



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

COMMERCIAL SPACE | FOR LEASE

## Commercial Building Near Busy Intersection

**4321 S Claiborne Avenue**

NEW ORLEANS, LA 70125

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## STAND-ALONE BUILDING ALONG CLAIBORNE CORRIDOR

4321 S Claiborne Avenue, New Orleans, LA 70125

### PROPERTY DESCRIPTION

This two-building property is located at signalized intersection of Napoleon and S. Claiborne avenues. It consists of a primary freestanding structure that is 3358.5 sf with rollup hurricane doors, floodlights, and hanging exterior signage. The smaller 454.5-sf back structure has its own separate HVAC and entrance, but is only accessible from the main building. Both buildings must be leased together.

The buildings have been completely renovated with LED lights, central HVAC in the first building and an HVAC unit in the back building, and concrete floors. The open floor plan can be adapted for various uses.

This property has great visibility in a dense commercial corridor. It is within one block of Ochsner Hospital, Tou-ro Imaging Center, and the new Ochsner ob-gyn clinic opened on Claiborne. There are also national retailers, pharmacies, and fast-food restaurants all close by, and it is immediately adjacent to a retail center that includes Green Tea Restaurant and a Verizon store.

This property has been serving neighborhood needs for generations, since the 1930s. It was previously the long-time home of South Claiborne Hardware, but it also served as a neighborhood grocery store. Continue the tradition with this space that is ideal for retail, storage, fitness, craft/event, or office use.

### PROPERTY SUMMARY

**BUILDING SIZE:** 3,813 sf

**LEASE RATE:** \$4,950/month, NNN

**ZONING:** MU-1



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# 4321 S CLAIBORNE AVENUE

## NEIGHBORHOOD

### IN THE AREA



Located near at the intersection of Napoleon and S Claiborne Avenues, this corner is one of the most visible in the city. Claiborne Ave is a well-trafficked commercial corridor quickly connecting to the downtown CBD. Napoleon Avenue is a major thoroughfare for uptown New Orleans.



Freret Street is in the midst of a renaissance. This highly popular segment is home to multiple restaurants, bars, coffee shops, convenience stores, a Rouses grocery store, and a soon-to-come Trader Joe's.



Ochsner Baptist, a part of the Ochsner Health System, is a fully accredited hospital staffed by more than 600 physicians and specialists. It features the Women's Pavilion and a 6,000 sf, 24-hour, full-service emergency department.

### ZONING

The MU-1 Medium Intensity Mixed-Use District is intended to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Permitted commercial uses include day care, health club, medical clinic, art gallery, restaurant, retail, community center, place of worship, and many types of educational facilities.

### DEMOGRAPHICS (EST. 2025)

	<u>3 min</u>	<u>5 min</u>	<u>10 min</u>
POPULATION:	36,880	57,796	136,558
# HOUSEHOLDS:	14,827	23,729	65,071
MEDIAN HH INCOME:	\$75,372	\$73,840	\$74,311
DAYTIME POPULATION:	9,150	20,698	115,411

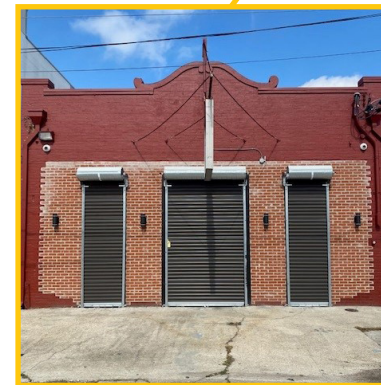
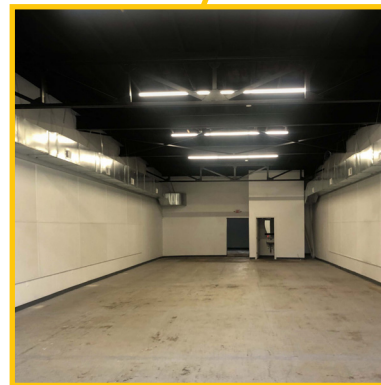
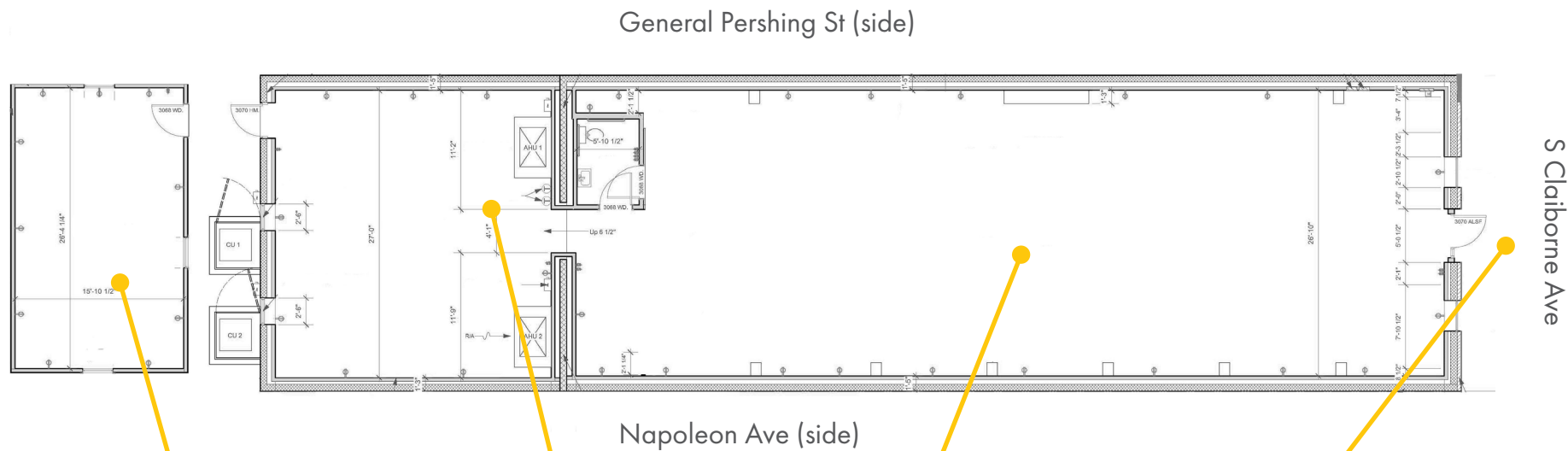
### TRAFFIC COUNTS

- S Claiborne Ave: 37,490 vehicles per day
- Napoleon Ave: 11,613 vehicles per day



# 4321 S CLAIBORNE AVENUE

## SITE PLAN



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