



PRIME MAGAZINE STREET RETAIL LEASE

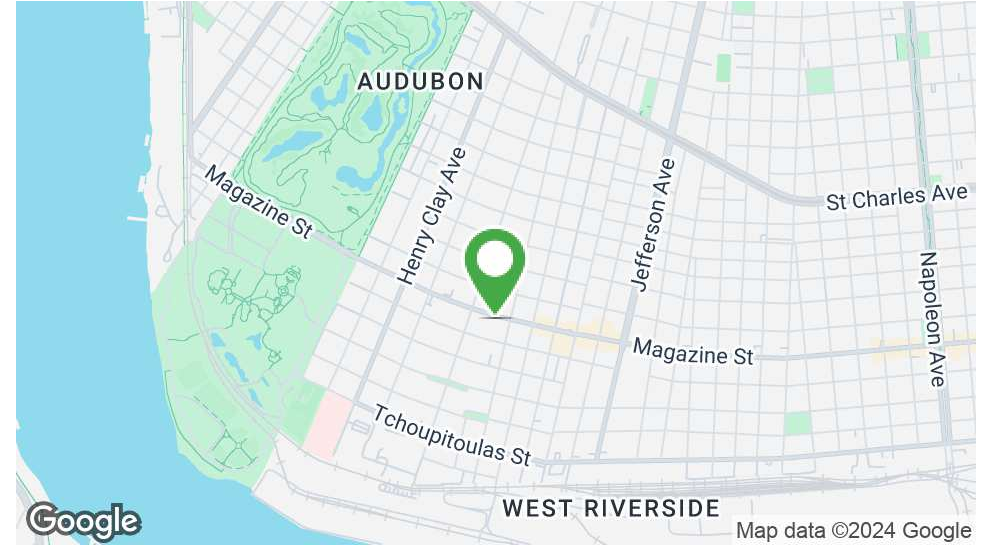
5924 Magazine St, New Orleans, LA 70115

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



PROPERTY DESCRIPTION

Currently operating as fitness studio which is an excellent use of this space and the demographics in the area. Other great uses: clothing boutique, pop up art gallery, or other low traffic retail uses. Tenant has access to the beautifully landscaped courtyard!

Business is still in operation, do not disturb. All showings must be made with listing agent and allow 24 hours for any appointment.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	3,866 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,233	55,740	124,950
Total Population	13,786	128,458	281,432
Average HH Income	\$193,790	\$98,849	\$87,807

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY





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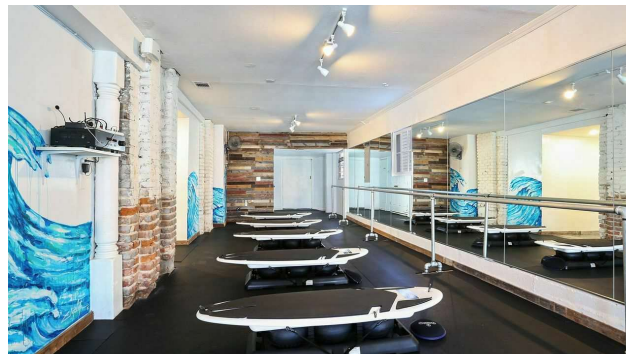
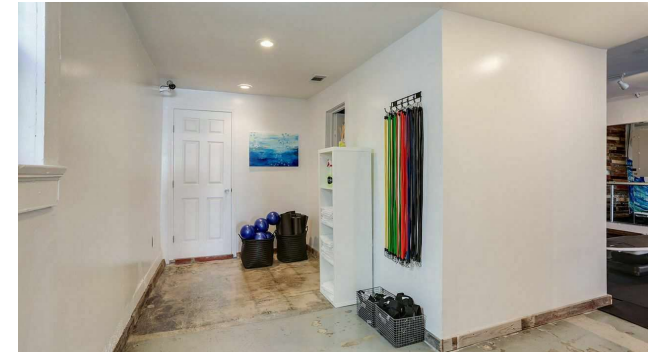
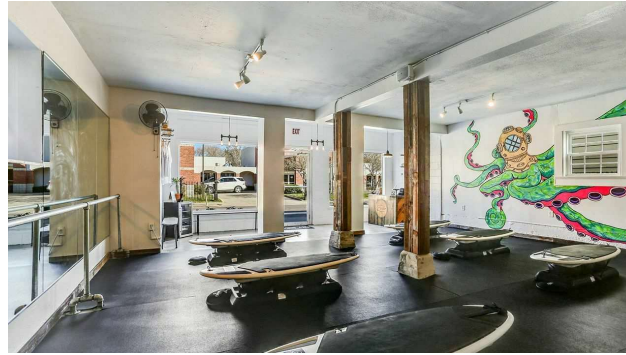
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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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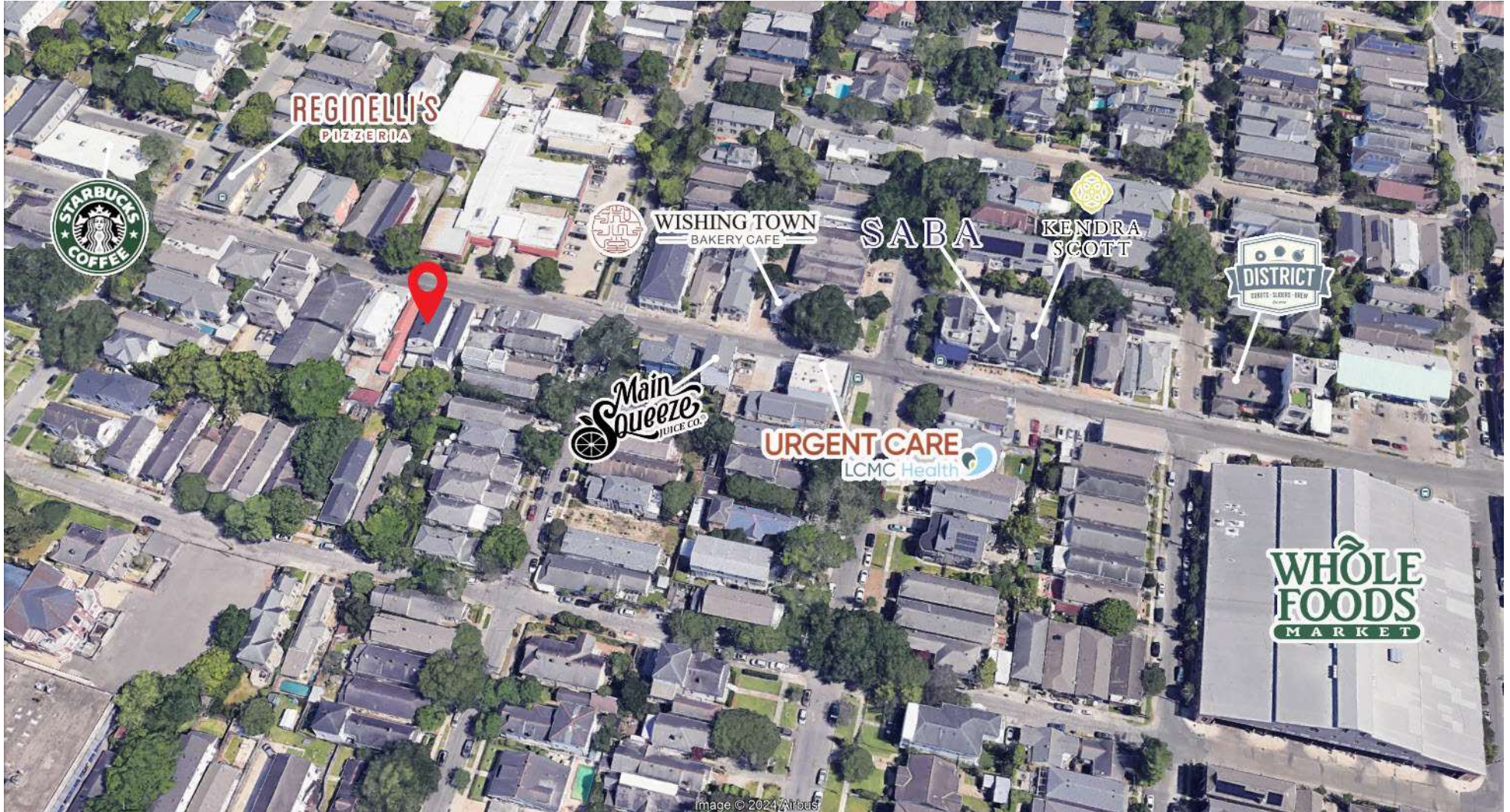
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AERIAL



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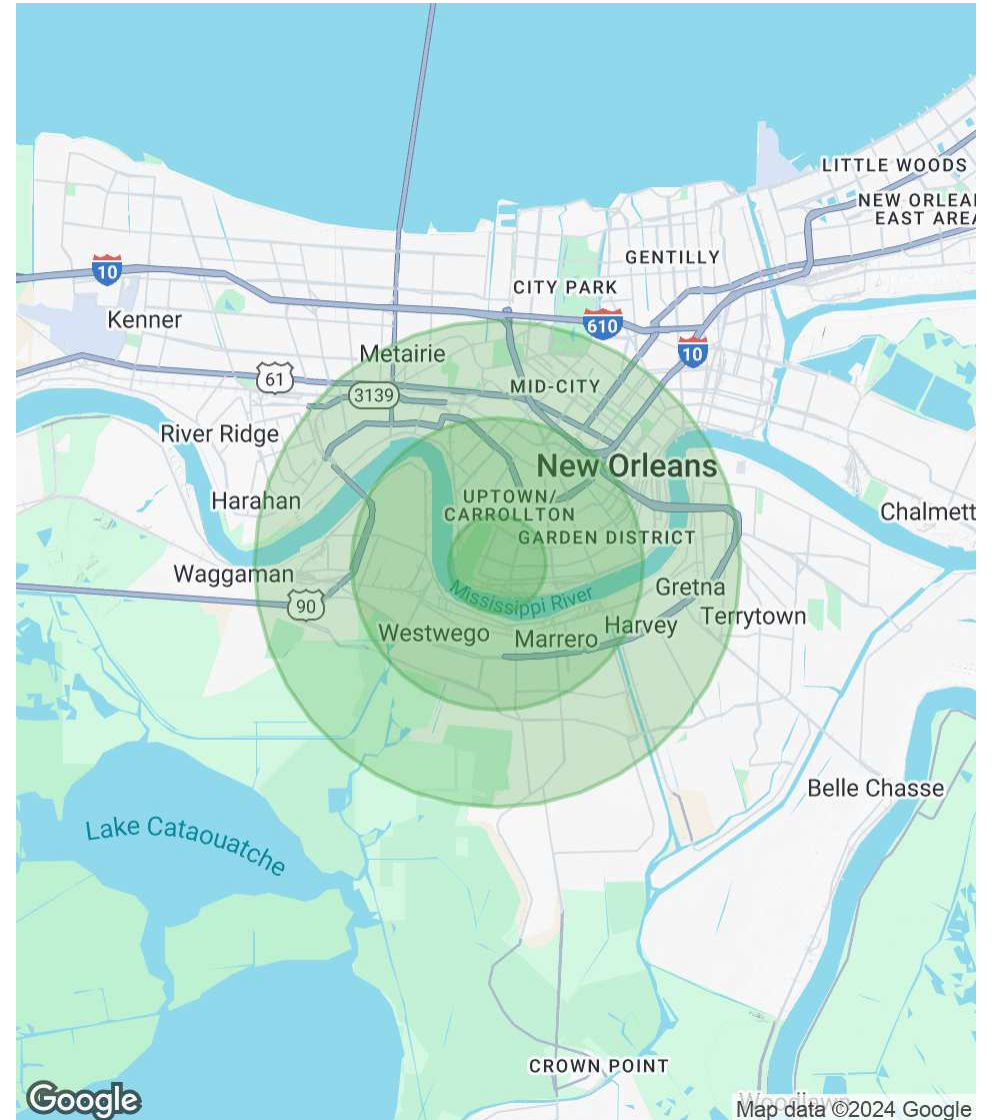
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,786	128,458	281,432
Average Age	42	40	40
Average Age (Male)	42	39	40
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,233	55,740	124,950
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$193,790	\$98,849	\$87,807
Average House Value	\$913,284	\$503,734	\$430,821

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



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