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CANAL BLVD RETAIL / OFFICE

5325 Canal Blvd, New Orleans, LA 70124



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DESCRIPTION

Available for lease, 5325 Canal Blvd offers an exceptionally positioned building with extensive off-street parking on bustling Canal Blvd. Located at the crossroads of Lakeview and Mid-City, the property features a ~5,000 SF open space with 13' ceilings along with ~1,100 SF of conditioned office space. The property includes a large 6,000 SF lot which can be utilized as storage, parking for 24+ cars, or new construction to be used in conjunction with the main building. Previously, the property was used as a laundromat/dry cleaning drop-off. As such, a 6" gas line and a large 3" water line service the site. The zoning allows for a host of uses including retail, office, restaurant, grocery, medical, pet service, etc. Ownership will consider substantial buildout for qualified tenants.

The property is extremely visible and is in close proximity to a number of retailers, restaurants, and destinations, including Helm Paint, Sherwin Williams, The Bulldog, MoPho, Cafe Navarre, Morning Call, Buds Broilers, and many others. Additionally, the site is just a short drive from Old Metairie, Bucktown, Lakeview, and other prime New Orleans neighborhoods.

BLDG SIZE: 6,078 sf

ZONING: SLB-2

LAND SIZE: 15,360 sf

LEASE PRICE: \$16.75/sf + NNN

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	5,402	21,177	221,347
AVERAGE HH INCOME	\$129,703	\$126,359	\$93,306



AERIAL VIEW

 5325 Canal Blvd, New Orleans, LA 70124

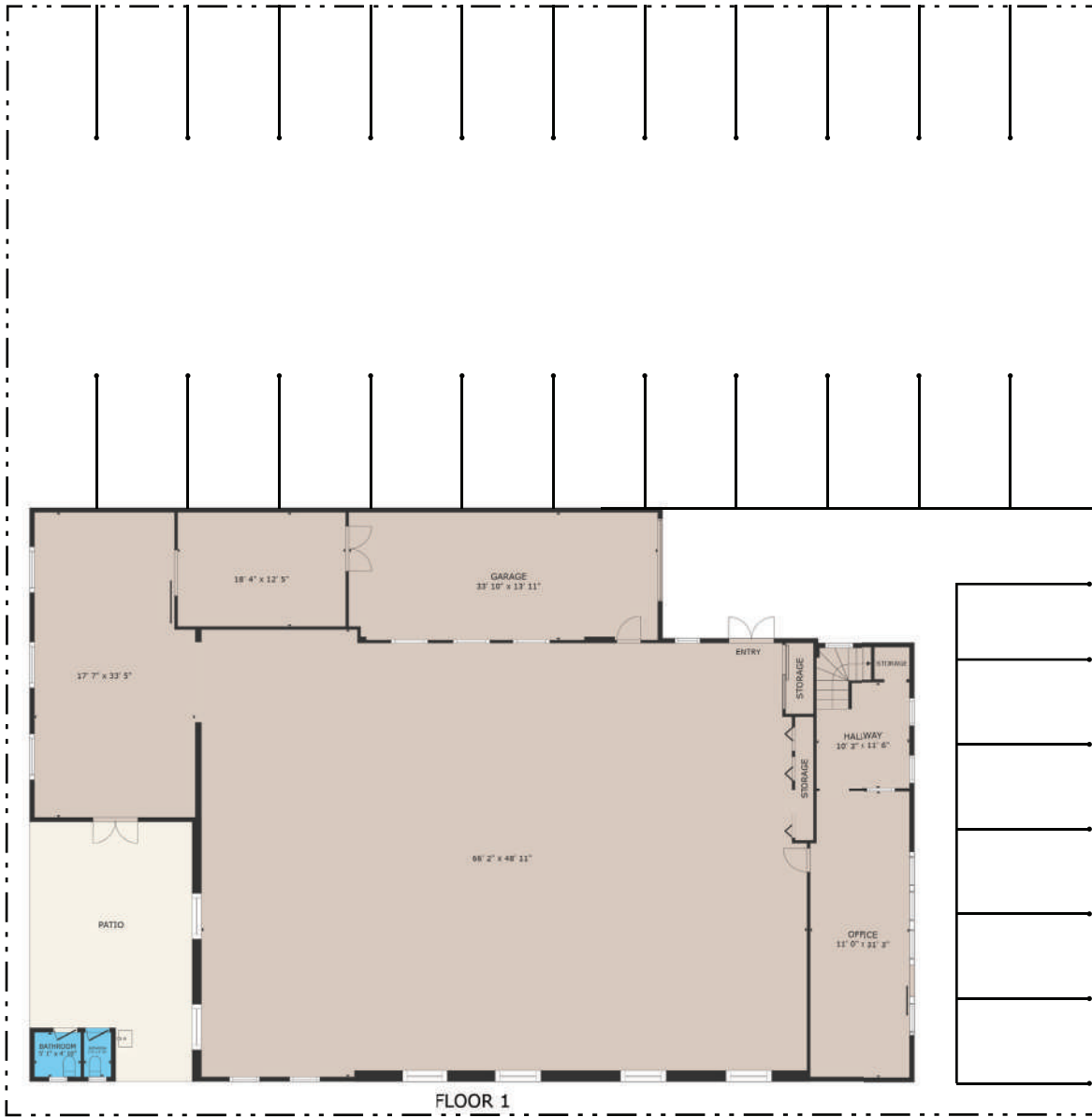
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POINTS OF INTEREST MAP

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CANAL BLVD

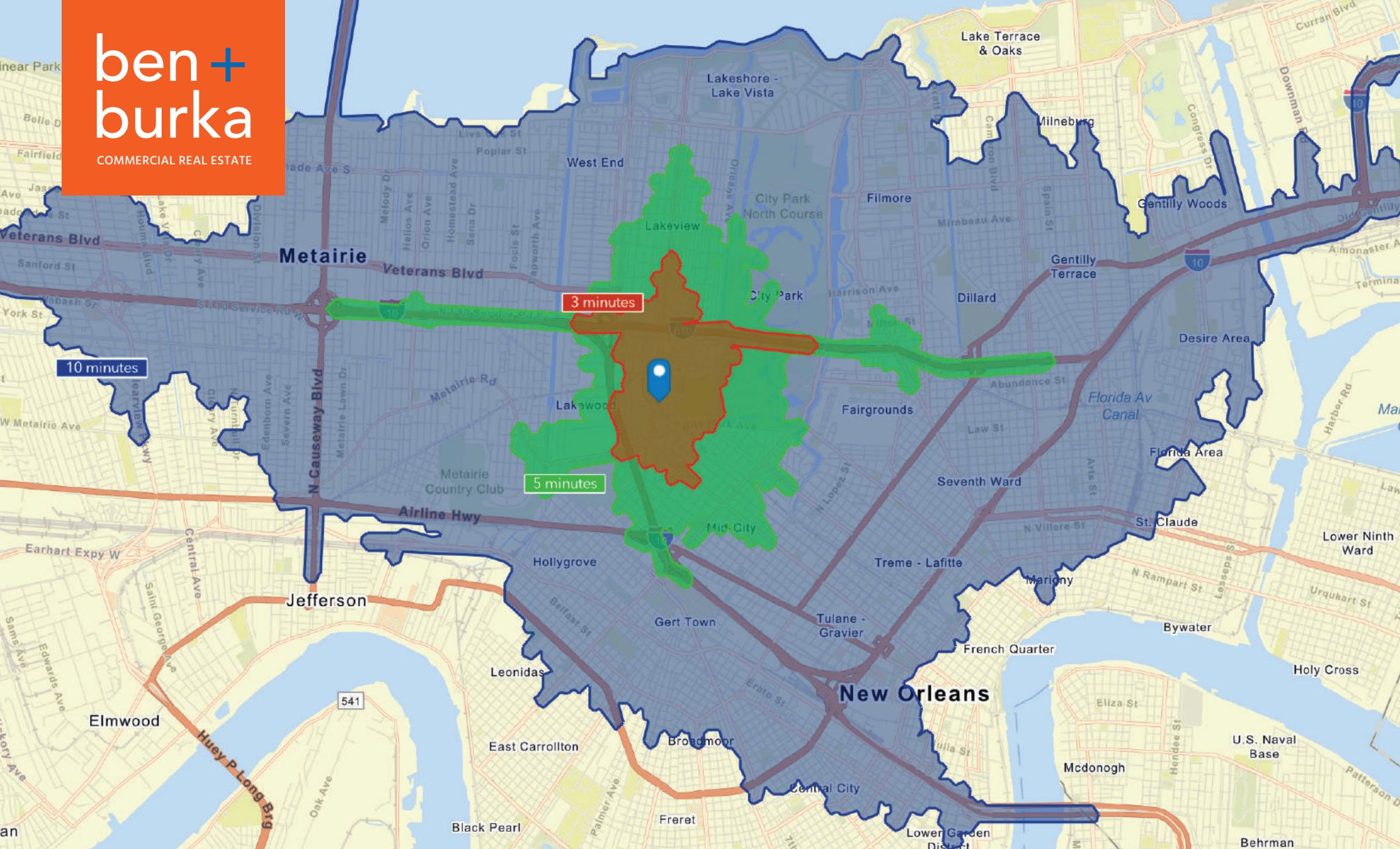


SITE PLAN IS APPROXIMATE

SITE PLAN / FLOOR PLAN

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DRIVE TIME MAP

📍 5325 Canal Blvd, New Orleans, LA 70124

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

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AARON KAZANOFF

OWNER/AGENT

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— LICENSED IN THE STATE OF LOUISIANA —

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