

Prime Retail Space for Lease



4000 Magazine Street
New Orleans LA 70115

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- ◇ 1075 sq ft
- ◇ ADA Compliant

The Offering

Rare prime Magazine Street retail space in pristine condition. Located between Louisiana Ave and Napoleon Ave which is bustling with foot and vehicle traffic. There are numerous upscale retail shops, restaurants and art galleries within this stretch of Magazine Street. It is centrally located and attracts many locals and tourists. This 1075 sq ft ADA compliant building includes the retail space with gorgeous hardwood floors and high end finishes as well as a spacious storage area with office, utility room and bathroom.

Lease Details

- Lease Type: Base + NNN
- Lease Base Price: \$5400
- Lease NNN: \$1253.80
- NNN includes: common area maintenance, monitored security, water, pest control, taxes and insurance.
- Zoning: HU-B1
- ADA Compliant: Yes
- Sprinkler System: Yes



Sunlit entry with display windows & doors



Point of sale counter overlooks retail area



Gorgeous hardwood floors & high ceilings



Spacious back of house & office

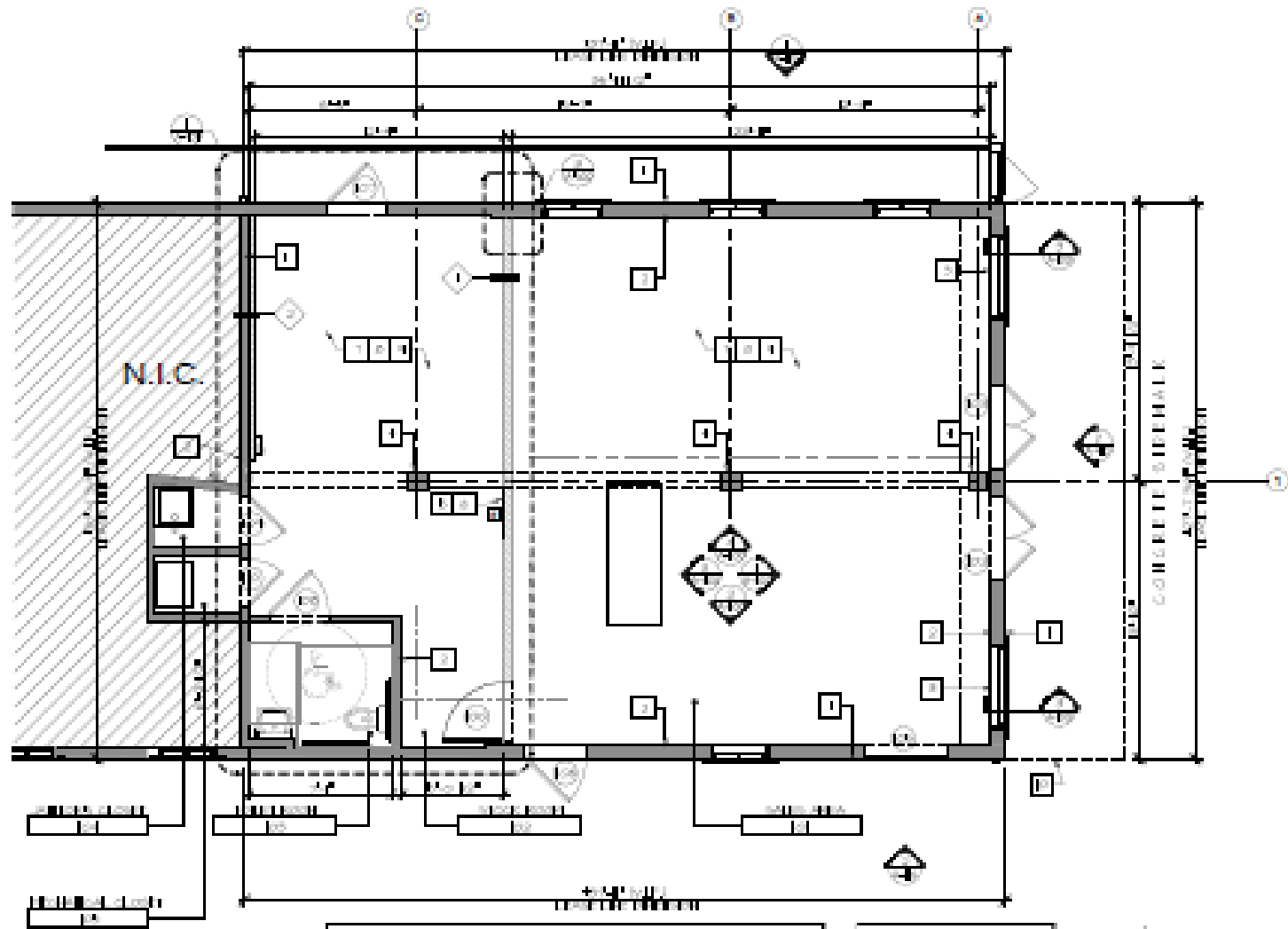
Location Details

Magazine Street between Napoleon Ave and Louisiana Ave is the home to many upscale internationally recognized clothing, jewelry boutiques as well as premier art galleries.



**4000 Magazine Street
at the corner of Constantinople Street**

Floor Plan



4000 Magazine Street



Excellent location for an upscale retail shop, art gallery, jewelry or cosmetics store.

Demographics within 1 mile

- **2024 Population:** 20,492
- **Median Age:** 42
- **Median Household Income:** \$129,363 vs national median of \$71,702
- **College Graduation Rate:** 52.6% vs national rate of 34.1%
- **Median Home Value:** \$607,042
- **Walkability Score:** 95%



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For inquiries please contact

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