Lot)
RENTAL RATE: \$15,000 Monthly NNN
ZONING: Lafayette Square Historic District (M.C.S. 6702, CBDHDL), Urban Core Neighborhood Mixed-Use District (CBD-6), Mixed-Use Downtown Core Neighborhood (DCN-MU), Use Restriction Overlay District HU-B1A (Maximum Height 65 ft. and 5 Stories)

PROPERTY OVERVIEW

This historic early 20th-century warehouse was designed in the decorative brick style, popular between 1900-1940. Located in the Warehouse/Arts District, this structure is currently used as an active, covered parking garage, but all leases are month to month so use is flexible. This structure completely fills the property lot and has easy in/out access. This building is steps from the Superdome, French Quarter, Convention Center, National WWII Museum, an abundance of luxury residences, hotels, restaurants, galleries, and downtown office towers. This property is located along a heavy pedestrian and vehicular corridor.

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Map Courtesy of New Orleans Downtown Development District

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New energy and activity is transforming New Orleans' historic downtown into an exciting, mixed-use city center, restoring its reputation as a premier shopping and entertainment neighborhood. The Warehouse District is the pedestrian- and transit-friendly heart of downtown. Take a stroll to the French Quarter, Superdome, Smoothie King Arena, or Champions Square. Ride the historic streetcar to the booming medical district or down St. Charles Avenue. Enjoy a unique mix of retail, restaurants, and residential all surrounded by elite art galleries and museums, like The National WWII Museum. The Warehouse District has become a destination known for innovative culture and commerce.



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ZONING INFORMATION

New Orleans' Central Business Districts are characterized by a wide diversity of uses functioning within a single geography. These uses are mixed horizontally and vertically in a series of buildings, arranged along a continuous streetwall. The CBD-6 Urban Core Neighborhood Intensity Mixed-Use District is intended to provide for a downtown neighborhood environment with a mix of housing types, supporting residential services and commercial uses conveniently situated with respect to employment opportunities. The CBD-6 District is intended to accommodate a higher concentration of certain commercial uses than the CBD-5 District, and is particularly suited for the Warehouse District.

DEMOGRAPHICS

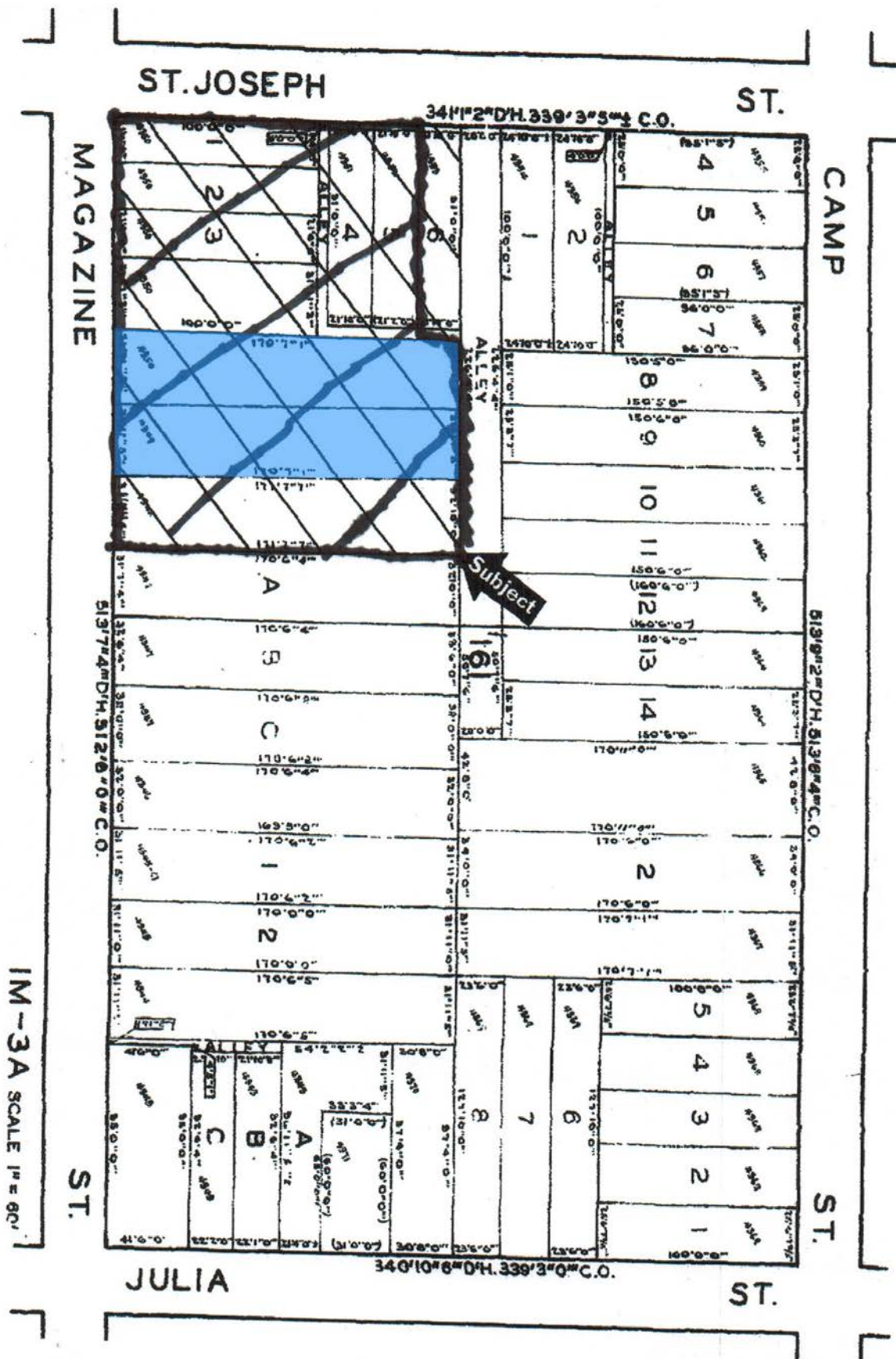
2015 Population	1 mile	3 miles	5 miles
Total Adult	13,121	147,620	296,975
Median Age	39	36	36
Median Household Income	\$46,499	\$34,680	\$38,378



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*All measurements are approximate

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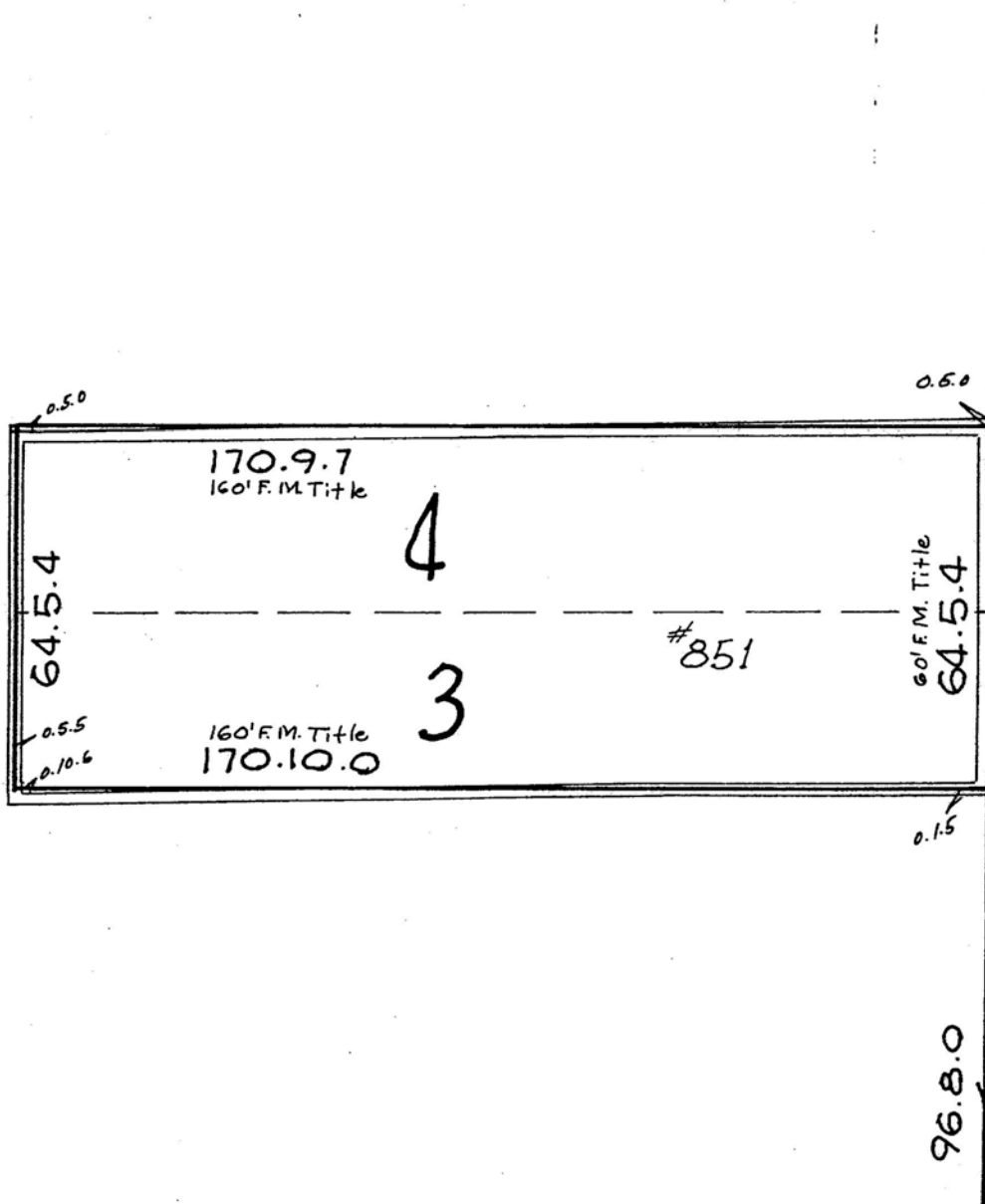
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SQ. No. 161
FIRST DISTRICT

JULIA ST. SIDE

CAMP ST. SIDE

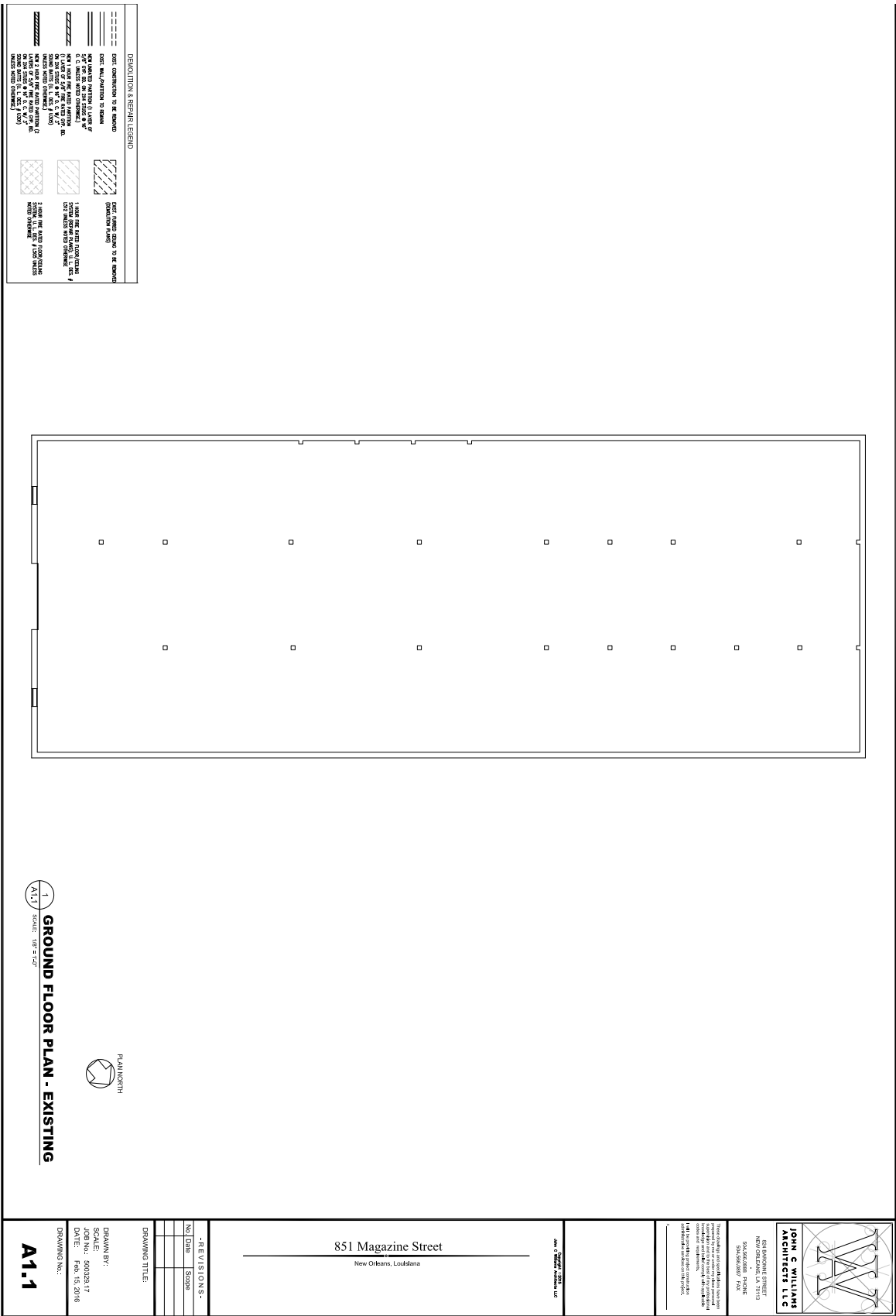


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