

UPTOWN RETAIL FOR LEASE | HISTORIC BUILDING w/ PARKING

6024 Magazine Street, New Orleans, Louisiana 70118

FOR LEASE | \$5,600 per month NNN

www.mceneryco.com



+/- 2,600 SF | Owner to Provide Vanilla Box



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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Peter M. McEnery

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UPTOWN RETAIL FOR LEASE - MAGAZINE STREET

Location, Physical Description & Zoning Summary

www.mceneryco.com



Location:	Magazine Street between State Street and Webster Street
Ping Address:	6024 Magazine Street, New Orleans, LA 70118
Site Dimensions:	40' along the River side of Magazine Street by equal and parallel depths of 145'
Approximate Area:	5,800 SF site
Gross Building Area:	+/- 2,600 square feet + porch space (6' x 19.4' + 6' x 16.2')
Parking:	Two (2) off-street parking spaces
Zoning:	HU-B1, Historic Urban Neighborhood Business District
Permitted Uses:	Short-term Rental, Commercial Retail Goods Establishment Restaurant, Carry-out Restaurant, Specialty Restaurant, Standard Health Club Office Medical/Dental Clinic



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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

UPTOWN RETAIL FOR LEASE - MAGAZINE STREET

Interior Building Views

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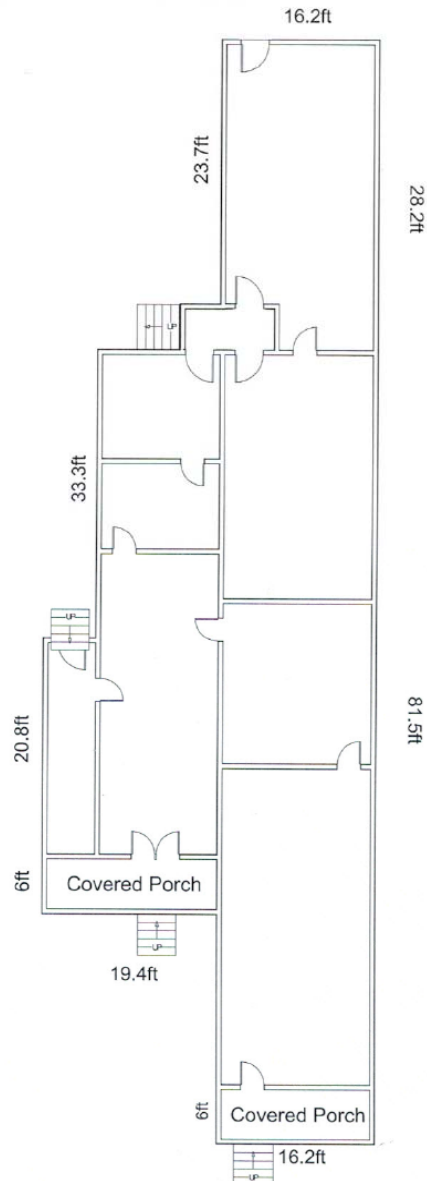
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Floor Plan

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6022-24 Magazine Street Floor Plan



This plan is intended for guidance only and does not form any contract, representation or warranty, expressed or implied



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General Site Views

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Neighborhood / Market Area Description

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Uptown New Orleans | Magazine Street

Neighborhood:	Uptown
Property Cross Streets	Between State & Webster
Status:	A+ Neighborhood
Parish:	Orleans
Population Status:	Continued significant growth

Magazine Street is the most sought after commercial location in the Uptown New Orleans marketplace. The corridor, which connects the New Orleans Central Business District with Audubon Park is an internationally known destination for retail customers and restaurant patrons. Locally, Magazine Street is home to some of New Orleans finest including Perlis Clothing, Guy's Po-Boys, La Petite Grocery, Lilette, Hemline, Feet First, Mignon Faget, and countless others. National Retailers include Whole Foods Grocery, Walgreen's, West Elm, and Discoveries Furniture. Visit www.magazinestreet.com for more information on this high grade retail corridor. 6028 Magazine is located close to Audubon Park and some of the finest homes in the region.



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