



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



MAGAZINE CORNER RETAIL FOR LEASE

4000 Magazine Street, New Orleans, LA 70115



MAGAZINE CORNER RETAIL FOR LEASE

4000 Magazine Street, New Orleans, LA 70115

DESCRIPTION

Located at the corner of Magazine and Constantinople Streets, 4000 Magazine Street offers an upscale retail location available for lease. Previously, the space was occupied by Kiehl's. The property is fully sprinklered and ada compliant, and includes custom built-in shelving and cabinetry, a checkout counter, large back-of-house/storage room, ample lighting throughout, exposed brick and tasteful finishes throughout, and floor to ceiling storefront glass.

The zoning allows for many uses including, retail, office, etc., although the property's current configuration is ideal for a boutique retail store. This stretch of Magazine Street is centrally located, and easily accessible for Uptown and Garden District Residents alike. Due to its location on Magazine Street and its unique mix of co-tenancy, this specific area of Magazine Street also attracts many tourists.

ZONING: HU-B1 **ASKING PRICE:** \$5,200/mo + NNN

LAND SIZE: 3,450 SF **UNIT SIZE:** 1,075 SF

DEMOGRAPHICS

2025 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	10,428	28,228	85,570
AVERAGE HH INCOME	\$166,700	\$155,052	\$138,837

ben +
burka

COMMERCIAL REAL ESTATE





AERIAL VIEW



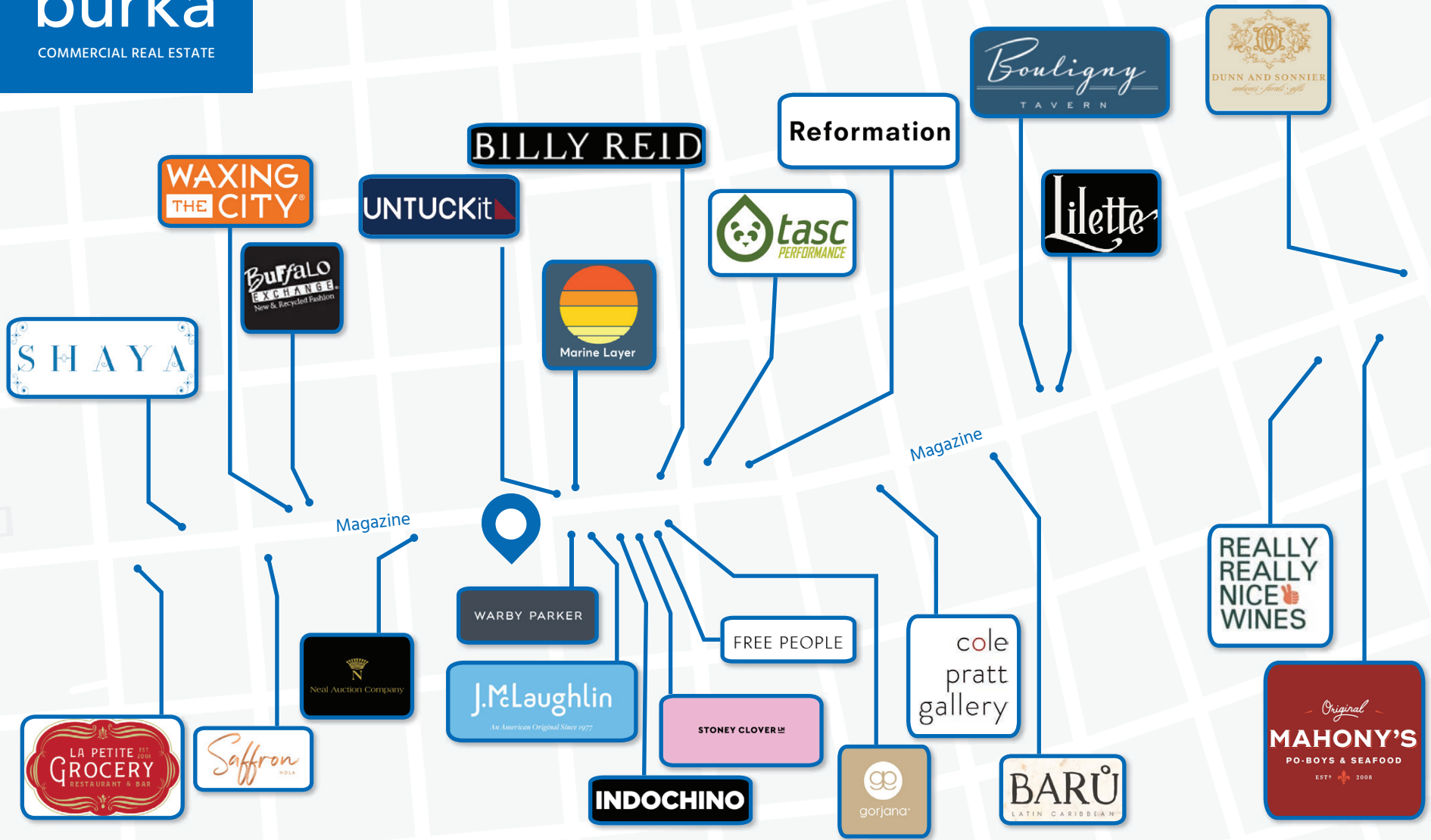
4000 Magazine Street, New Orleans, LA 70115

ben + burka

COMMERCIAL REAL ESTATE

Louisiana

Napoleon



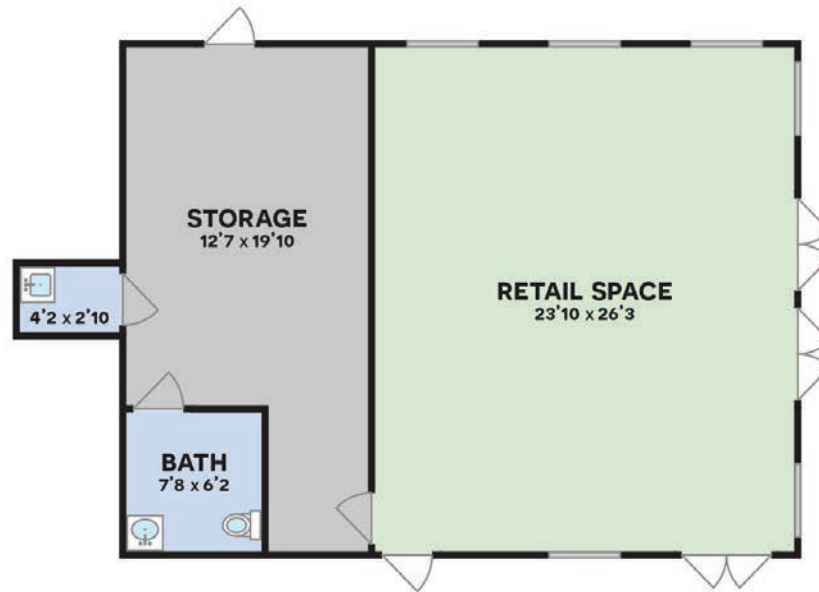
POINTS OF INTEREST MAP



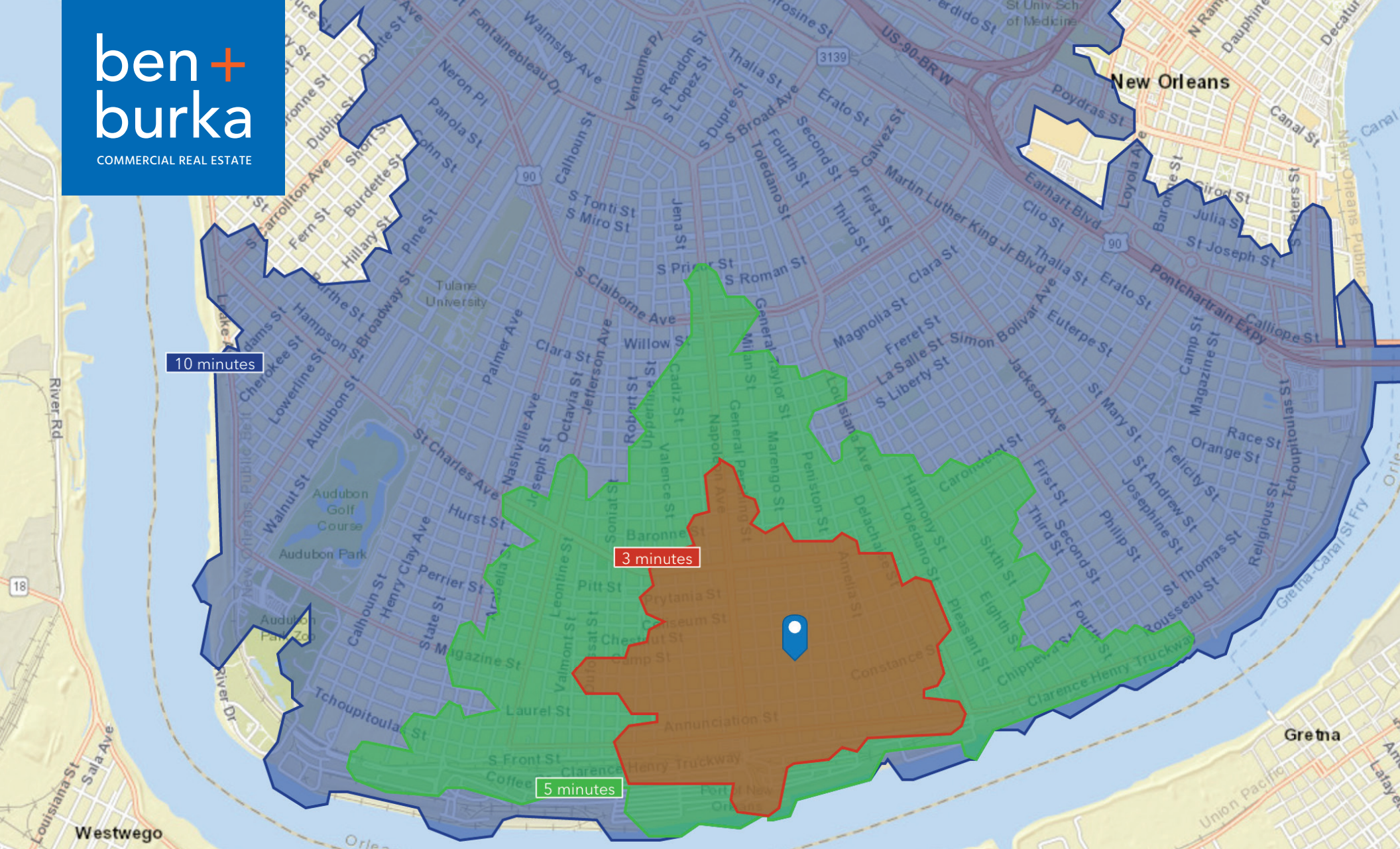
4000 Magazine Street, New Orleans, LA 70115



4000 MAGAZINE STREET
NEW ORLEANS, LA 70115



ESTIMATE ONLY



DRIVE TIME MAP

📍 4000 Magazine Street, New Orleans, LA 70115

For more information, please contact the Owner's exclusive representative:

ben + burka

COMMERCIAL REAL ESTATE

CASEY BURKA

25 Walnut Street
New Orleans, LA 70118
504.301.1002
casey@benburka.com
AGENT

AARON KAZANOFF

25 Walnut Street
New Orleans, LA 70118
504.301.1002
aaron@benburka.com
AGENT

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.