

MAGAZINE STREET RETAIL SPACE FOR LEASE



1,292 SQUARE FEET

\$16.00 PER SQUARE FOOT, NNN

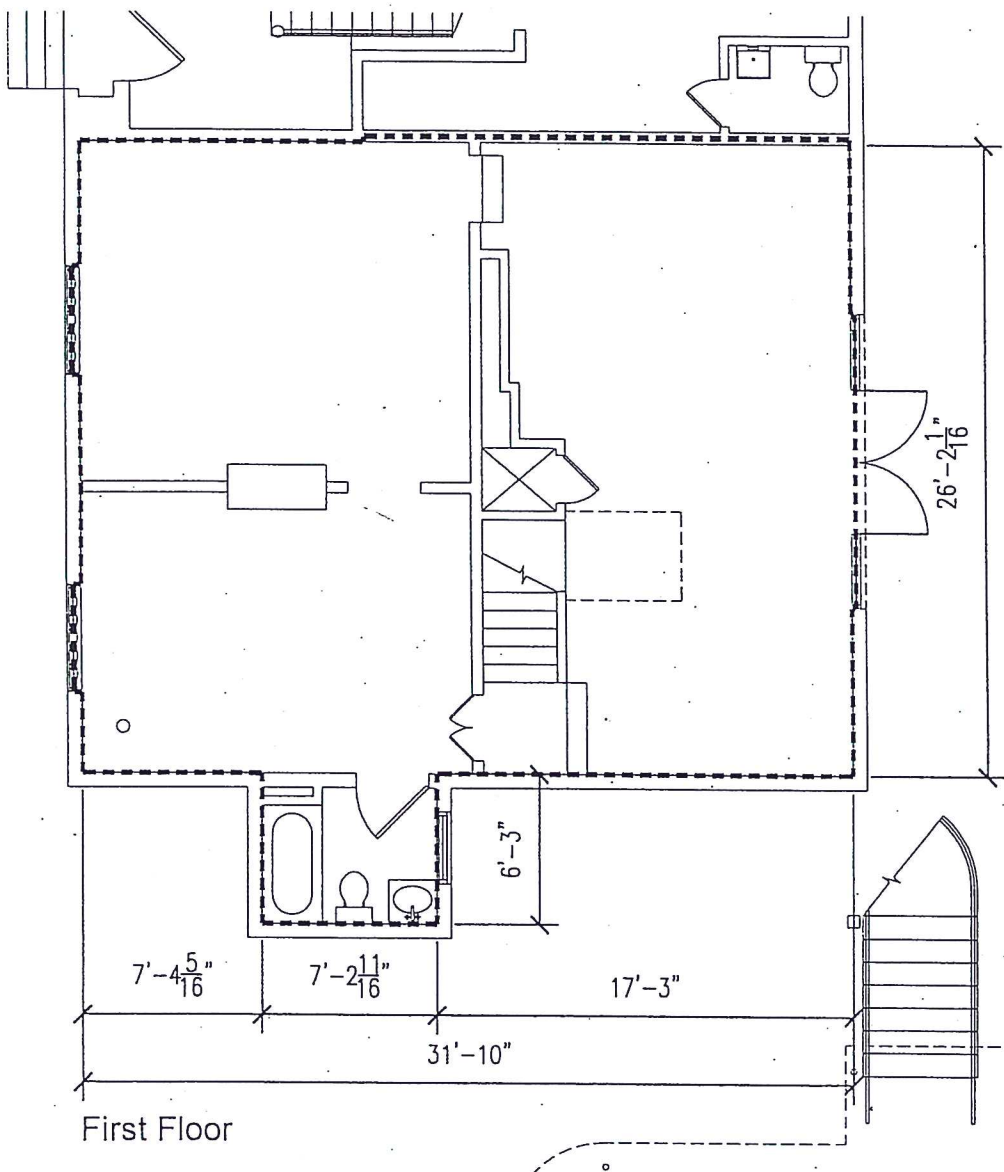
MAGAZINE COMMONS 2917 MAGAZINE STREET SUITE 102



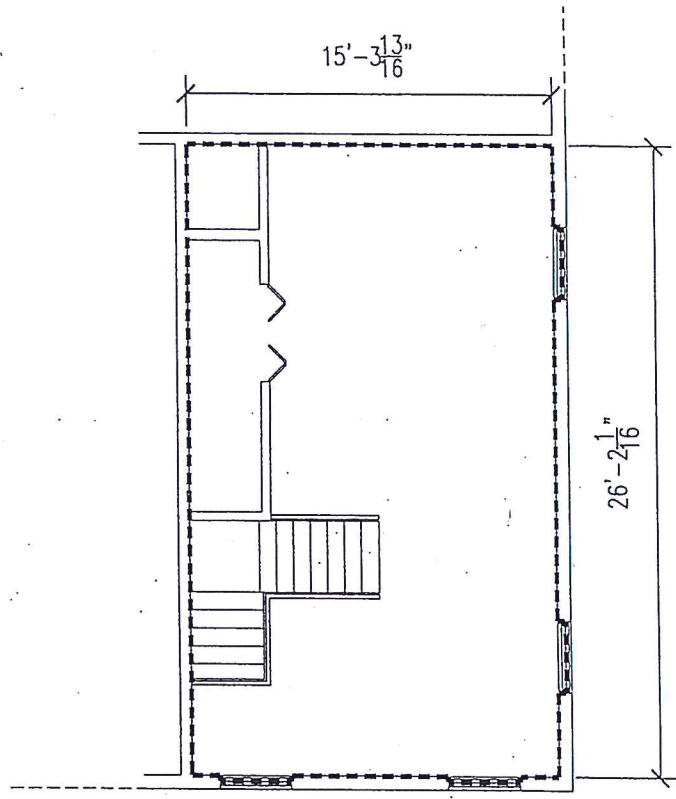
SUITE 102 OF MAGAZINE COMMONS IS AVAILABLE FOR LEASE STARTING NOVEMBER 1, 2017. MAGAZINE COMMONS IS LOCATED AT 2917 MAGAZINE STREET IN THE HEART OF THE GARDEN DISTRICT. TENANTS IN THE CENTER INCLUDE ANOTHER BROKEN EGG, CC'S COFFEE HOUSE, BALLINS, GNC AND SALVATION FITNESS. THIS SUITE FACES THE BRICK PATIO AND COURTYARD. THE SPACE CONTAINS A TOTAL OF 1,292 SQUARE FEET WITH APPROXIMATELY 888 SQUARE FEET ON THE FIRST FLOOR AND 404 SQUARE FEET ON THE SECOND FLOOR. THIS IS ONE OF THE FEW MAGAZINE STREET PROPERTIES WITH OFF-STREET PARKING FOR CUSTOMERS.

FOR MORE INFORMATION CONTACT:
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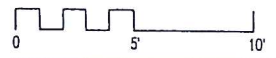
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. OCT 2017



First Floor



Second Floor



tenant

Magazine Commons
New Orleans, Louisiana

Total Usable Area: 1,292.4 SF (888 SF 1st/ 404.4 SF 2nd)
Total Lease Space Perimeter: 216'-0" (130'-8" 1st/ 85'-4" 2nd)
per ANSI/BOMA Z65.1-1996

address
2917 Magazine St.
suite no.
102

Demographic Summary Report

Magazine Commons 2901 Magazine St, New Orleans, LA 70115

Building Type: **General Retail**

Secondary: -

GLA: **13,411 SF**

Year Built: -

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -

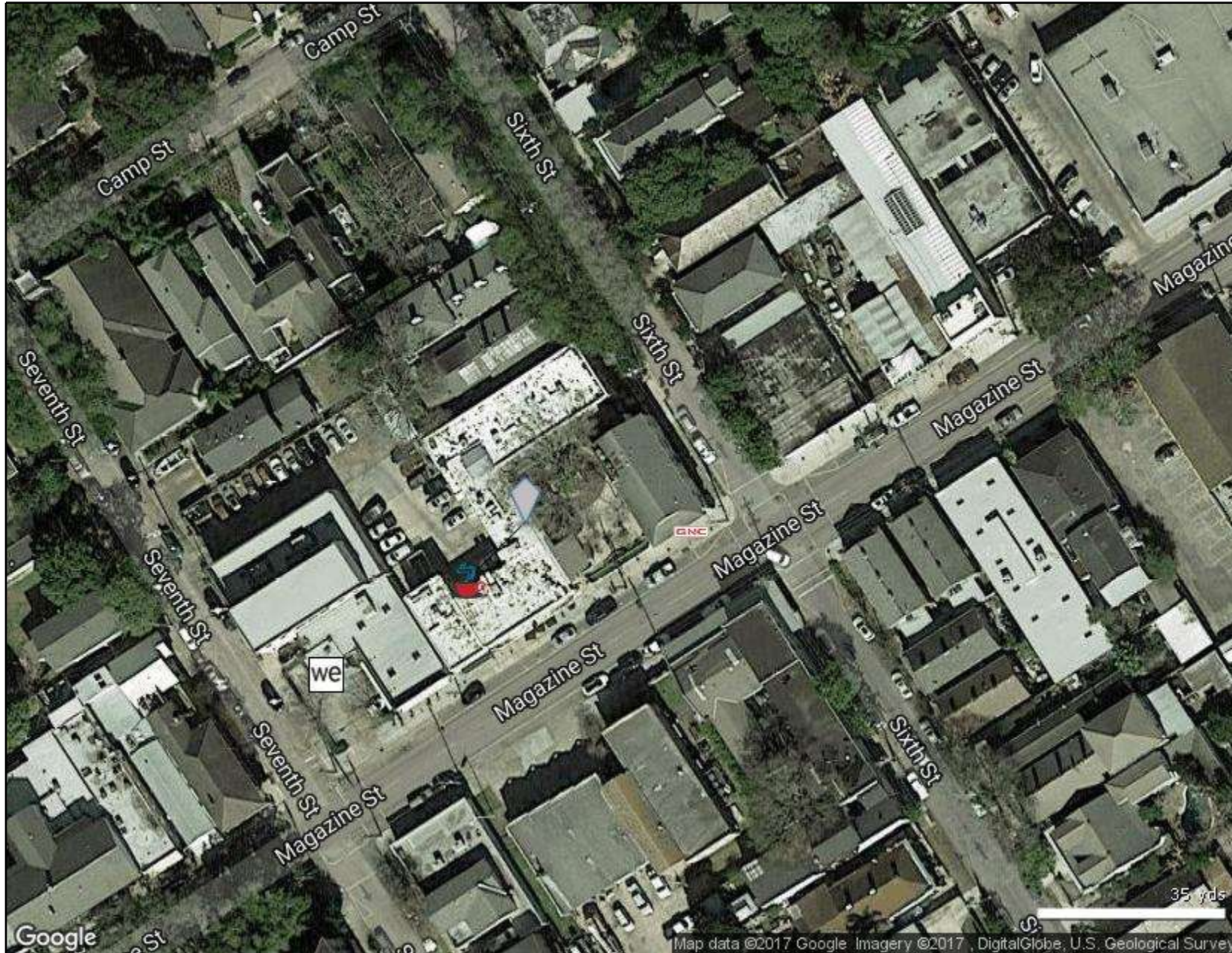


| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------|---------|---------|
| Population | | | |
| 2022 Projection | 27,089 | 169,741 | 406,281 |
| 2017 Estimate | 25,438 | 160,553 | 385,878 |
| 2010 Census | 24,253 | 146,748 | 351,192 |
| Growth 2017 - 2022 | 6.49% | 5.72% | 5.29% |
| Growth 2010 - 2017 | 4.89% | 9.41% | 9.88% |
| 2017 Population by Hispanic Origin | | | |
| 2017 Population | 1,668 | 14,394 | 33,523 |
| White | 25,438 | 160,553 | 385,878 |
| Black | 13,868 | 88,406 | 176,867 |
| Am. Indian & Alaskan | 10,526 | 64,486 | 189,614 |
| Asian | 124 | 835 | 1,944 |
| Hawaiian & Pacific Island | 463 | 3,981 | 10,777 |
| Other | 15 | 190 | 303 |
| U.S. Armed Forces | 442 | 2,654 | 6,372 |
| | 24 | 321 | 877 |

| Households | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|--------|---------|
| 2022 Projection | 13,843 | 74,117 | 168,580 |
| 2017 Estimate | 12,990 | 69,754 | 159,475 |
| 2010 Census | 12,378 | 62,875 | 144,121 |
| Growth 2017 - 2022 | 6.57% | 6.25% | 5.71% |
| Growth 2010 - 2017 | 4.94% | 10.94% | 10.65% |
| Owner Occupied | 4,383 | 27,428 | 75,175 |
| Renter Occupied | 8,607 | 42,326 | 84,300 |

| 2017 Households by HH Income | 1 Mile | 3 Mile | 5 Mile |
|----------------------------------|----------|----------|----------|
| Income: <\$25,000 | 12,990 | 69,756 | 159,474 |
| Income: \$25,000 - \$50,000 | 4,059 | 23,289 | 54,302 |
| Income: \$50,000 - \$75,000 | 2,833 | 15,077 | 38,154 |
| Income: \$75,000 - \$100,000 | 1,733 | 9,008 | 22,389 |
| Income: \$100,000 - \$125,000 | 1,178 | 6,363 | 15,196 |
| Income: \$125,000 - \$150,000 | 868 | 4,793 | 10,194 |
| Income: \$150,000 - \$200,000 | 707 | 2,604 | 5,702 |
| Income: \$200,000+ | 660 | 3,425 | 6,247 |
| 2017 Avg Household Income | 952 | 5,197 | 7,290 |
| 2017 Med Household Income | \$74,956 | \$72,678 | \$63,365 |
| | \$46,697 | \$43,848 | \$41,020 |

2901 Magazine St, New Orleans, LA 70115
Magazine Commons



 Traffic Counts

All Retail Tenants

