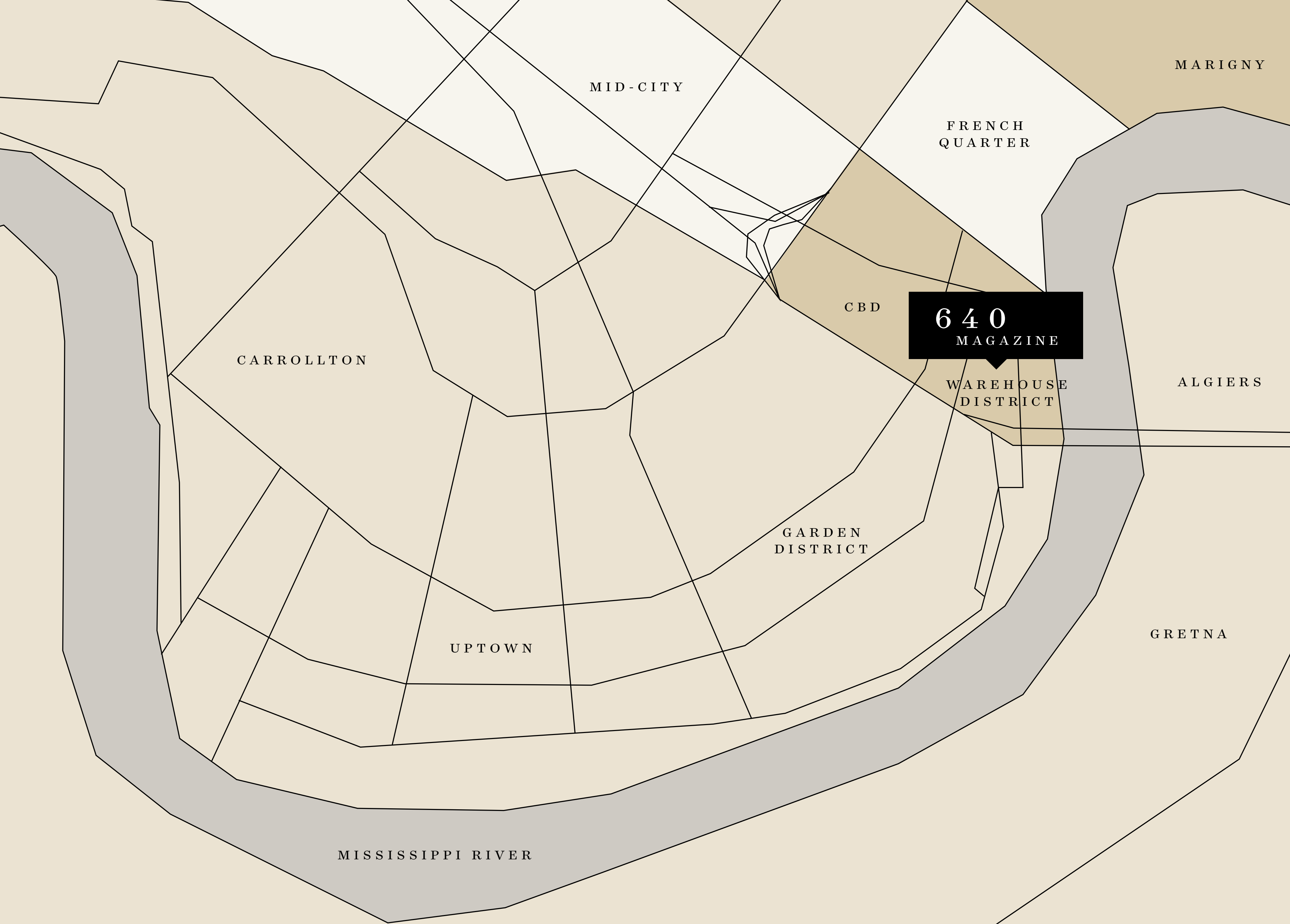


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MAGAZINE

RETAIL SPACE





MID-CITY

FRENCH QUARTER

MARIGNY

CARROLLTON

CBD

640  
MAGAZINE

WAREHOUSE DISTRICT

ALGIERS

GARDEN DISTRICT

UPTOWN

GREYTON

MISSISSIPPI RIVER

NEW  
ORLEANS



## THE BUILDING

- Historical renovation into 35 residential units, fitness room, bike room and rooftop dog run
- 3 ground-level retail spaces
- Adjacent to new 282-space parking garage

RETAIL  
SPACE  
AVAILABLE

630 Magazine St

3,496 SQFT

58' FRONTAGE ON MAGAZINE ST  
13' CEILING HEIGHT

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481 Girod St

3,773 SQFT

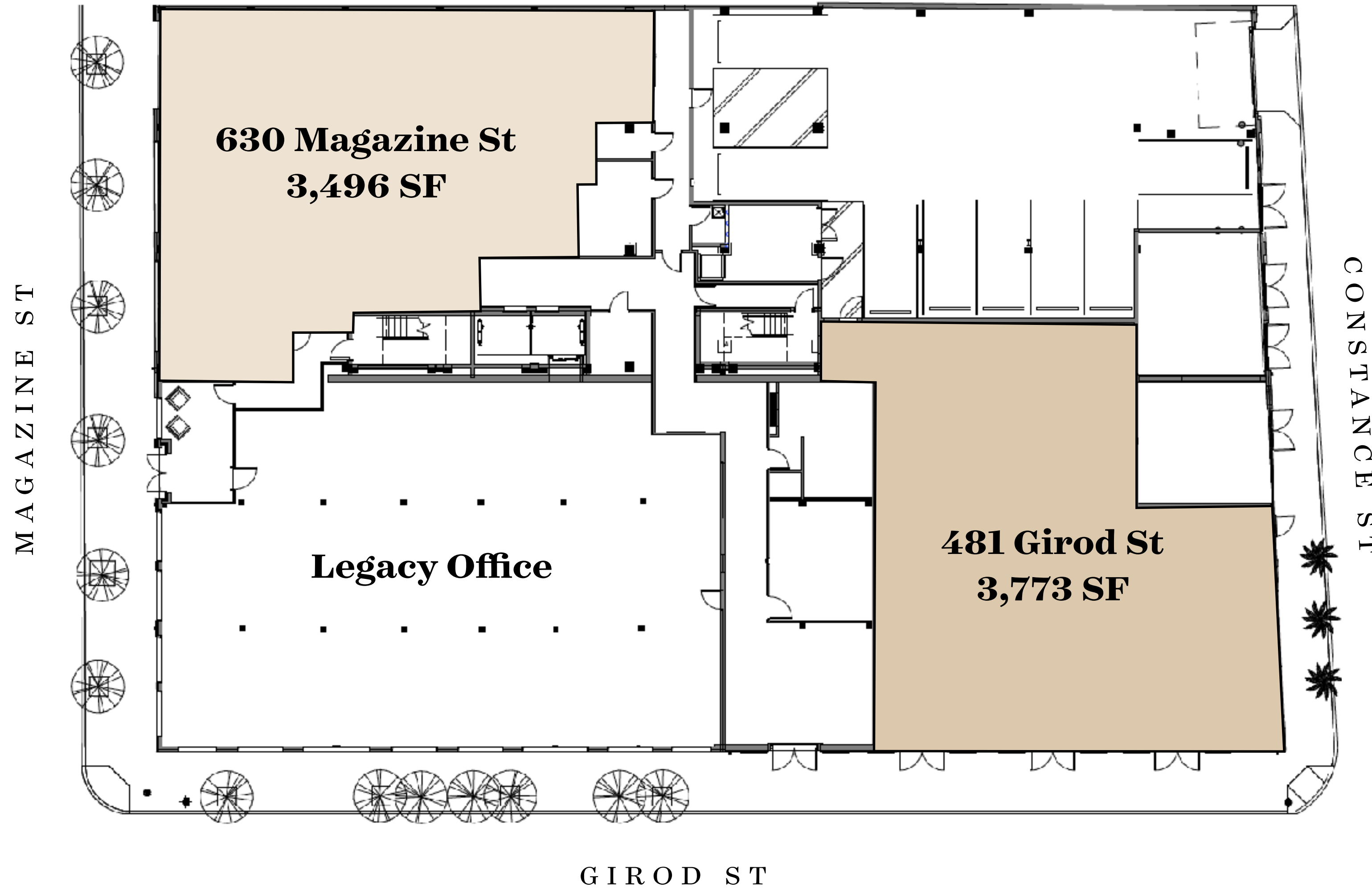
66' FRONTAGE ON GIROD ST  
11' CEILING HEIGHT

---

- Prime retail location on in the heart of Downtown/Warehouse District
- Historic renovation - Exposed timbers and brick, storefront glass, covered exterior space for tenant use



RETAIL  
FLOORPLAN





SUPERDOME

SMOOTHIE KING CENTER

SOUTH MKT DISTRICT

ROUSE'S MARKET

WWII MUSEUM

640  
MAGAZINE

FRENCH QUARTER

CANAL PLACE

HARRAH'S

RIVERWALK

CONVENTION CNTR

WALKABILITY SCORE\*  
**99**

\*Source: walkscore.com



## DRIVE TIME

- 1
**5 MIN**  
 Est. Population: 17,117
  
- 2
**10 MIN**  
 Est. Population: 186,517
  
- 3
**15 MIN**  
 Est. Population: 422,552

## DEMOGRAPHICS

	1/2 Mile	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	5,255	19,065	192,730	378,872
Projected Population (2022)	5,489	20,233	207,511	403,409
Total Daytime Employees	48,893	87,371	167,141	255,860
Avg HH Income (2017)	\$89,626	\$78,733	\$64,566	\$67,531
Projected Avg HH Income (2022)	\$127,813	\$102,957	\$79,173	\$82,555
Total HH Expenditure (2017)	\$228M	\$652M	\$4.32B	\$8.38B
Total Retail Expenditure (2017)	\$104M	\$300M	\$1.99B	\$3.85B

**11.2 M** SQFT

Office Space, Downtown New Orleans

**143 K**

Estimated Daytime Population - Downtown New Orleans (2017)

**\$90 K**

Estimated Average Household Income  
within 1/2 Mile (2017)

**\$8.38 B**

Total Household Expenditure within 5 Miles (2017)

**10.5 M**

Visitors to New Orleans in 2016

**24 K**

Hotel Rooms, Downtown New Orleans

**\$7.41 B**

Total spent by tourists in 2016

## GET IN TOUCH

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NEW ORLEANS



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