

Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com

MAGAZINE STREET RETAIL SPACE

6024 Magazine Street, New Orleans, LA

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

SIZE

• \$1,075,000

• 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)





Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com

MAGAZINE STREET RETAIL SPACE

6024 Magazine Street, New Orleans, LA

FLOOR PLAN **OVERVIEW AERIAL DEMOGRAPHICS INTERIOR PHOTOS Tulane University** ± 14,062 Students narles-Avenue Loyola University ± 3,860 Students St. Charles Streetcar Line 9,657 Avg. Daily Riders O'Delice KENDRA SCOTT French Bakery JEFFERSON FEED CLUB PILATES SABA Audubon Park Tran Audubon Zoo 3 Million Visitors Annually Children's Hospital Patton-St New Orleans 247 Beds ± 2,100 Employees







Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com



6024 Magazine Street, New Orleans, LA

OVERVIEW

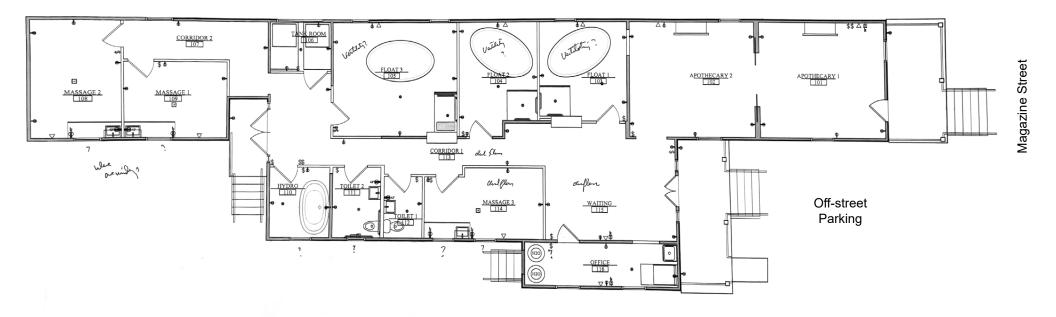
AERIAL

FLOOR PLAN

INTERIOR PHOTOS

DEMOGRAPHICS

Click image for larger view





Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com

MAGAZINE STREET RETAIL SPACE

6024 Magazine Street, New Orleans, LA

OVERVIEW AERIAL **FLOOR PLAN**

INTERIOR PHOTOS

DEMOGRAPHICS











Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com

MAGAZINE STREET RETAIL SPACE

6024 Magazine Street, New Orleans, LA

						,
OVE	RVIEW	Δ	ERIAL	FLOOR PLAN	INTERIOR PHOTOS	DEMOGRAPH
2020 DE	MOGRAPI	HICS		ississippi River	St Charles Ave	Jefferson Ave
	0.25 MILE	0.5 MILE	1 MILE		1 mi radius	Jeffe
	1,927	5,332	14,398			
POPULATION					0.5 mi radius	Ave
(S)	\$172,618	\$186,316	\$176,861	541) By	0.25 mi radius	St Charles A
AVG. HH INCOME				River Rd		
	895	2,559	6,328	*S (541)		Tchoupitoulas St
HOUSEHOLDS	5				Mississippi River	
				(18)		
				Westwego		41)