

# MID CITY CORNER DEVELOPMENT SITE | HIGH TRAFFIC COUNT

Canal Boulevard & City Park Avenue, New Orleans, LA ~ 19,436 SF

**AVAILABLE | OWNER CAN BUILD TO SUIT**

[www.mceneryco.com](http://www.mceneryco.com)

**FOR LEASE: \$7,000 per month absolute net**



## THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

S. Parkerson McEnery

504.274.2664 direct

[parke@mceneryco.com](mailto:parke@mceneryco.com)



Pat Browne III

504.274-2667 direct

[pat@mceneryco.com](mailto:pat@mceneryco.com)





# MID CITY CORNER DEVELOPMENT SITE

Location, Physical Description & Zoning Summary

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**Location:**

Northeast Corner of Canal Boulevard and City Park Avenue

**Ping Address:**

5115 Canal Boulevard New Orleans, LA 70124

**Site Dimensions:**

260' on east side of Canal Boulevard & 102.74' on north side of City Park Avenue

**Approximate Area:**

19,436 Square Foot Development Site ([Survey Available Upon Request](#))

**Zoning & Future Land Use:** **S-LB2, Suburban Lake Area Neighborhood Business District**

The S-LB2 Lake Area Neighborhood Business District is intended to provide for larger retail shopping venues and personal services uses, to be developed either as a unit or in individual parcels, to serve the needs of a relatively nearby small area of low to medium density residential neighborhoods.

**MUM—Mixed-Use Medium Density (FUTURE LAND USE)**

**Goal:** Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

**Range of Uses:** Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

**Development Character:** Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as longterm affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.



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Survey Overlay

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The site (highlighted in green) is strategically located with high visibility from City Park Avenue and Canal Boulevard, which is a major corner of the Mid-City neighborhood with high daily traffic counts. The marketability of this site is significantly increased by the proximity to Interstate 10 and to City Park. The site is beautifully positioned for Quick-Service Restaurant or Bank Branch development. High traffic count and excellent demographics.



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General Site Views

[www.mceneryco.com](http://www.mceneryco.com)



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