



# 3102 MAGAZINE STREET | RETAIL FOR LEASE

THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)



# OFFERING OVERVIEW

**Location:** 3102 Magazine Street, New Orleans, Louisiana 70115

**Total Rentable Square Footage:** +/- 1,836 SF

**List Price:** \$5,000 Month | \$32.68 per SF

**General Comments:** Mixed-Use building, anchored by Anatolia Mediterranean Cuisine restaurant, along the World Famous Magazine Street at the corner of Eighth Street in the historic Garden District available for lease. The previous tenant was Armoire Boutiques. The space is wide open with two large window bays facing Magazine Street. The Landlord does not want a Tattoo Parlor, Restaurant, Tobacco or any Alcohol businesses as tenants. This property will not stay marketed long at this price, so take a tour before it gets leased out.

**Zoning:** HU-B1, Historic Urban Neighborhood Business District.



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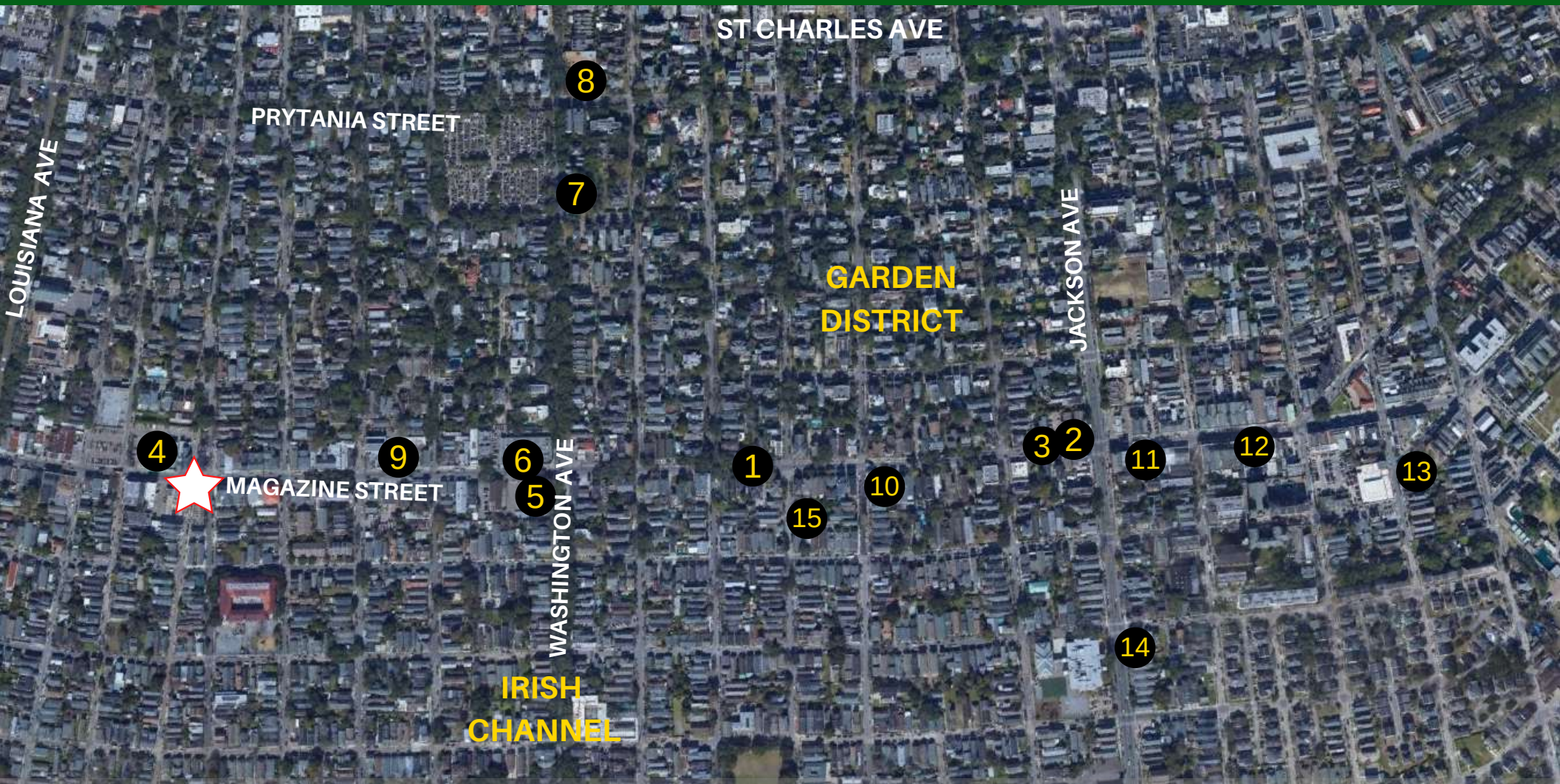
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# POINTS OF INTEREST MAP



- |                          |                      |                             |                                 |                             |
|--------------------------|----------------------|-----------------------------|---------------------------------|-----------------------------|
| <b>1</b> TRACEY'S BAR    | <b>4</b> BREAUX MART | <b>7</b> COMMANDER'S PALACE | <b>10</b> MOLLY'S RISE & SHINE  | <b>13</b> THE SAINT         |
| <b>2</b> DISTRICT DONUTS | <b>5</b> COQUETTE    | <b>8</b> THE RINK           | <b>11</b> PJ'S COFFEE           | <b>14</b> TURKEY & THE WOLF |
| <b>3</b> STEIN'S DELI    | <b>6</b> STARBUCKS   | <b>9</b> FRENCH TRUCK       | <b>12</b> JUAN'S FLYING BURRITO | <b>15</b> PARASOLS          |