

FOR SALE

PROPERTY SUMMARY

Prime retail/office warehouse opportunity at the corner of Annunciation and Calliope adjacent to the Warehouse District and Pontchartrain Expressway. Prominently situated with excellent visibility and exposure, this handsome building is where modern design meets historic warehouse functionality.

The property is divided into 3 bays consisting of a total of 7,308 SF. These bays are ideal conversions for retail, office, art studio, or storage. They also have drive-in access via Annunciation St. For those looking for secure off-street parking, the bays are internally connected to the office, providing covered parking for staff and customers. Call to schedule a tour!

APPROXIMATE GLA

- Bay 1: 1,914 ± SF | Bay 2: 2,623 SF | Bay 3: 3,264 SF
- Total: 7,308 SF

SALES PRICE

- \$1,425,000

NEARBY LANDMARKS & AMENITIES

- Caesars Superdome, Smoothie King Center, Audubon Aquarium, The Riverwalk Outlets, NOLA Convention Center, Mardi Gras World, The National WWII Museum, & The Higgins Hotel
- Easily accessible to the Warehouse District, CBD, and Garden District, Port of New Orleans, & The New Orleans Public Belt (NOPB)
- Restaurants & Retail: French Truck Coffee, St. Pizza, Barrel Proof, Wild South, The Bower, The Tell Me More Bar, Flamingo A Go Go, & Peche Seafood Grill

TRAFFIC COUNTS (ADT 2024)

- Pontchartrain Expressway, north of site: 162,979
- Annunciation Street, at site: 8,528

2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	17,353	167,210	351,125
Avg. HH Income	\$113,050	\$91,415	\$89,519



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MELISSA WARREN, ccim
Office: 504-523-4481
Direct: 504-620-8148
mwarren@stirlingprop.com

GABRIELLE ADAMS
Office: 504-523-4481
Direct: 504-620-8141
gadams@stirlingprop.com

RETAIL/OFFICE/WAREHOUSE OPPORTUNITY

1200 Annunciation Street, New Orleans, LA 70130

