



5924 Magazine St, New Orleans, LA 70115

MIXED-USE PROPERTY ON MAGAZINE STREET

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

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:	\$1,050,000
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

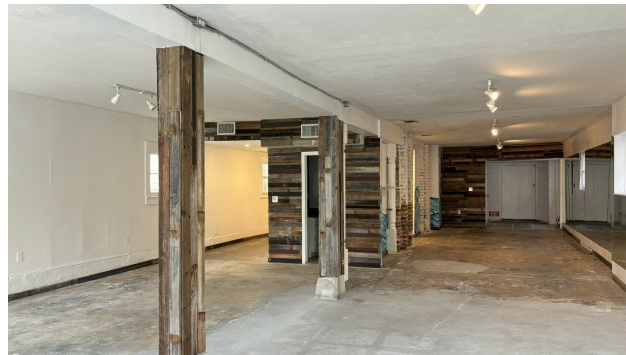


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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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RESIDENTIAL/OFFICE SPACE



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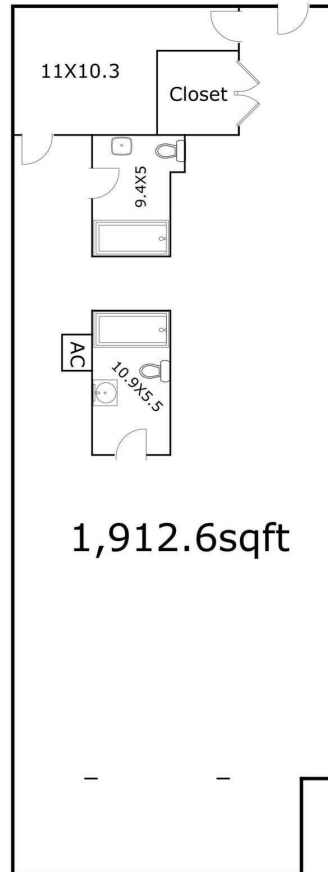
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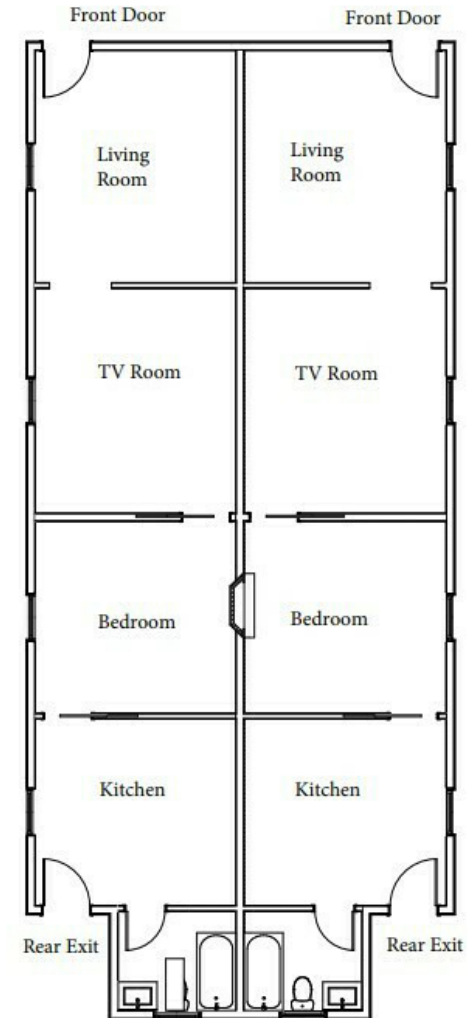
5924 Magazine

New Orleans



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

TOTAL Sketch by a la mode



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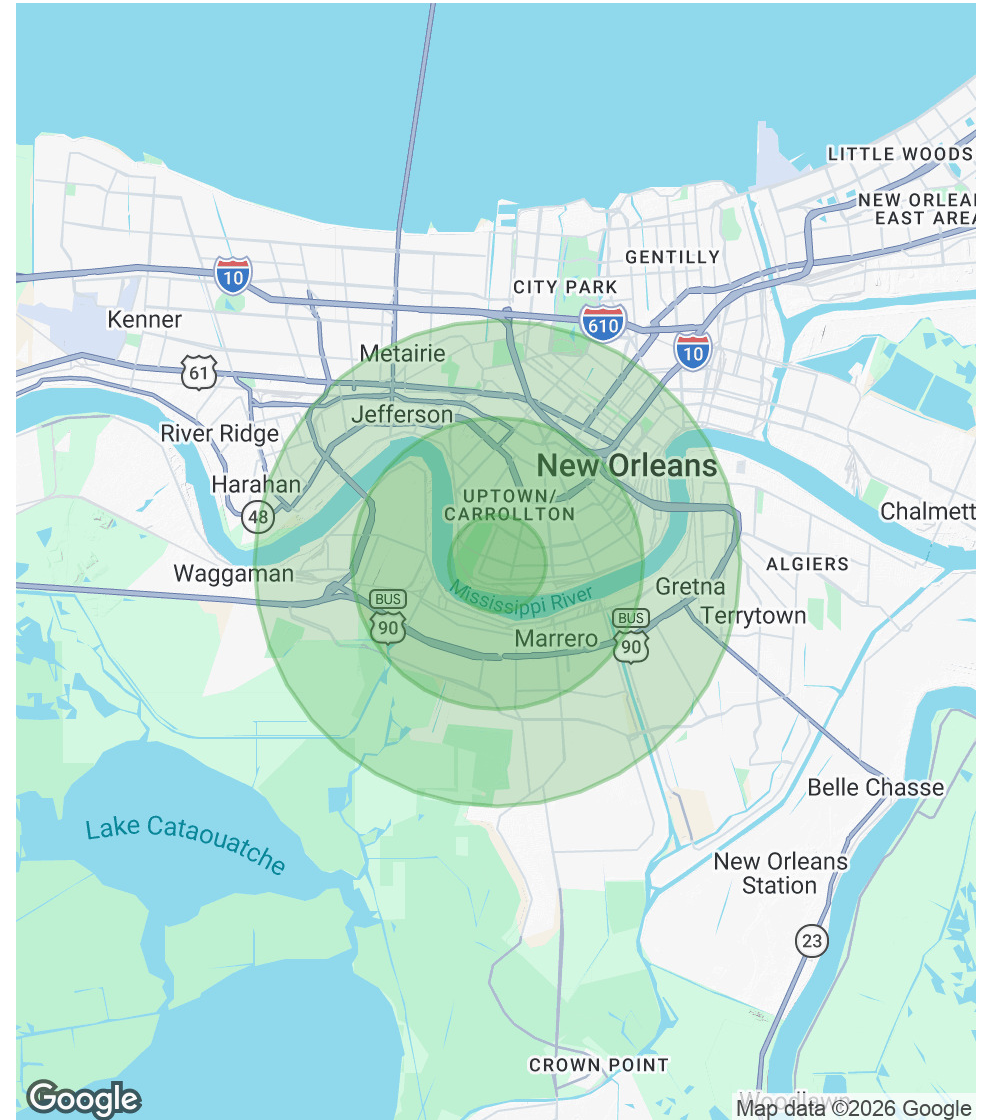
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,786	128,458	281,432
Average Age	42	40	40
Average Age (Male)	42	39	40
Average Age (Female)	42	40	41

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

2020 American Community Survey (ACS)



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



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