

stirling

FOR LEASE

MID-CITY MARKET

verizon

therapy dia

stirling

MID-CITY
★ MARKET ★

401 N. CARROLLTON AVENUE | NEW ORLEANS, LA

FOR LEASE

POTENTIALLY AVAILABLE

- Suite A-4: 1,696 SF (~30 x 61.6')
Existing Therapydia

GLA / ACREAGE

- 109,103 SF / 6.49 Acres

OVERVIEW

Located on the northwest corner of North Carrollton Avenue and Bienville Street in New Orleans, Louisiana, Mid-City Market serves as the retail and restaurant center of the community. Grocery-anchored by ALDI (*Opening Early Q4 2026*), the site features small shop, junior anchor and restaurant space. The oak-lined area has long been a local favorite for restaurants, coffee shops, retail, service and recreation.

This beautiful addition to the city provides services to a great number of local residents and visitors. The surrounding density creates a barrier which limits competition for Mid-City Market tenants. With over 100,000 square feet of commercial space, the project brings new retailers to an established, historical neighborhood and offers a rare opportunity to penetrate a stable market.

TRAFFIC COUNTS

- North Carrollton Avenue: 25,621 Avg. Daily Traffic
- Canal-Carrollton Streetcar Line: 1,763 Avg. Riders Daily



TENANTS

- ALDI *Opening Early Q4 2026*
- Office Depot
- Jefferson Feed Pet & Garden Center
- Panera Bread
- Verizon
- Felipe's Taqueria
- Alma Restaurant
- Five Guys
- Ochsner Health Center
- GNC
- Pizza Hut
- LA Nails Spa
- ASI Federal Credit Union
- Therapydia
- The Lash Lounge



ALDI
 Opening Early
 Q4 2026

POTENTIALLY AVAILABLE
A-4: 1,696 SF
 Existing Therapydia

verizon ✓ the LASH LOUNGE
FIVE GUYS therapydia
 LA Nails Spa **GNC**

ASI Federal Credit Union **Ochsner** Health Center
felipes felipes MELADERIA TAQUERIA

MID-CITY MARKET

The Offices at
MID-CITY MARKET

Office DEPOT

Panera BREAD.

JEFFERSON FEED PET & GARDEN
Pizza Hut

Alma
A MODERN HONOLULU ESTATE

North Carrollton Avenue

Streetcar Line

St. Louis Street

Lafitte Greenway

Contre Street

Bienville Street

SUMMARY

AERIAL

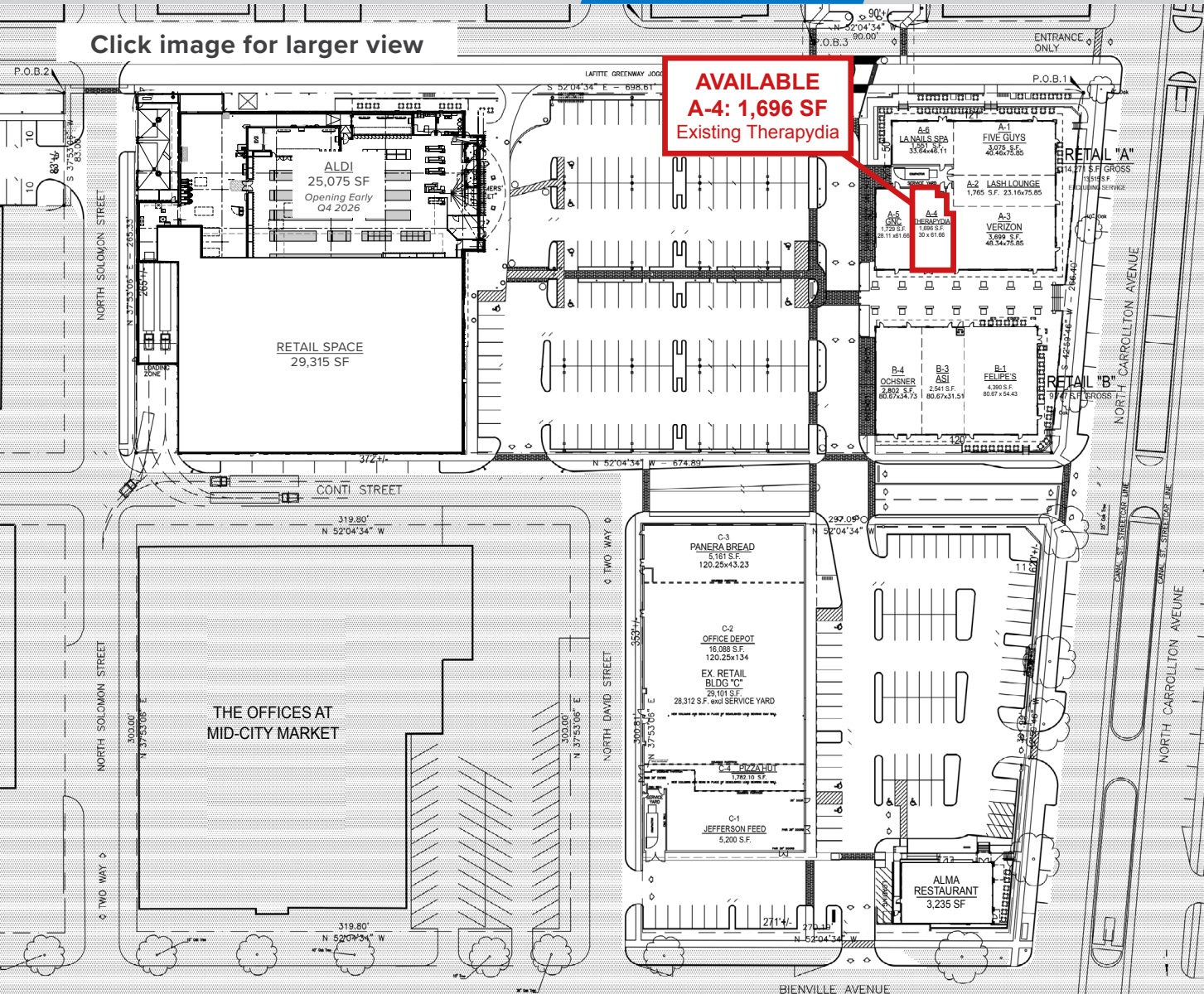
SITE PLAN

PHOTOS

AREA RETAIL

DEMOGRAPHICS

Click image for larger view



TENANTS

ALDI <i>Opening Early Q4 2026</i>	25,075 SF
Retail Space Available	29,315 SF
A-1. Five Guys	3,075 SF
A-2. The Lash Lounge	1,765 SF
A-3. Verizon	3,699 SF
A-4. Potentially Available Existing Therapydia	1,696 SF
A-5. GNC	1,729 SF
A-6. LA Nails Spa	1,551 SF
B-1. Felipe's Taqueria	4,390 SF
B-3. ASI Financial Credit Union	2,541 SF
B-4. Ochsner Health Center	2,802 SF
C-1. Jefferson Feed Pet & Garden Center	5,200 SF
C-2. Office Depot	16,088 SF
C-3. Panera Bread	5,161 SF
C-4. Pizza Hut	1,782 SF
C-5. Alma Restaurant	3,235 SF

SUMMARY

AERIAL

SITE PLAN

PHOTOS

AREA RETAIL

DEMOGRAPHICS



SUMMARY

AERIAL

SITE PLAN

PHOTOS

AREA RETAIL

DEMOGRAPHICS

