

SUMMARY

AERIAL

FLOOR PLAN

OVERALL SITE PLAN

PHOTOS

AREA MAP

DEMOS & TRAFFIC COUNTS

AVAILABLE

29,315 SF



FOR LEASE

AVAILABLE

- Up to 29,315 SF (143'8" x 205'7")

GLA / ACREAGE

- 109,103 SF / 6.49 Acres

TRAFFIC COUNTS

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

OVERVIEW

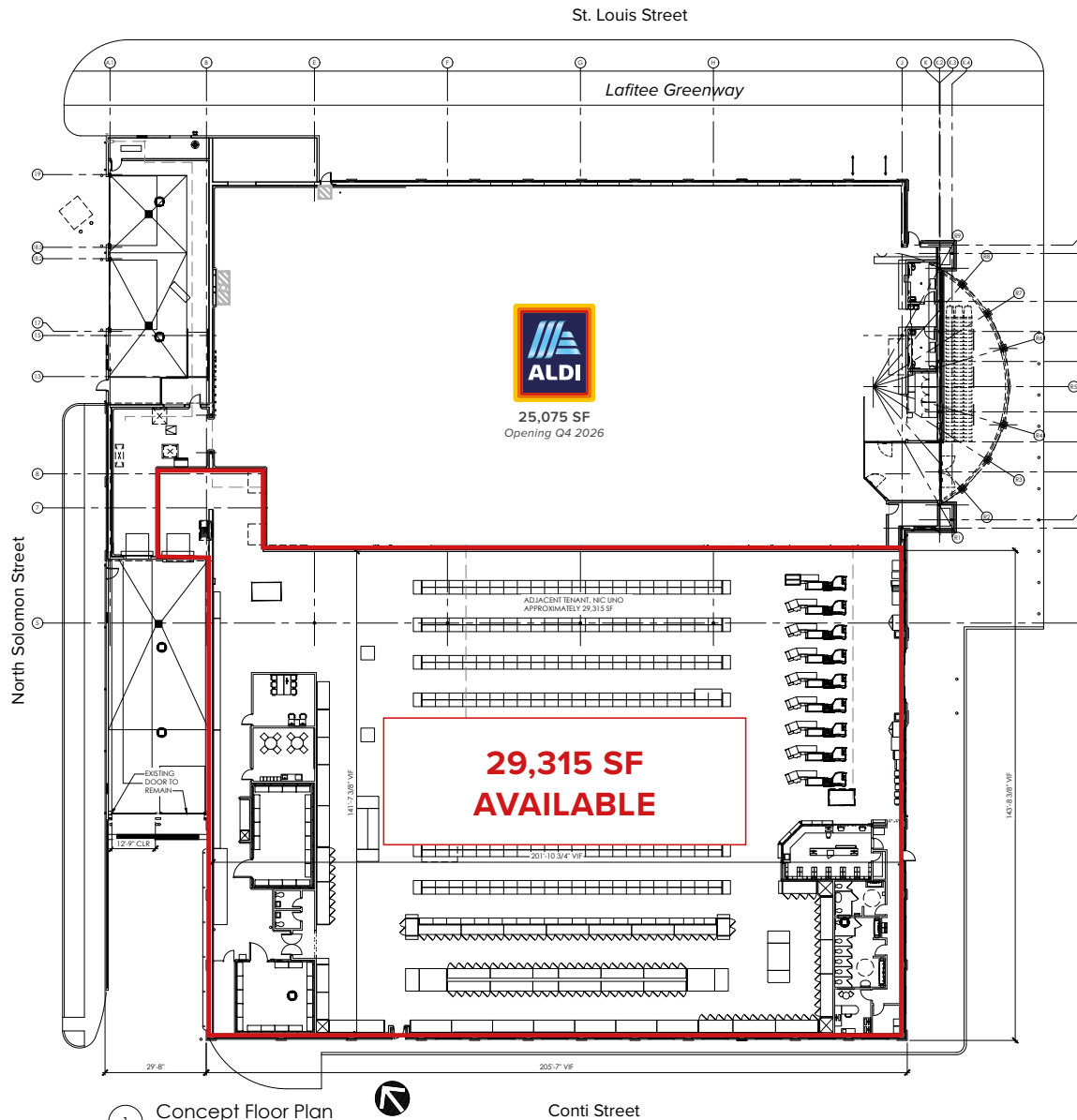
ALDI has acquired the former Winn-Dixie at Mid-City Market, located at 401 N. Carrollton Avenue in New Orleans. Approximately 29,315 SF of space remains available for a junior anchor tenant on the Conti Street-side of the building. Mid-City Market is a high-visibility, grocery-anchored shopping center in the heart of Mid-City, offering an outstanding junior-anchor opportunity alongside a proven lineup that has Jefferson Feed Pet & Garden Center, Office Depot, Panera Bread, Verizon, Felipe's Taqueria, and Five Guys. Positioned on one of the area's primary commercial corridors, the site benefits from strong connectivity and steady neighborhood activity supported by the Canal Street streetcar line, City Park, Bayou St. John, the Lafitte Greenway, and surrounding medical and institutional uses.

MID-CITY MARKET CO-TENANTS

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



Click image for
larger view



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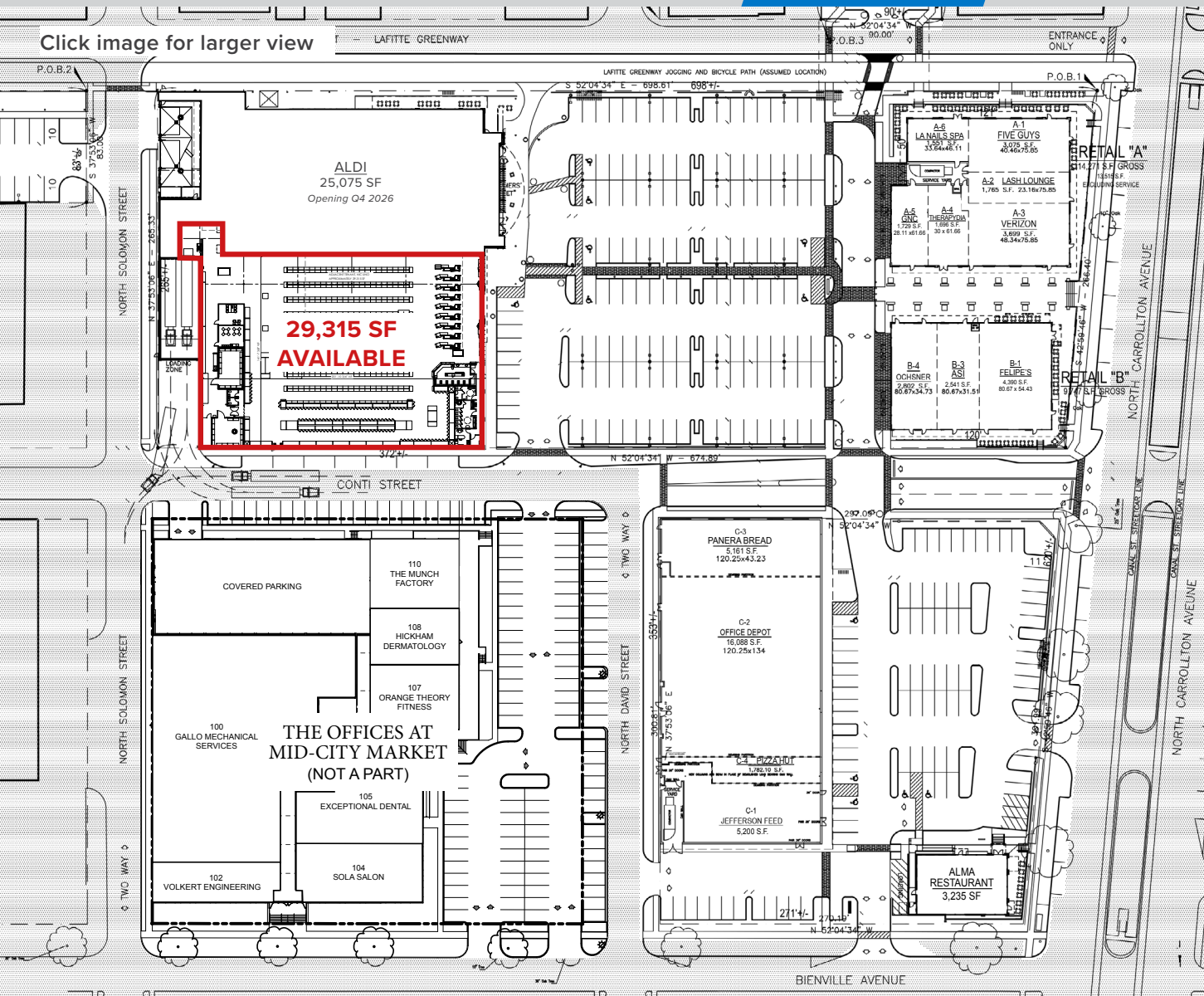
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TENANTS

ALDI Opening Q4 2026 13,359 SF
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. 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

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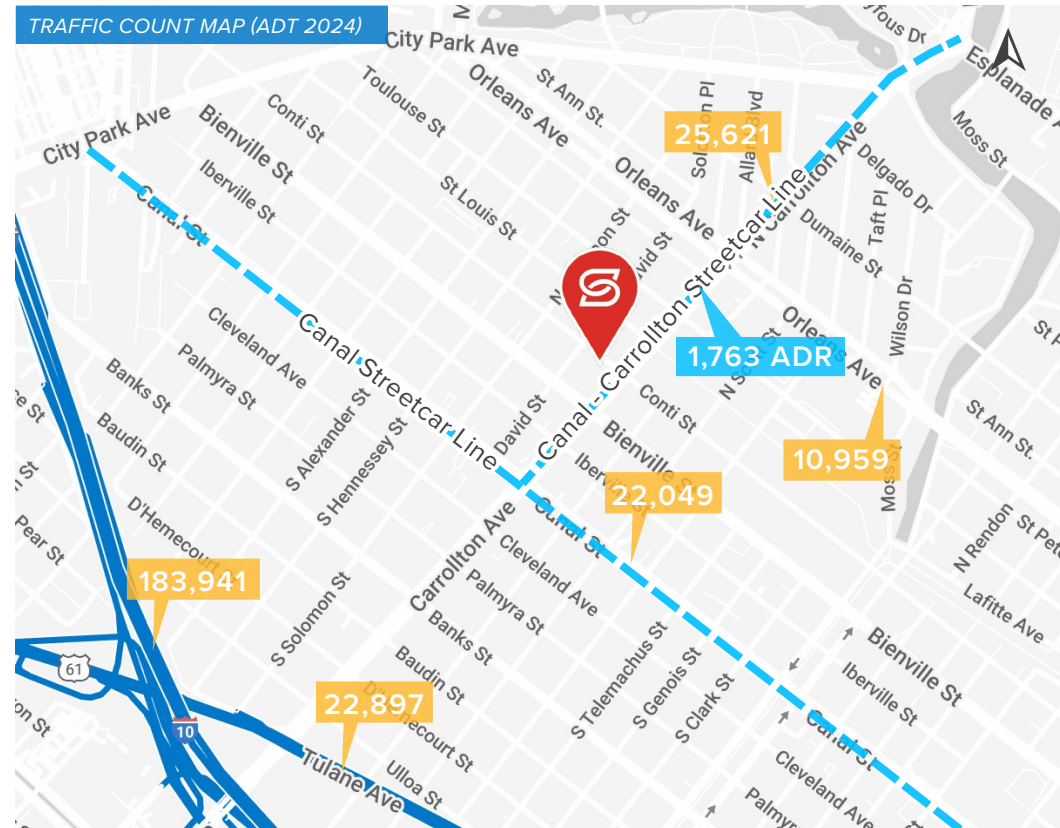
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2025 DEMOGRAPHICS



POPULATION

1 MI

18,544

3 MI

168,897

5 MI

344,590



AVG. HH INCOME

1 MI

\$100,937

3 MI

\$102,027

5 MI

\$106,481



DAYTIME
POPULATION

1 MI

16,046

3 MI

183,662

5 MI

338,462