



PRIME MAGAZINE ST RETAIL/RESTAURANT SPACE

5908 Magazine St, New Orleans, LA 70115

COLLIN HOLMES • VP OF OPERATIONS
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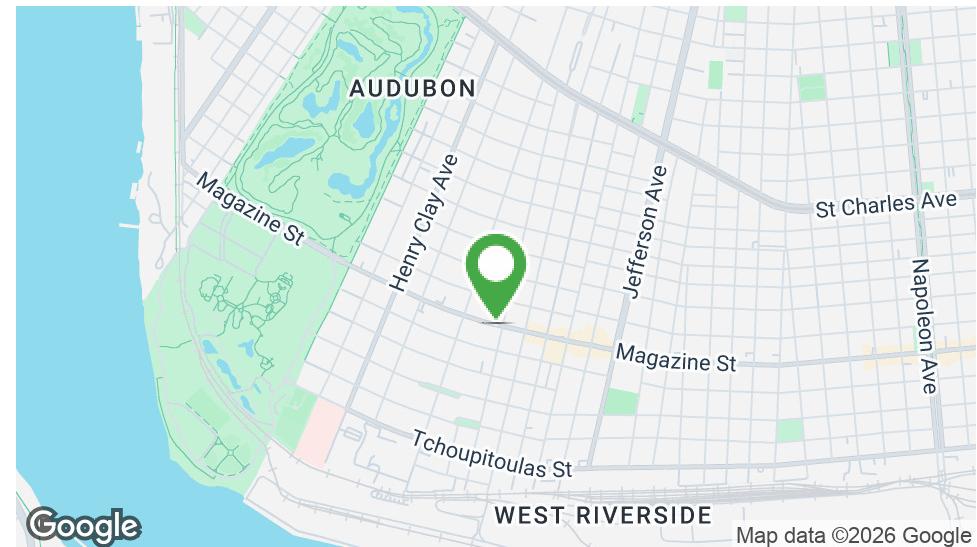


PROPERTY DESCRIPTION

Located in the heart of Magazine Street, 5908 Magazine Street offers a rare opportunity to secure a highly visible commercial space in one of New Orleans' most vibrant retail and dining corridors.

Formerly home to the popular Avo Restaurant, the property benefits from existing restaurant infrastructure and a layout well suited for food and beverage concepts, retail, or creative commercial use.

Surrounded by a dynamic mix of boutiques, restaurants, and neighborhood staples, the location enjoys consistent foot traffic and strong local and tourist exposure. With excellent street presence and positioning within a proven commercial stretch, this property is ideal for an operator or investor looking to capitalize on Magazine Street's enduring demand and character.



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	3,602 SF
Building Size:	2,807 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,147	2,779	6,233
Total Population	2,539	5,972	13,786
Average HH Income	\$218,705	\$202,572	\$193,790

RETAIL PROPERTY FOR SALE

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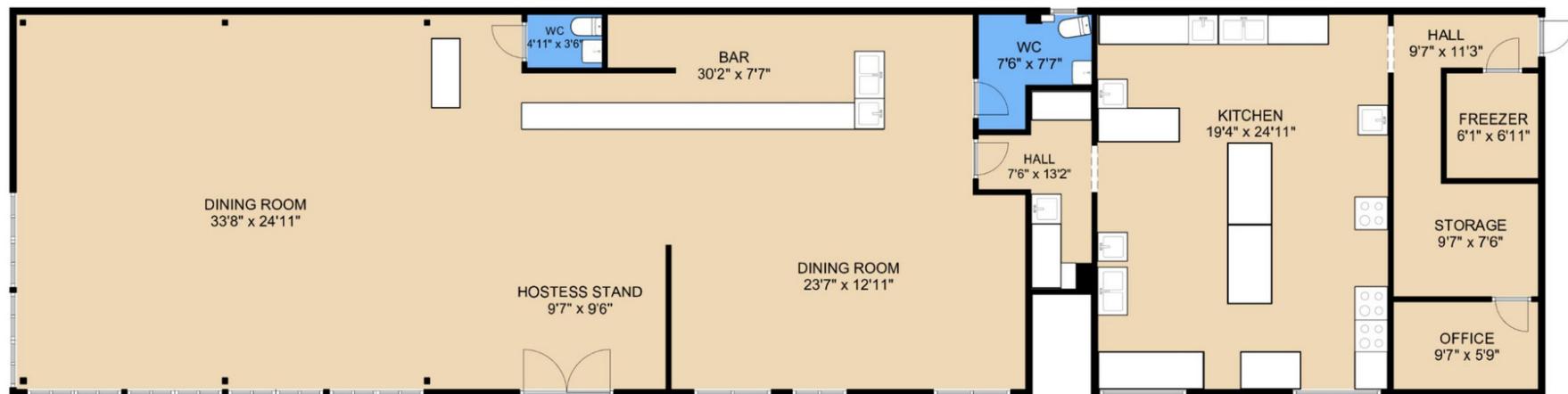
ADDITIONAL PHOTOS



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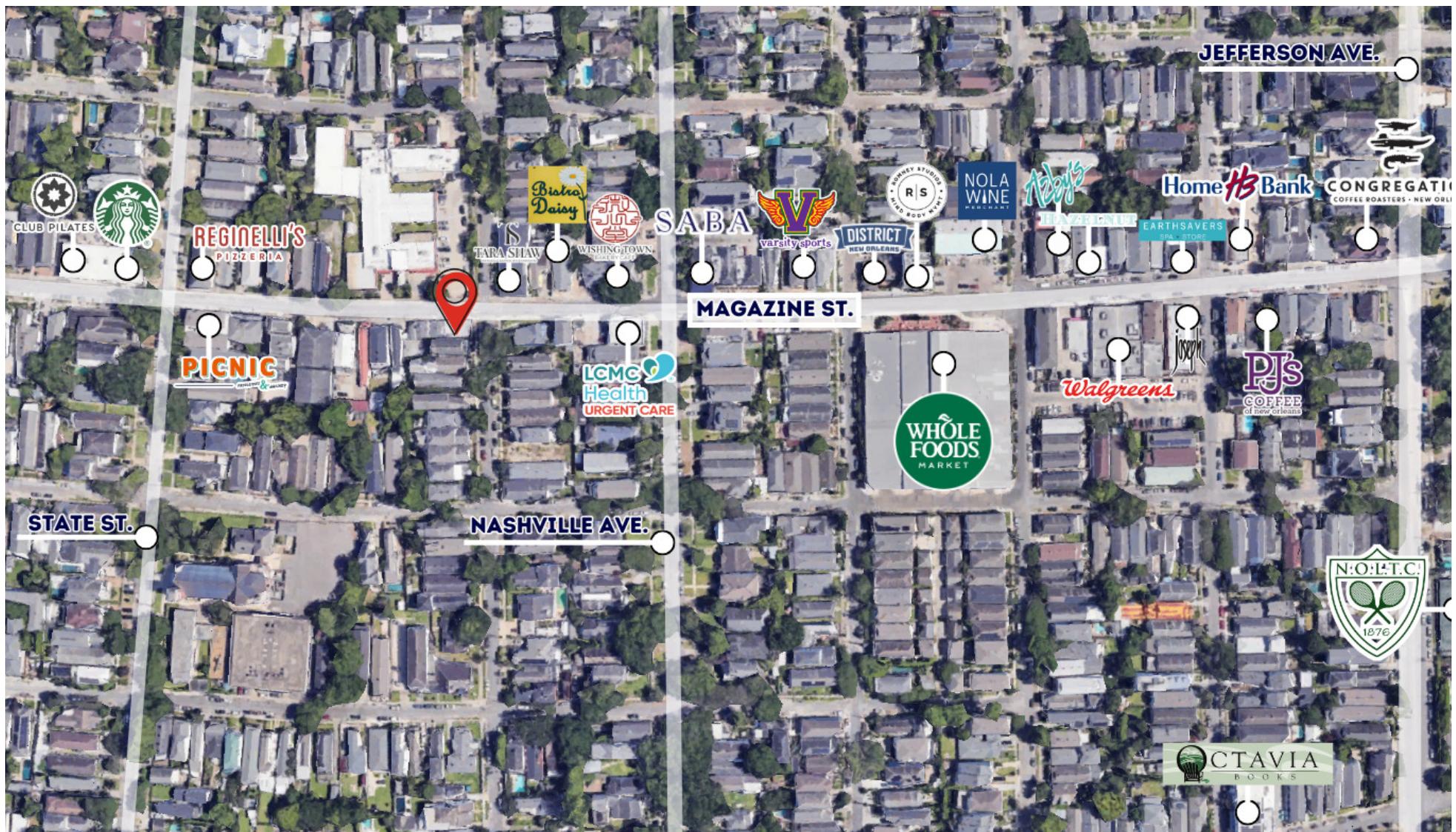
FLOOR PLAN



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RETAIL PROPERTY FOR SALE

AERIAL



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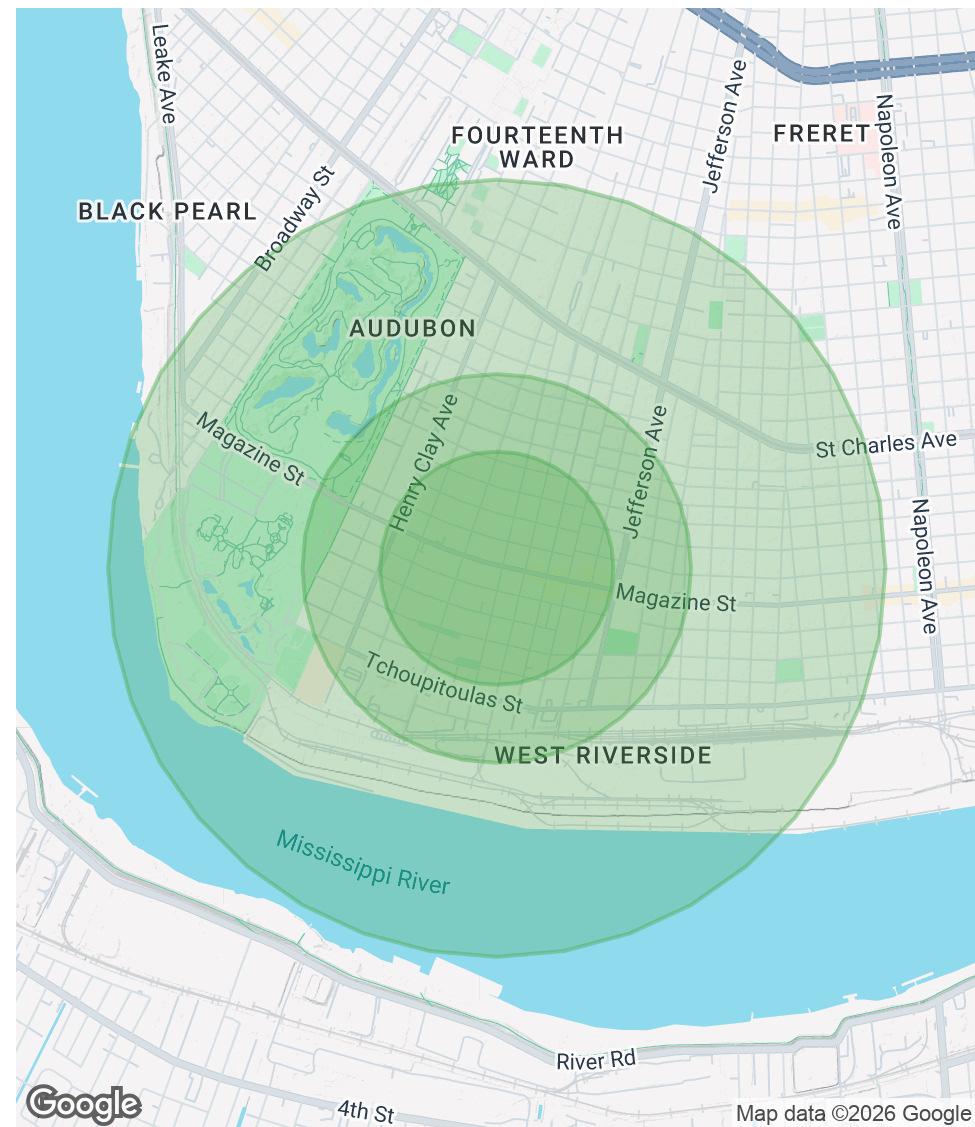
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,539	5,972	13,786
Average Age	44	44	42
Average Age (Male)	43	43	42
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,147	2,779	6,233
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$218,705	\$202,572	\$193,790
Average House Value	\$956,471	\$932,060	\$913,284

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT