



5908 Magazine St, New Orleans, LA 70115

PRIME MAGAZINE ST RETAIL/RESTAURANT SITE

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



PROPERTY DESCRIPTION

Located on the heavily trafficked Magazine Street, this property 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 5908 Magazine Street 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:	\$1,550,000
Lot Size:	3,602 SF
Building Size:	2,807 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,233	54,652	124,950
Total Population	13,786	125,381	281,432
Average HH Income	\$193,790	\$99,993	\$87,807

RETAIL PROPERTY FOR SALE

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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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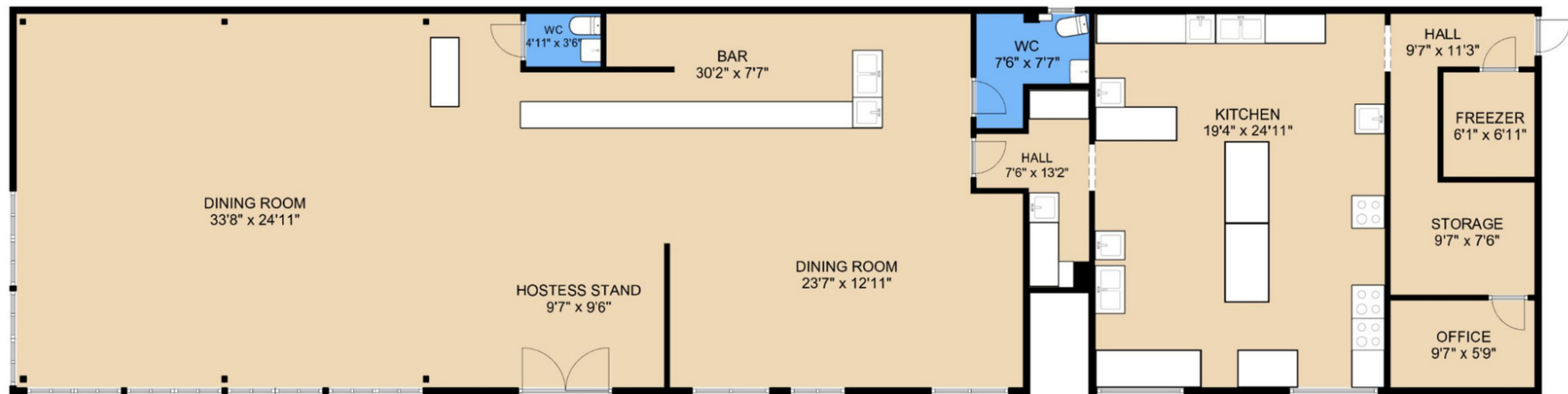
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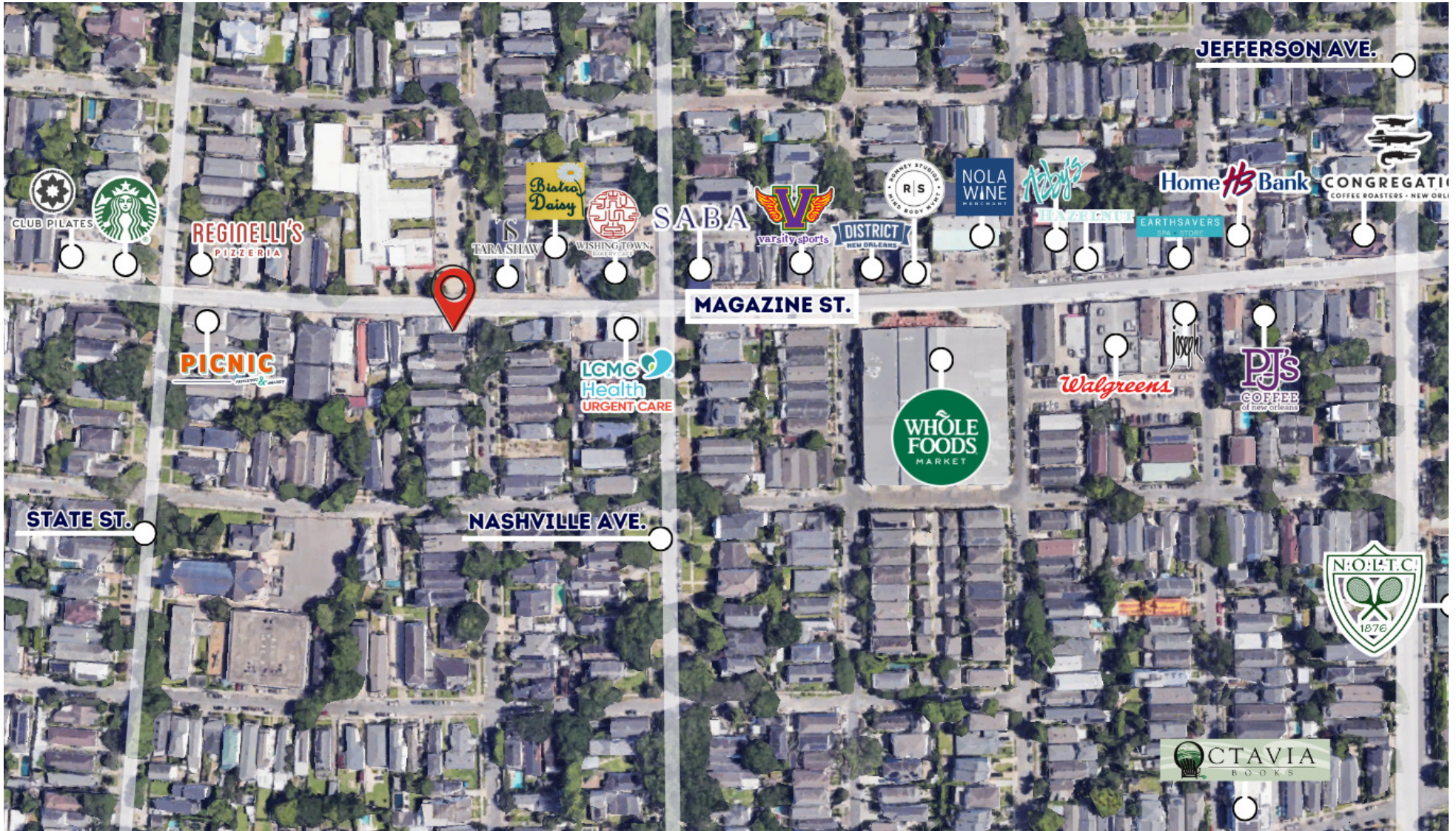
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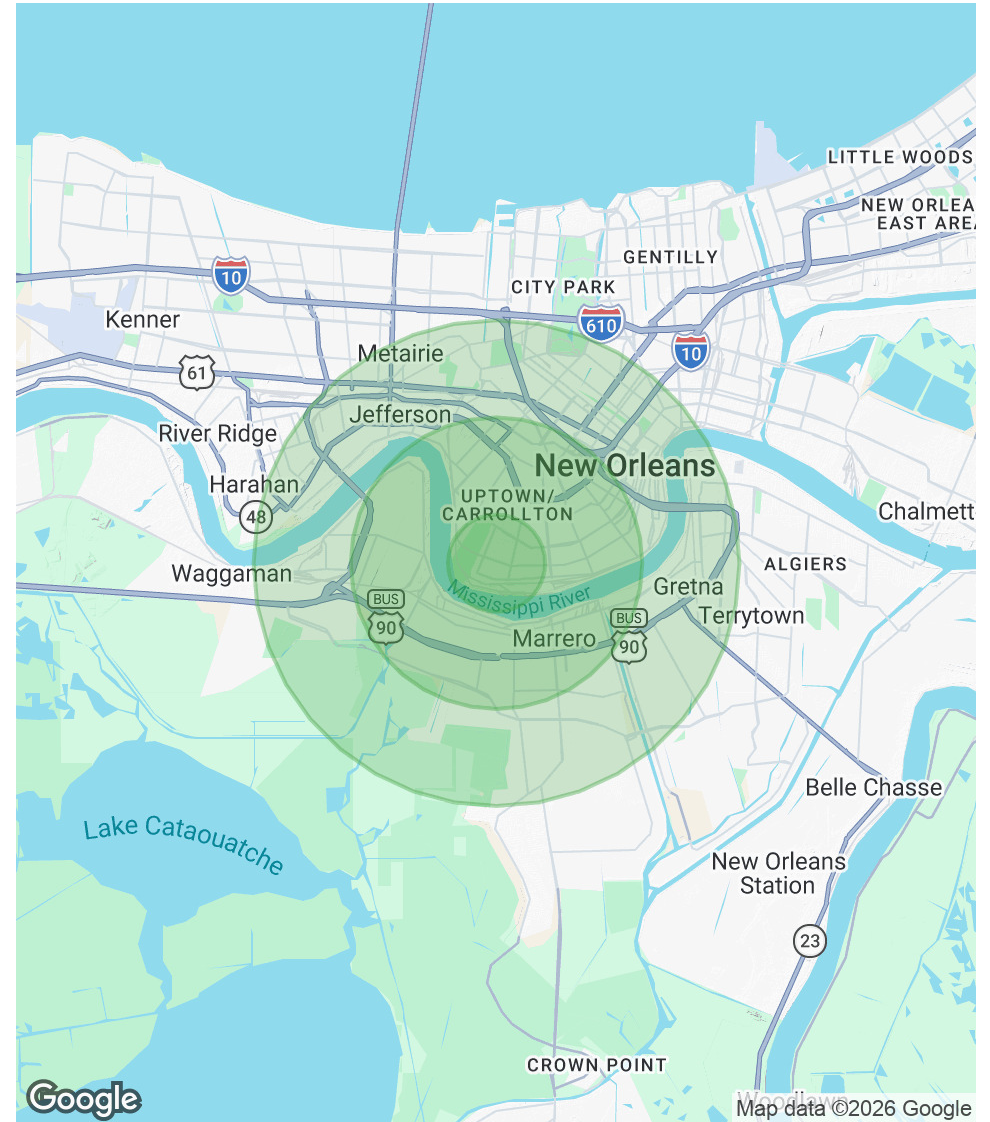
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,786	125,381	281,432
Average Age	42	40	40
Average Age (Male)	42	39	40
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,233	54,652	124,950
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$193,790	\$99,993	\$87,807
Average House Value	\$913,284	\$511,769	\$430,821

2020 American Community Survey (ACS)



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



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