



# MIXED-USE PROPERTY ON MAGAZINE STREET

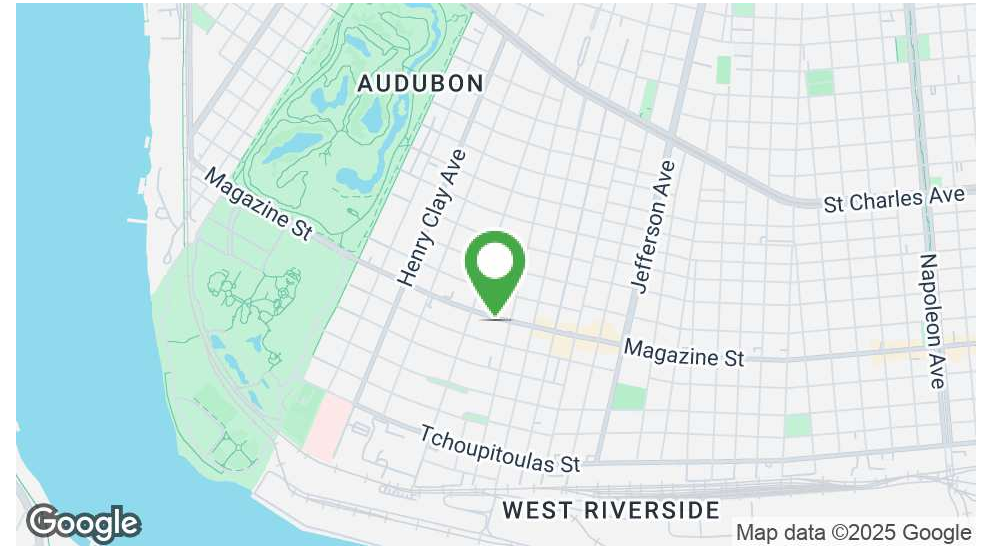
5924 Magazine St, New Orleans, LA 70115

MATT EATON, CCIM • PARTNER

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matt@matteatonccim.com



## PROPERTY DESCRIPTION

This mixed-use building offers prime retail space on the first floor and apartments on the second floor. The ground floor is ideal for a variety of low-traffic retail concepts such as a clothing boutique, art gallery, or similar uses. The second floor includes 2 fully-furnished residential units. Both units are 1BR/1BA, 962 SF, and include charming features like hardwood floors, renovated kitchens, and large windows overlooking Magazine Street. Tenants also enjoy access to a courtyard and shed, adding to the property's appeal.

All showings must be scheduled with the listing agent with at least 24 hours' notice.

Lease Rate:	\$19.00 SF/yr (NNN)
Sale Price:	\$1,375,000
1st floor retail space:	1,925 SF
2nd floor residential units:	1,924 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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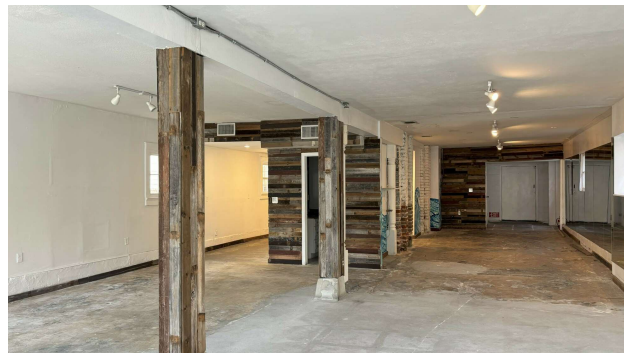
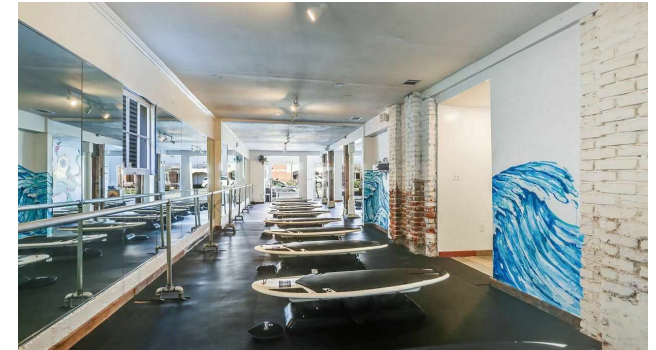
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RETAIL PROPERTY FOR LEASE

RETAIL SPACE

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



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RESIDENTIAL SPACE

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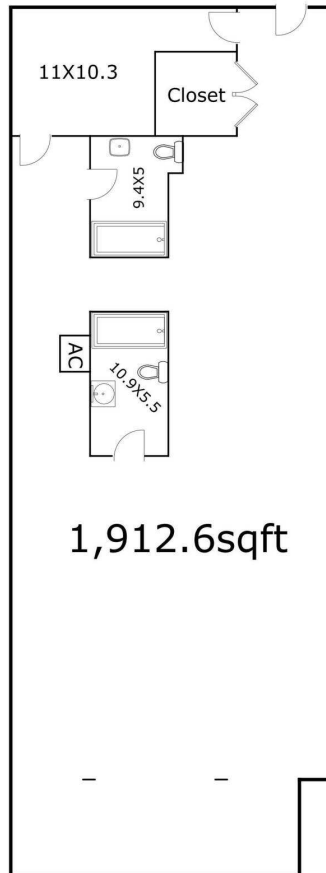
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## 5924 Magazine

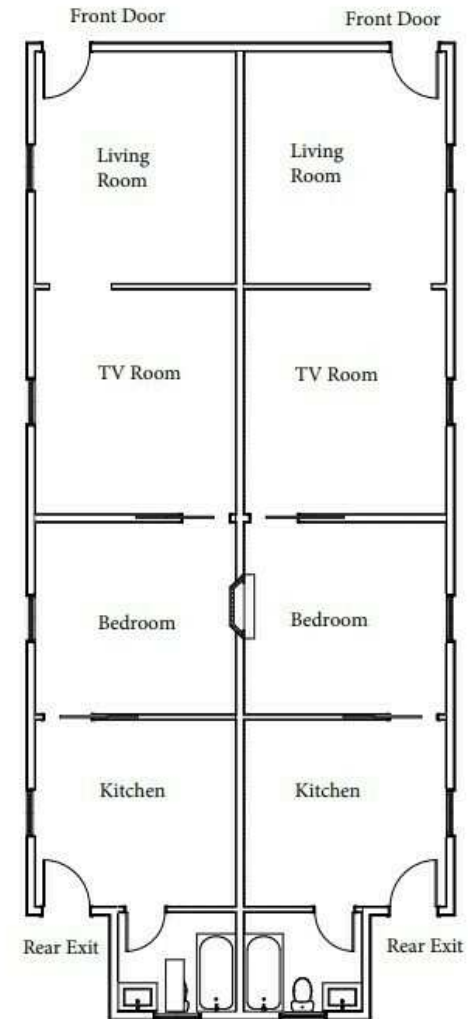
New Orleans



1,912.6sqft

For guidance only. Measurements are approximate and are not guaranteed.

TOTAL Sketch by a la mode



RETAIL PROPERTY FOR LEASE

FLOORPLANS

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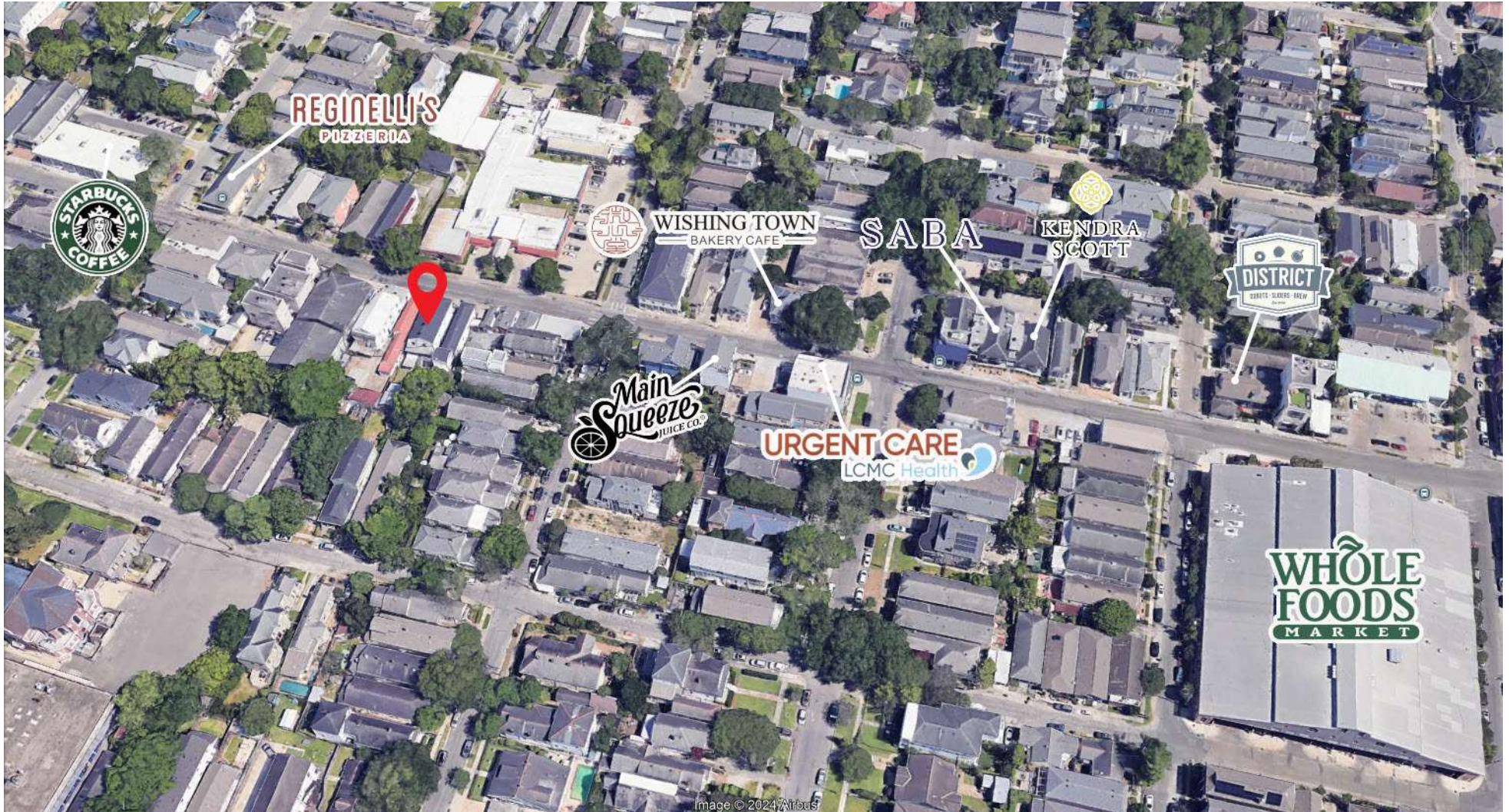
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RETAIL PROPERTY FOR LEASE

AERIAL

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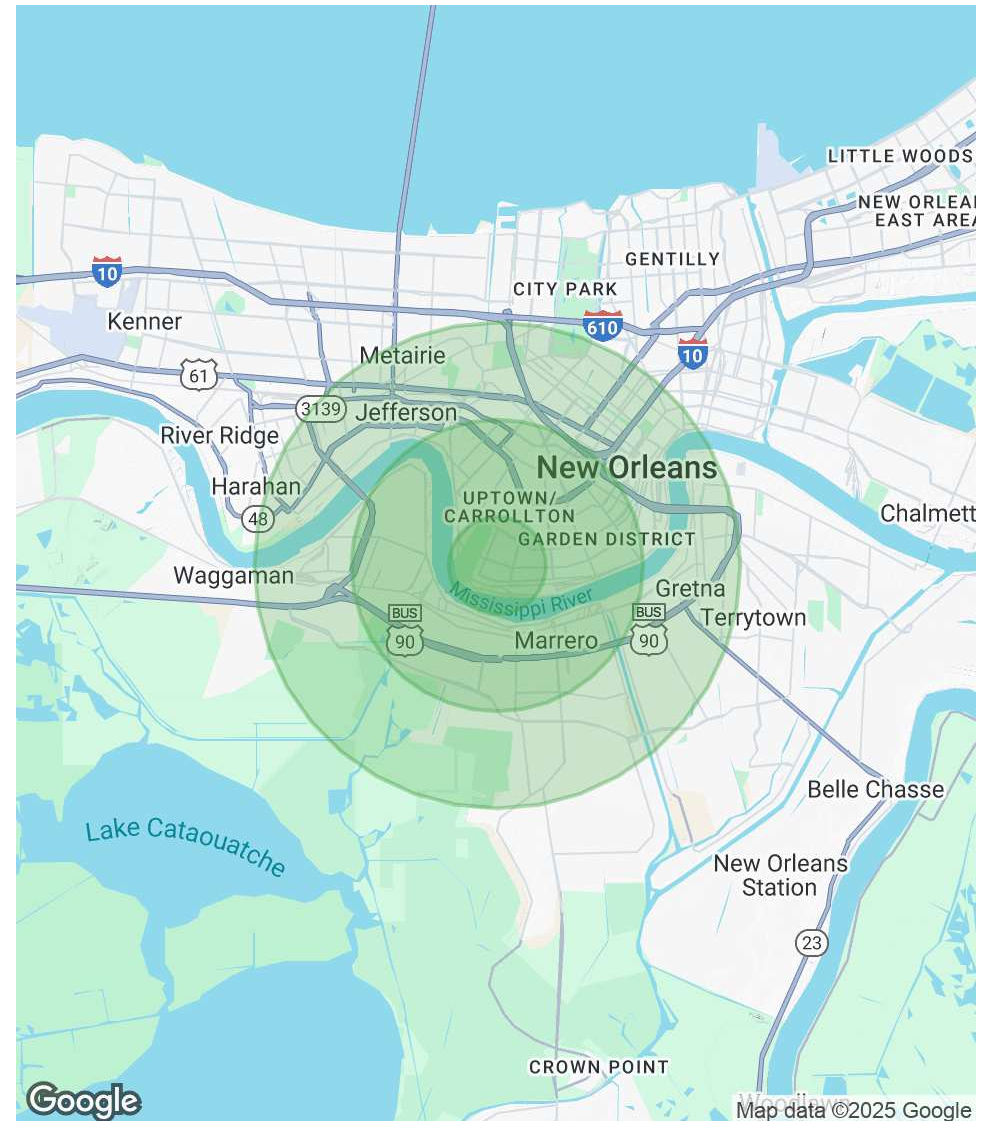
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,786	128,458	281,432
Average Age	42	40	40
Average Age (Male)	42	39	40
Average Age (Female)	42	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,233	55,740	124,950
# of Persons per 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

