



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

RETAIL SPACE | FOR LEASE

## Magazine Storefront with Glass Display Windows

**3819 Magazine Street**

NEW ORLEANS, LA 70115

**Keith Adler**

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504.581.5005

Owner/Agent



## IN THE HEART OF MAGAZINE SHOPPING CORRIDOR

3819 Magazine Street, New Orleans, LA 70115

### PROPERTY DESCRIPTION

An expansive all-glass storefront is part of this 2,010-sq ground-floor commercial space now available for lease. Located along a highly-visible section of Magazine Street, a prime retail and dining destination, this would make an ideal high-end retail or office location.

The space is currently configured for a boutique and has three small dressing rooms as well as

hardwood floors and a display area within the glass storefront. There is also a rear storage room with a small private office.

*Contact agent for all tours and info.*

### PROPERTY DETAILS

<b>SIZE:</b>	2,010 rsf
<b>RENTAL RATE:</b>	\$36.00/sf, NNN (NNN charges are \$6.75/sf)
<b>AVAILABILITY:</b>	Immediate
<b>ZONING:</b>	HU-B1A

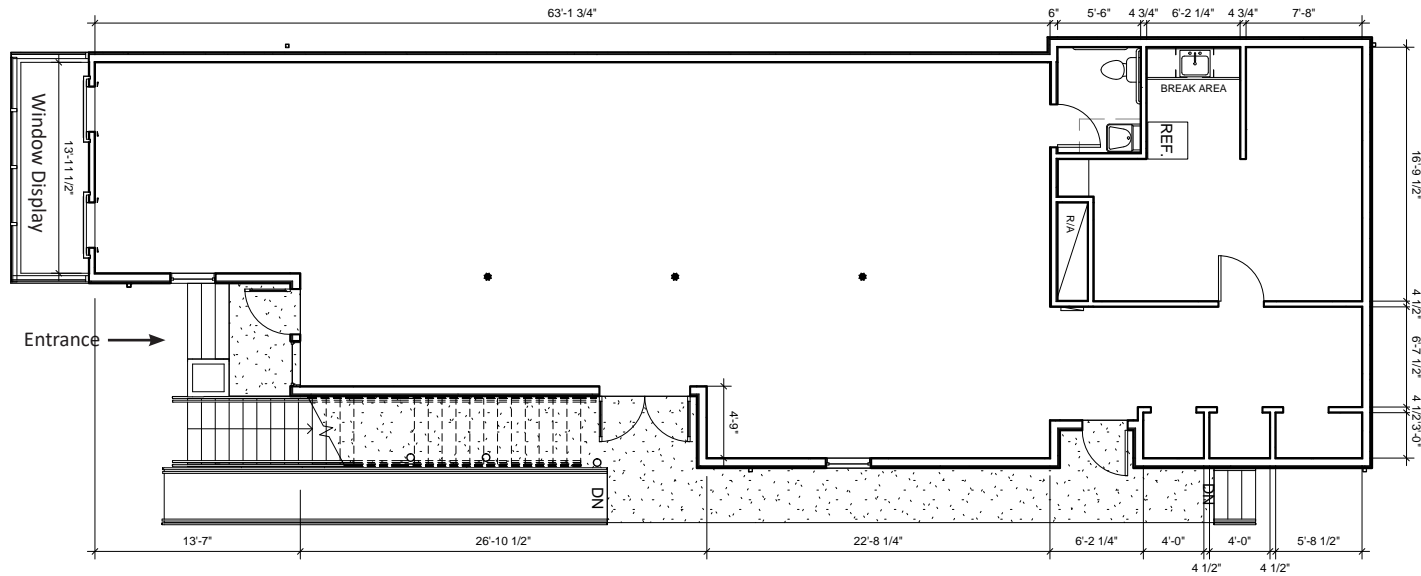


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# 3819 MAGAZINE STREET

## FLOOR PLAN





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## DEMOGRAPHICS (EST. 2024)

Radius:	<u>¼ mi.</u>	<u>½ mi.</u>	<u>1 mi.</u>
Population:	1,966	6,100	19,959
Avg HH Income:	\$167,854	\$149,814	\$139,591
Daytime Population:	995	5,032	9,498

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## NEIGHBORING RETAILERS



# 3819 MAGAZINE STREET

## ABOUT MAGAZINE STREET

Magazine Street, a 6-mile long street that follows the curve of the river from the French Quarter to Audubon Zoo, is a shopping and dining destination for both locals and tourists alike. The Magazine Street Merchants Association ([magazinestreet.com](http://magazinestreet.com)) actively promotes this thoroughfare with advertising, promotional pamphlets, and events throughout the year.



- » Champagne Stroll
- » Art for Art's Sake
- » COOLinary New Orleans

## TRANSPORTATION

In addition to street parking, this Magazine Street location is accessible in a myriad of ways.

- » Bus stops one half-block away, on the corner of General Taylor and Magazine
- » Historic St. Charles Streetcar line is 6 blocks away

## ZONING

The HU-B1A Neighborhood Business District is for non-residential use parcel(s) that exist within residential areas that have historically served the neighborhood and are typically located on a corner. These historic neighborhood business uses are consistent with the character of the surrounding neighborhood and are intended to serve the immediate area with minimal impact on the surrounding residential uses. These permitted uses include but are not limited to various day care facilities, art galleries, art studios, offices, pet care facilities, and retail establishments.





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