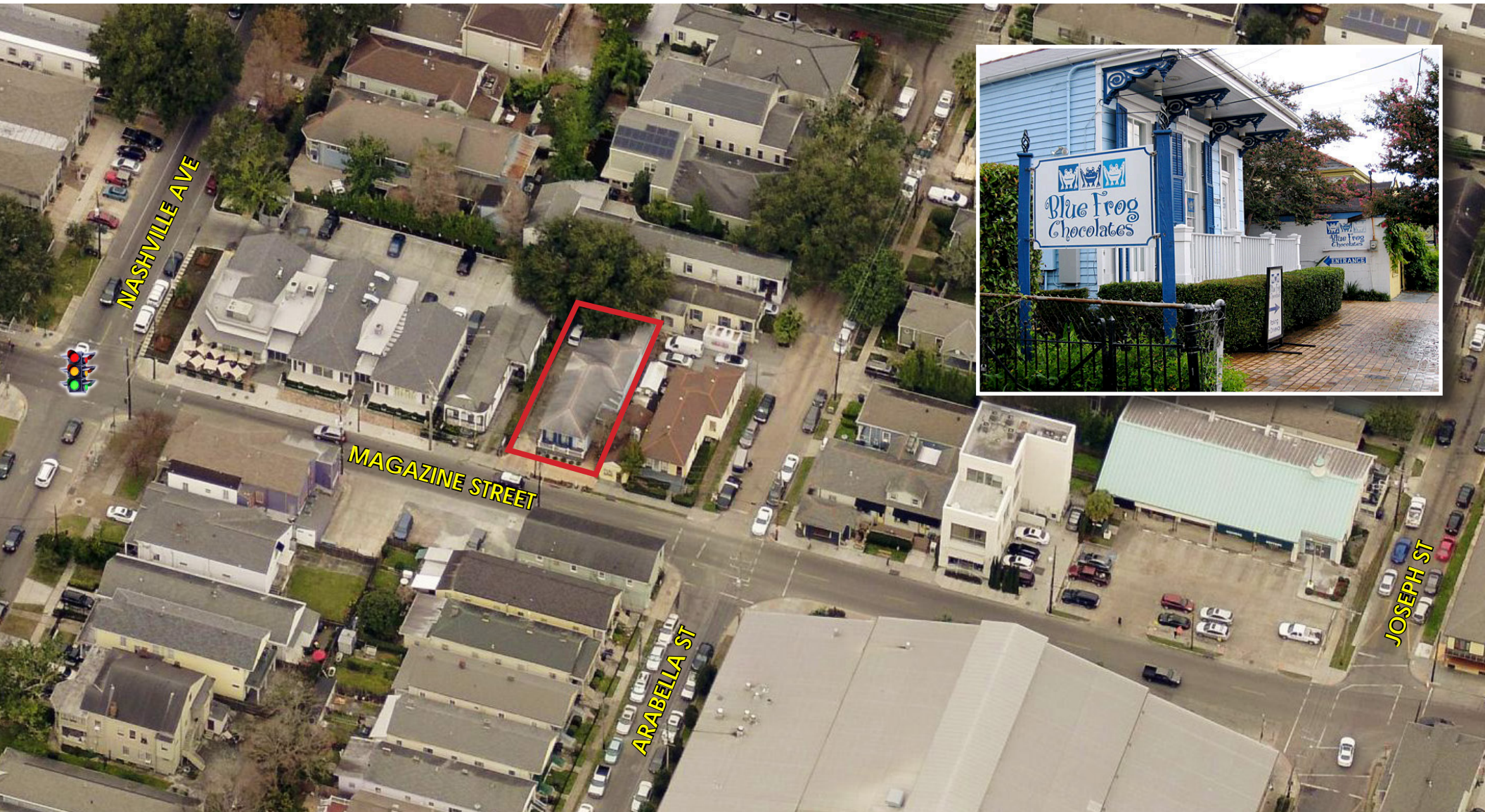


5707 MAGAZINE STREET

NEW ORLEANS, LA 70115

FOR LEASE

1,743 SF | \$34.00 PSF



MSA: NEW ORLEANS / UPTOWN

TRAFFIC: 19,550 VEHICLES PER DAY

WEB: www.lacdb.com

504-831-2363
srsa-realestate.com
f in

2555 Severn Ave.
Suite 200
Metairie, LA 70002

Stephanie Hilferty
504-620-0354
shilferty@srsa-realestate.com

Kirsten Early, CCIM
504-620-0352
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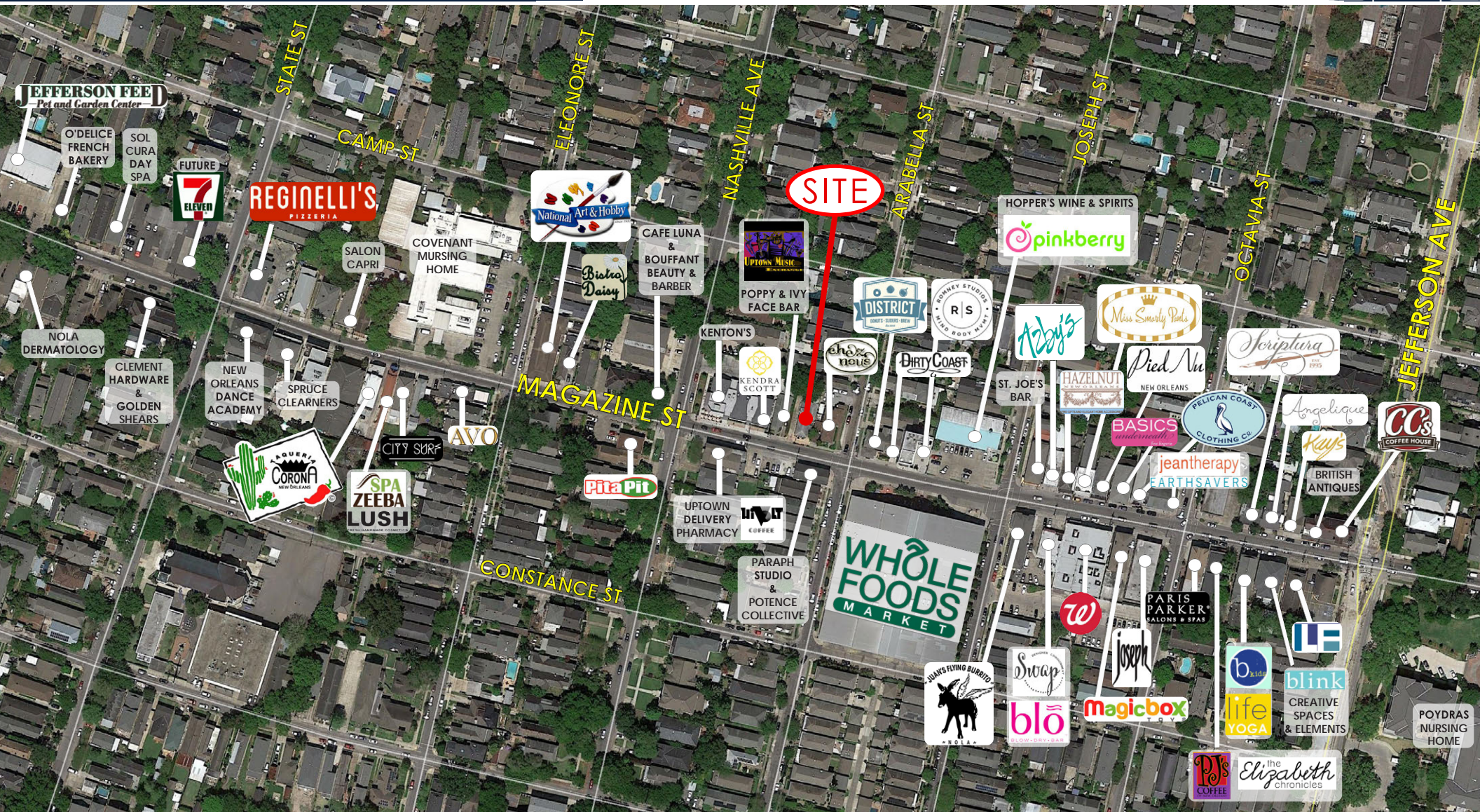


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SITE INFORMATION

Located on historic Magazine Street between Jefferson Avenue & Nashville Avenue. Situated in a high pedestrian foot-traffic location in the busy Magazine Street retail corridor. Magazine Street is one of the city's premier shopping and entertainment districts and a major retail thoroughfare with strong demographics in Uptown New Orleans. Numerous clothing boutiques, restaurants, and a Whole Foods located across the street make this a premiere shopping location.

LOCATION: 5707 Magazine Street
New Orleans, LA 70015

LOCATION SIZE: 1,743 SF

RENT: \$34.00 PSF

TRAFFIC COUNT: 19,550 vehicles per day
1,158 daily pedestrian count
313 daily bicycle count

PARKING: Driveway can stack 3-4 vehicles

ZONING: HU-B1 (Historic Urban Neighborhood Business District)

ADDITIONAL NOTES:

Licensed as a Restaurant. Has a Security System in place. Includes a Grease Trap feature.

Permitted uses include: standard restaurant, specialty restaurant, carry out restaurant, retail goods, medical/dental clinic, personal services establishment, art gallery, health club

DEMOGRAPHICS

	TOTAL POPULATION	TOTAL # HOUSEHOLDS	MEDIAN HH INCOME	AVERAGE HH INCOME
1 MILE	15,775	7,677	\$82,615	\$126,896
3 MILES	136,988	58,976	\$40,750	\$70,926
5 MILES	298,942	128,313	\$40,395	\$68,639

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SRSA COMMERCIAL REAL ESTATE

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

