

### OVERVIEW

### AERIAL

### FLOOR PLAN

### INTERIOR PHOTOS

### DEMOGRAPHICS

## FOR SALE OR LEASE

### PROPERTY DESCRIPTION

Beautifully renovated single tenant building in the heart of Uptown on famed Magazine Street with off-street parking! The property is situated between State Street and Webster Street, which is among some of the highest demographics in the city and is directly across from the newly constructed Starbucks and Club Pilates. The building is in excellent condition and features a renovated interior and façade with historic architectural details. Nearby points of interest include Audubon Zoo, Audubon Park and Golf Course, Tulane & Loyola Universities, and Whole Foods.

### SALE PRICE

- \$1,075,000

### SIZE

- 2,650 SF

### RENTAL RATE

- \$30.00 PSF NNN

### MAGAZINE STREET TRAFFIC COUNTS

- Vehicle Counts: 20,543 (ADT 2019)
- Pedestrian Count: 607 (ADT 2017)
- Bicycle Count: 107 (ADT 2017)





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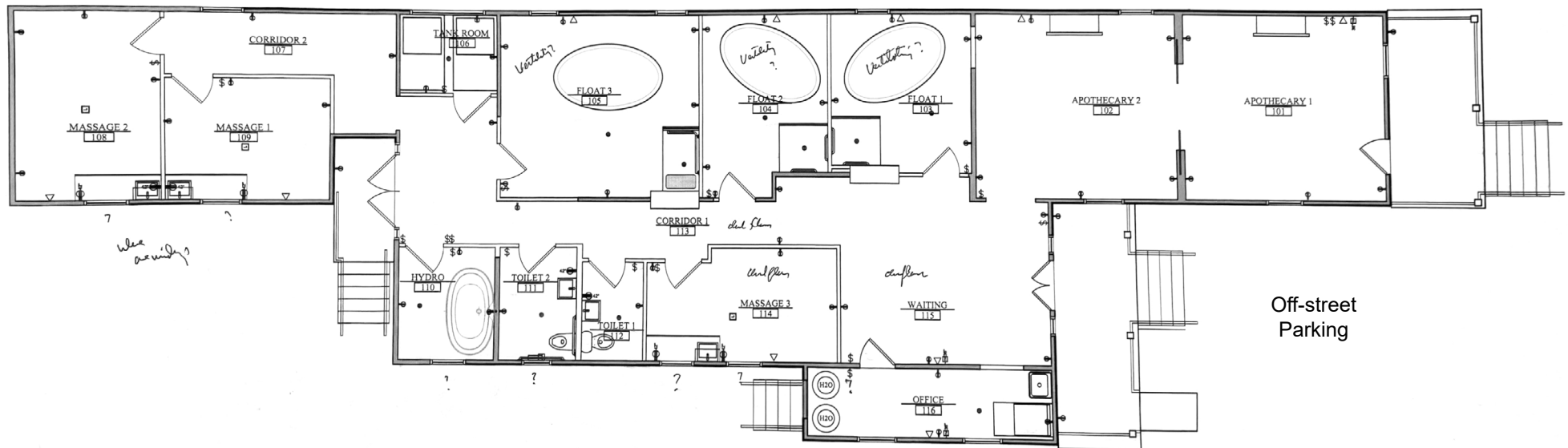
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Magazine Street

Off-street  
Parking

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## 2020 DEMOGRAPHICS

0.25 MILE

0.5 MILE

1 MILE



POPULATION

1,927

5,332

14,398



AVG. HH  
INCOME

\$172,618

\$186,316

\$176,861



HOUSEHOLDS

895

2,559

6,328

