

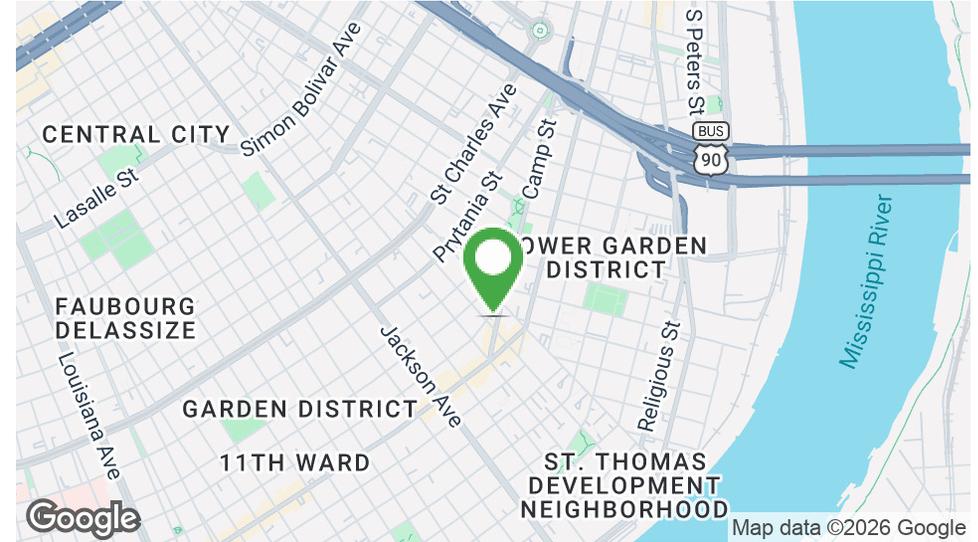


NEW UPTOWN RETAIL FOR LEASE

1825 Sophie Wright Pl, New Orleans, LA 70130

COLLIN HOLMES • DIRECTOR OF BROKERAGE
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PROPERTY DESCRIPTION

Experience the perfect balance of historic character and modern design in this striking new mixed-use development designed by m2 Studio. Located just off the vibrant Magazine Street corridor in the heart of Uptown New Orleans, this ground-floor commercial space offers exceptional visibility, strong foot traffic, and long-term appeal in one of the city's most desirable submarkets. Currently under construction and available for lease or purchase, the space can be delivered in gray shell condition or built-to-suit, allowing flexibility for a wide range of users.

OFFERING SUMMARY

Lease Price:	\$40.00/SF/yr (NNN)
Delivery:	Gray Shell or BTS
Ground Floor:	1,200 SF

PROPERTY HIGHLIGHTS

- New construction mixed-use development designed by m2 Studio
- Prime Uptown location near the Magazine Street corridor
- Ground-floor commercial space with strong visibility and pedestrian traffic
- Retail frontage on Sophie Wright Place for prominent exposure
- Rear access on Camp Street with enclosed garage and storage
- Ideal for loading, deliveries, and operational efficiency
- Soaring ceilings and expansive storefront windows
- Abundant natural light throughout the space
- Available gray shell or build-to-suit

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

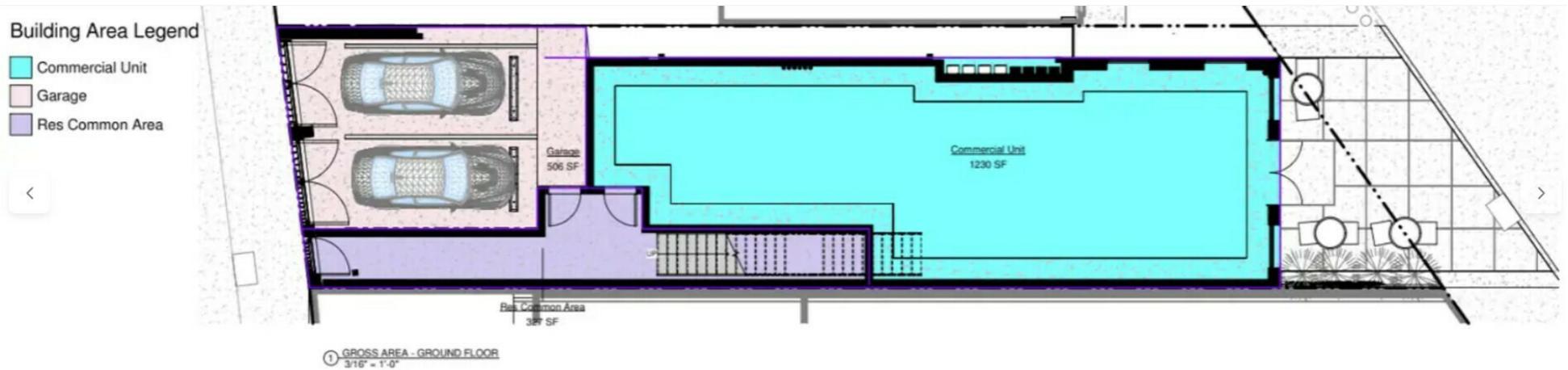


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RETAIL PROPERTY FOR SALE

GROUND FLOOR PLAN

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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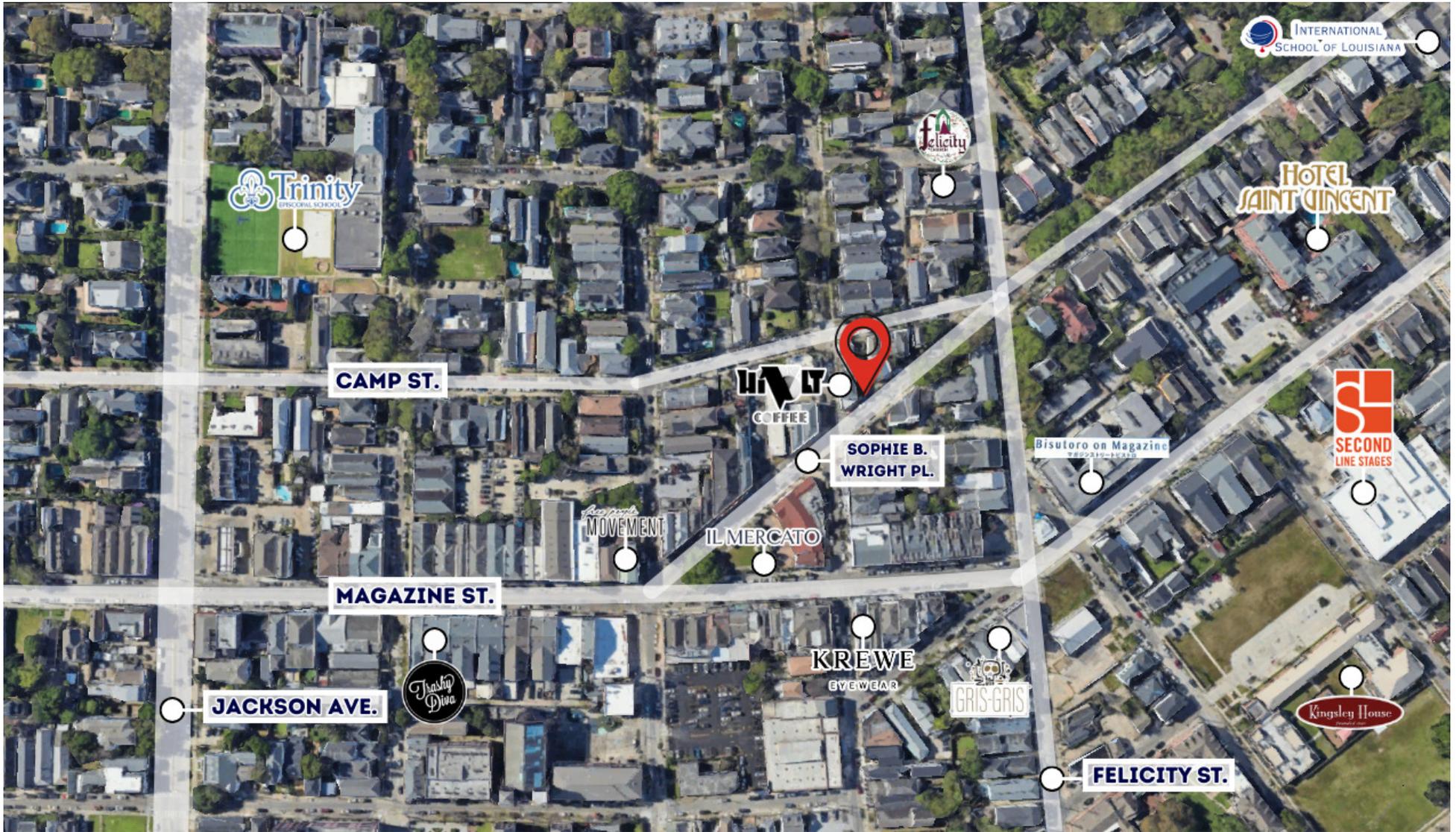


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RETAIL PROPERTY FOR SALE

AERIAL



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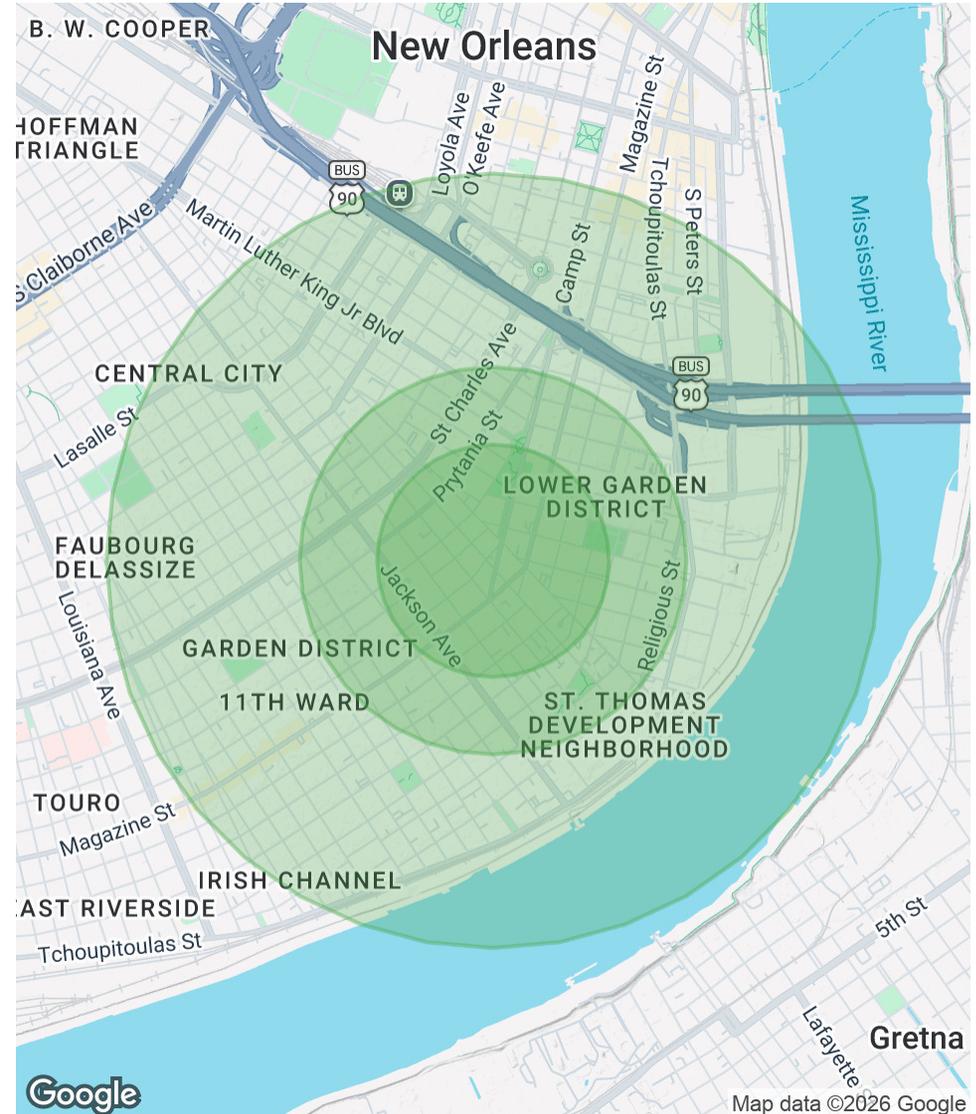
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,285	7,813	20,568
Average Age	43	41	42
Average Age (Male)	43	41	42
Average Age (Female)	43	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,970	4,495	11,543
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$105,728	\$108,057	\$106,191
Average House Value	\$776,174	\$693,758	\$649,705

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



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