



Turnkey Cafe on Magazine Street with Patio

4826 Magazine St, New Orleans, LA 70115

Sale Brochure

Frank Lopiccolo
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Property Summary

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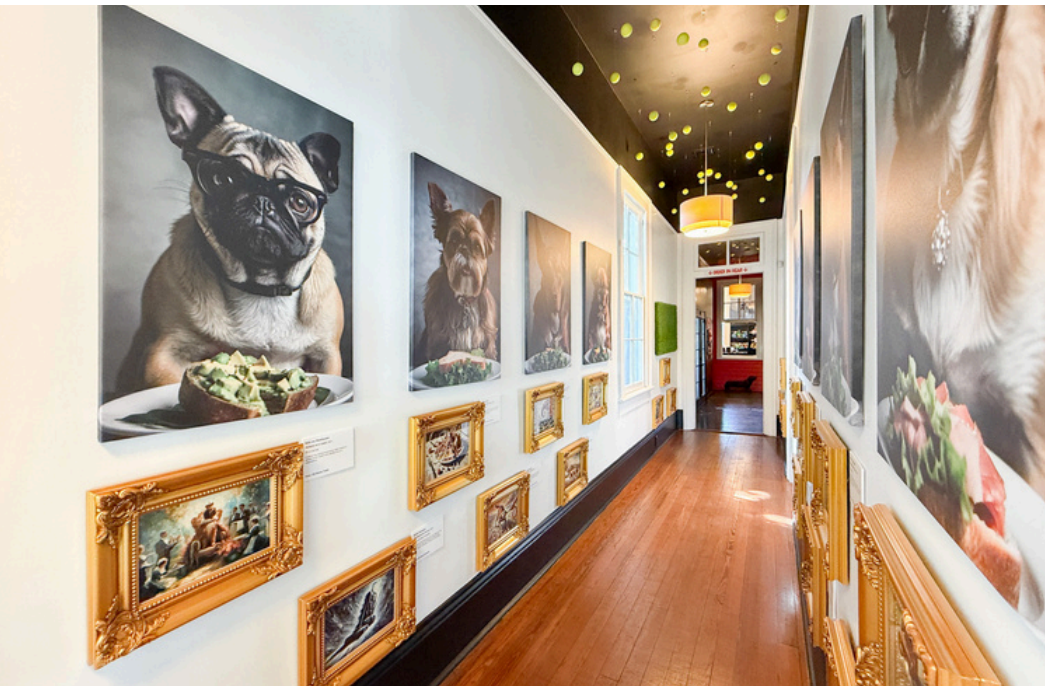
Lease Rate	\$3,800/mo (NNN)
Building Size	±1,627 SF

- **Now for lease**, 4826 Magazine Street presents a turn key cafe opportunity in a freestanding retail cottage along one of the area's established commercial corridors.
- The ±1,627 SF building is configured for cafe use, with existing improvements in place and FF&E available upon request, allowing for a streamlined occupancy for food and beverage operators.
- The property is located ±10 minutes from I-10, providing accessible connectivity to surrounding areas.
- Situated along Magazine Street, the site benefits from consistent commercial activity and a mix of retail and dining users in the immediate area.
- This offering presents a functional, outdoor-oriented cafe space with existing infrastructure and a highly recognizable corridor location.
- Additional \$1,200/mo in NNN fees.



Interior Photos

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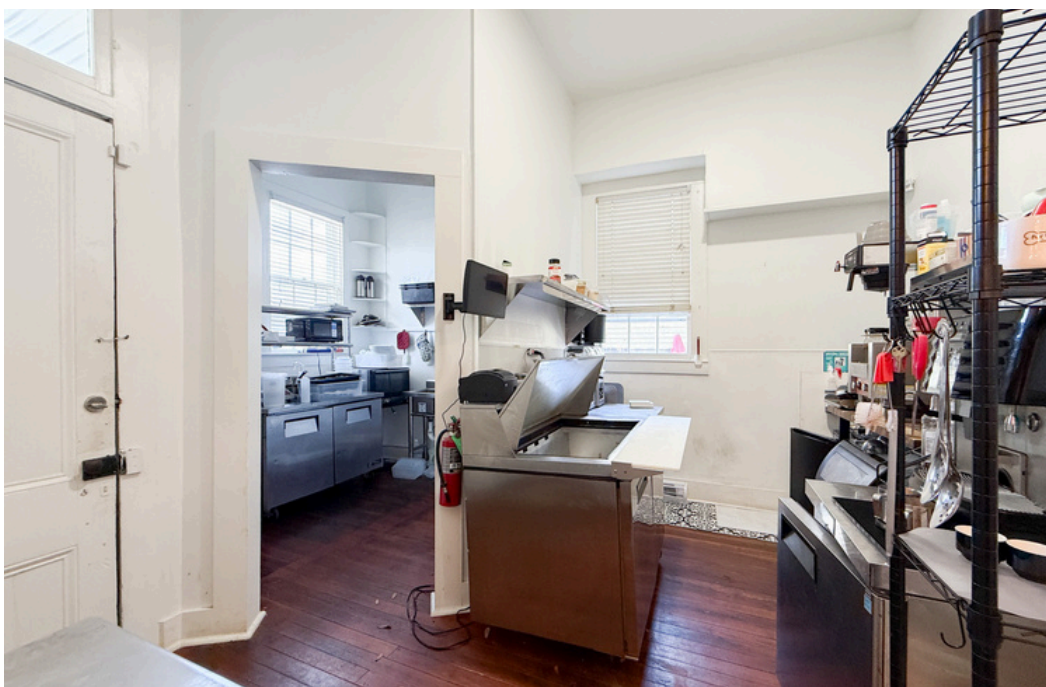


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Exterior Photos

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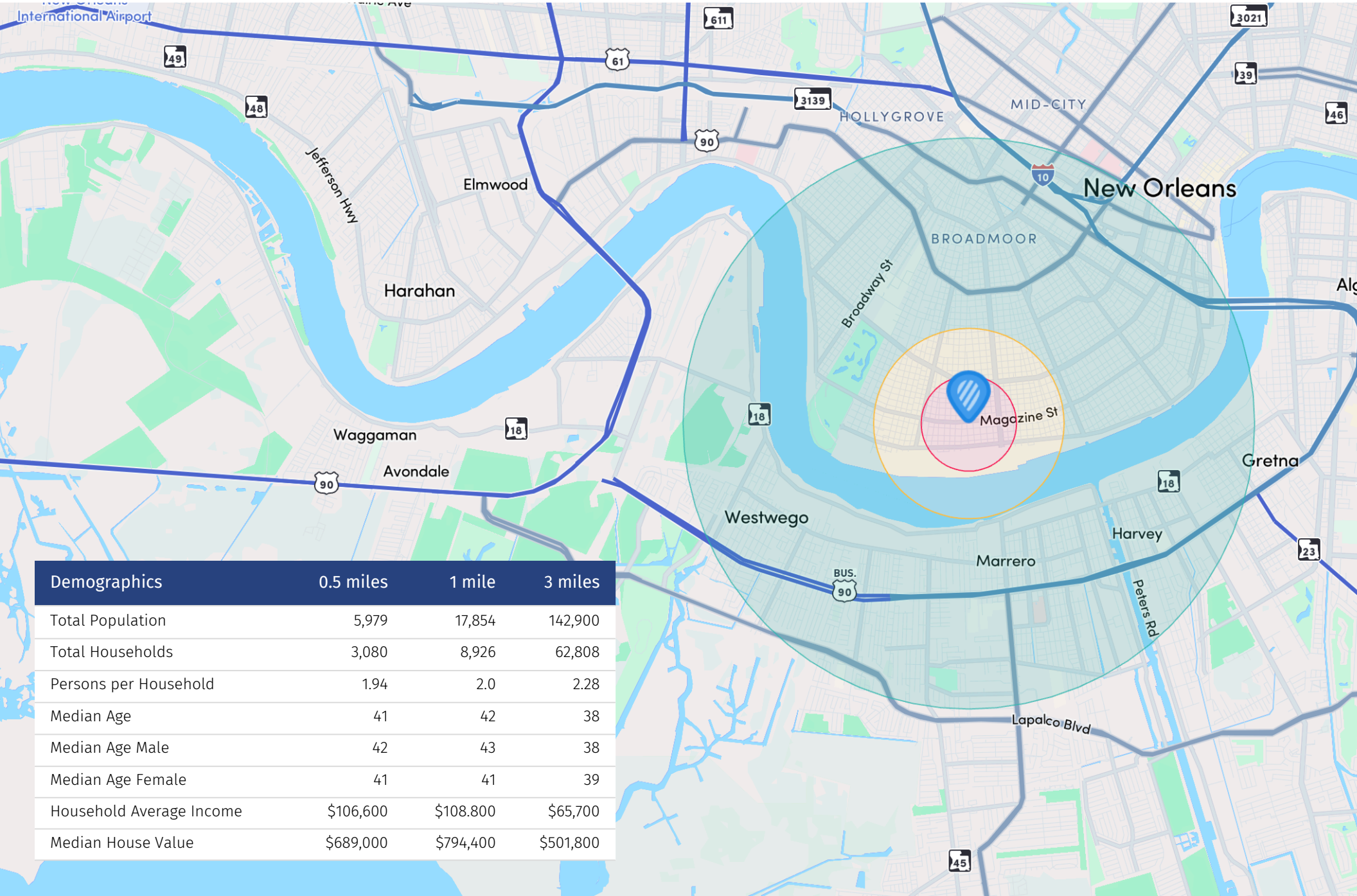


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Radius Ring Demographics

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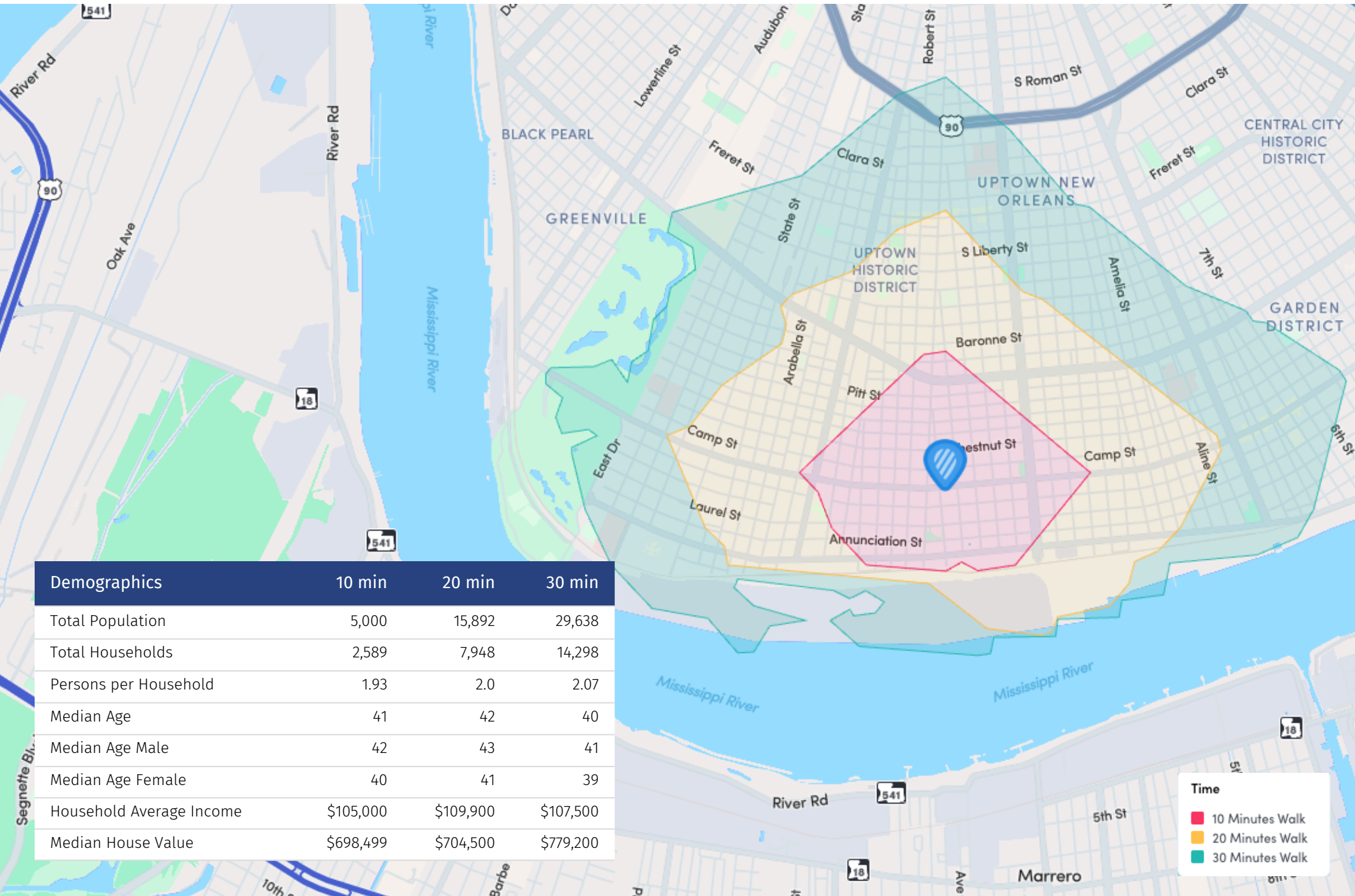
Demographics	0.5 miles	1 mile	3 miles
Total Population	5,979	17,854	142,900
Total Households	3,080	8,926	62,808
Persons per Household	1.94	2.0	2.28
Median Age	41	42	38
Median Age Male	42	43	38
Median Age Female	41	41	39
Household Average Income	\$106,600	\$108,800	\$65,700
Median House Value	\$689,000	\$794,400	\$501,800

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Walk Time Demographics

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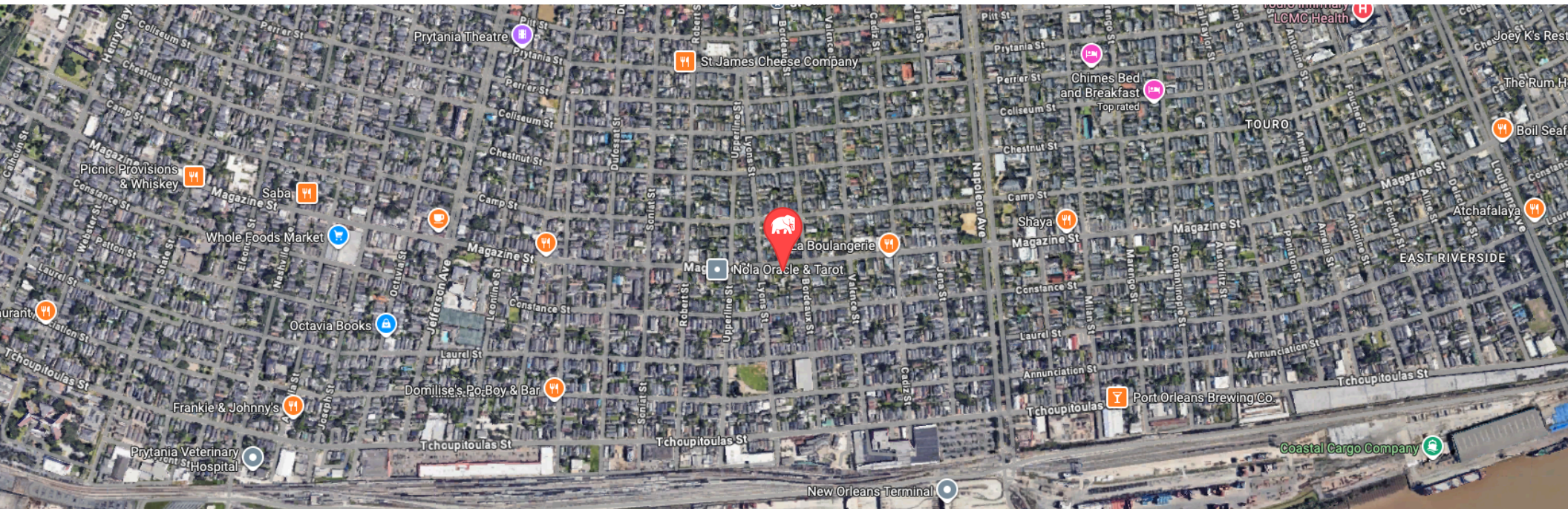
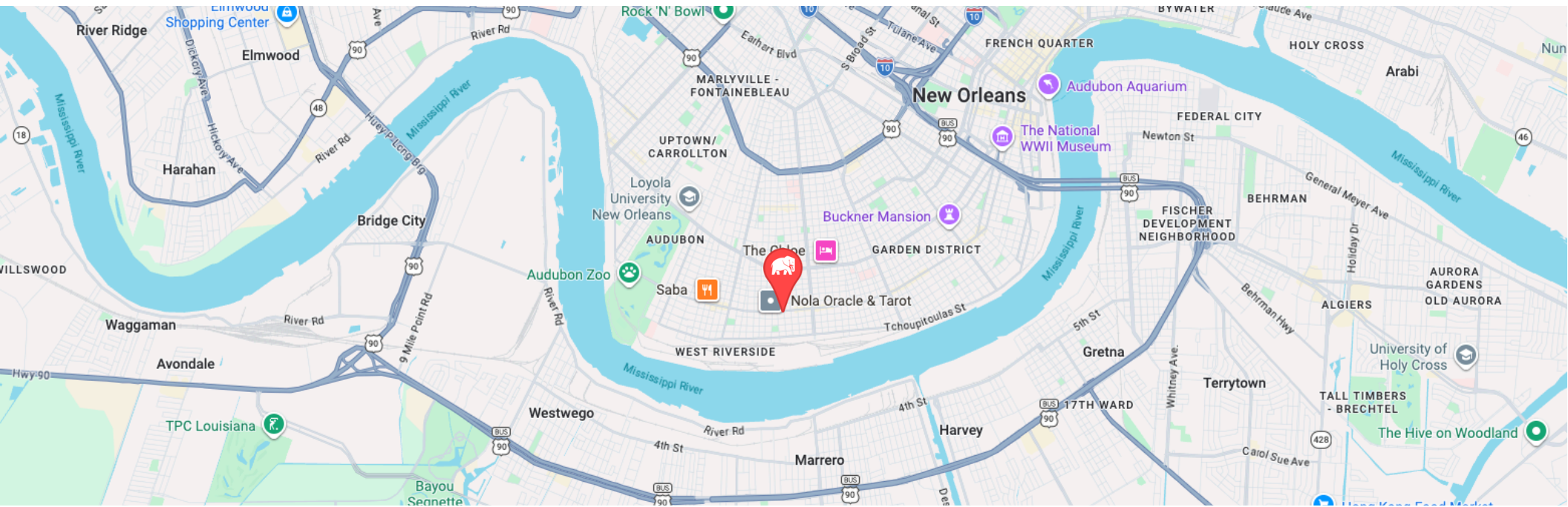
Demographics	10 min	20 min	30 min
Total Population	5,000	15,892	29,638
Total Households	2,589	7,948	14,298
Persons per Household	1.93	2.0	2.07
Median Age	41	42	40
Median Age Male	42	43	41
Median Age Female	40	41	39
Household Average Income	\$105,000	\$109,900	\$107,500
Median House Value	\$698,499	\$704,500	\$779,200

Time

- 10 Minutes Walk
- 20 Minutes Walk
- 30 Minutes Walk

Location Maps

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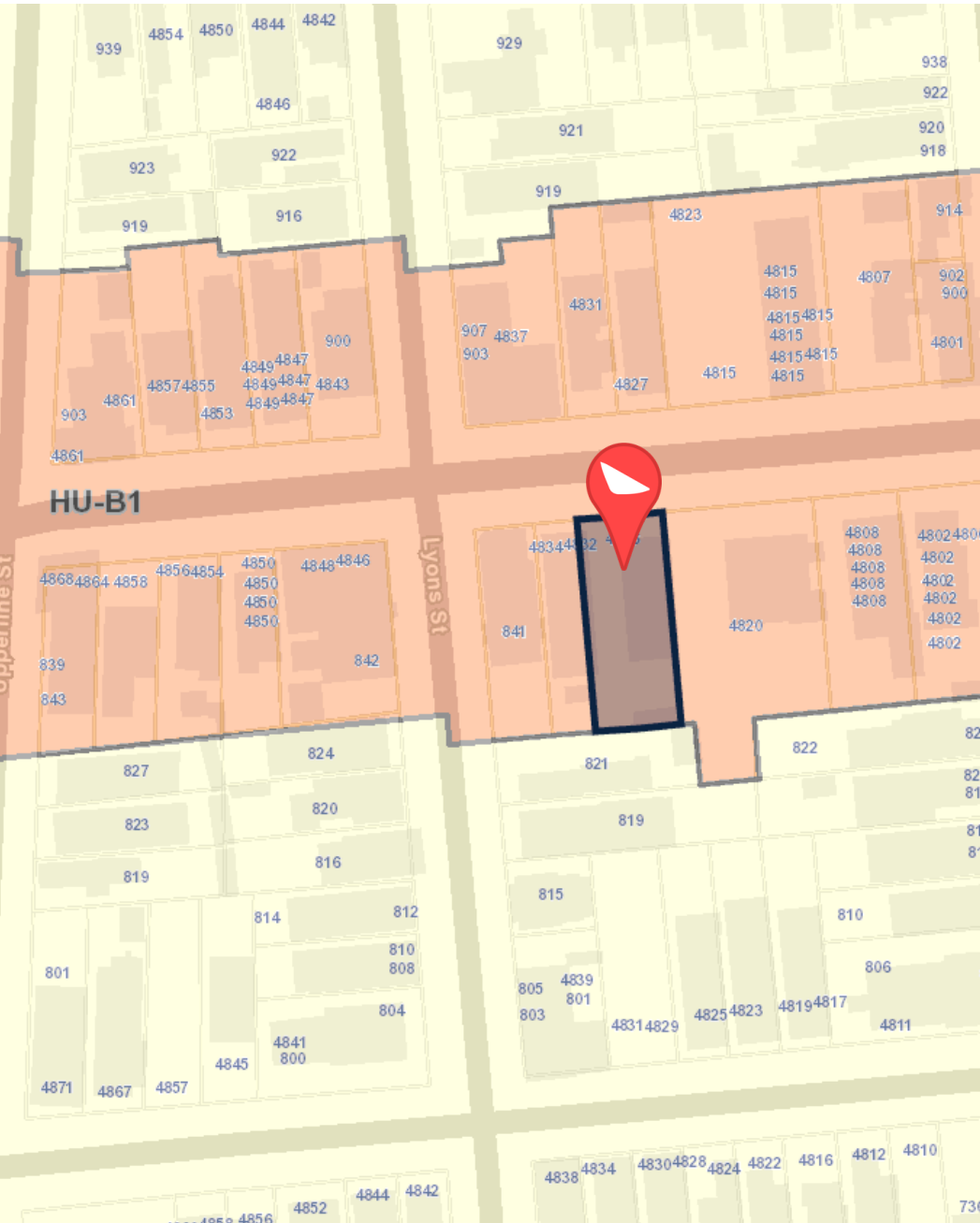


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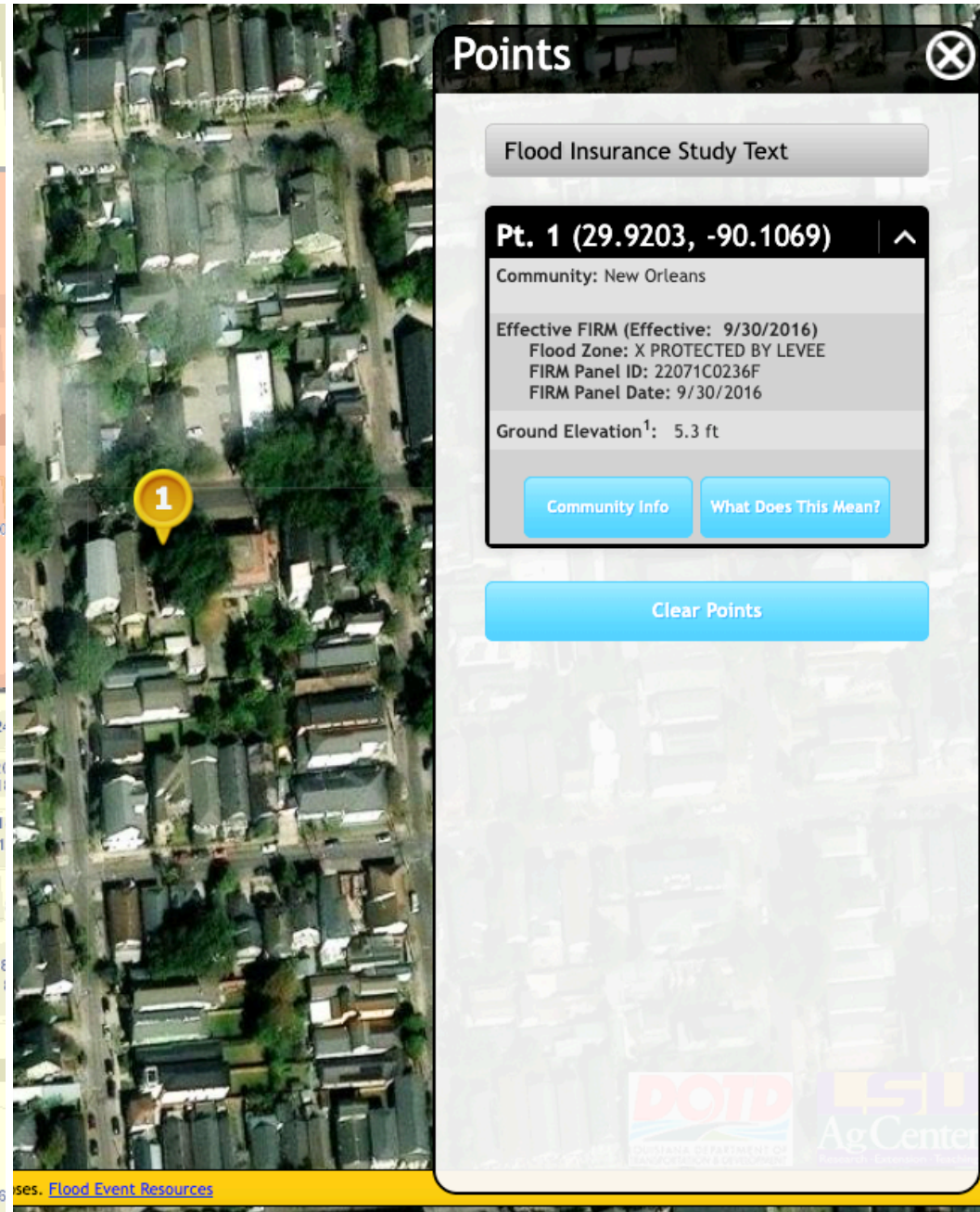
Zoning/Flood Zone Maps

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HU-B1 - HISTORIC URBAN NEIGHBORHOOD BUSINESS DISTRICT

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FLOOD ZONE X

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Broker Contact

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Frank Lopiccolo

Associate – Retail Sales & Leasing

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Office: 800-895-9329

Frank is a New Orleans native with a deep understanding of the city's unique neighborhoods and business districts. With six years of experience in commercial real estate, he focuses on helping clients navigate the market with practical insight and personalized service.

Prior to brokerage, Frank was a small business owner and entrepreneur, an experience that allows him to closely relate to the clients he serves. Having built and operated a business himself, he understands the challenges owners face and brings a practical, solutions-oriented perspective to every transaction.

Frank's commercial real estate background also includes time in Dallas, Texas, where he worked as a tenant representation specialist assisting small business owners in securing the right space for their operations.

Outside of work, Frank enjoys camping, fishing, cooking, and hosting gatherings with family and friends. He and his wife, Perry, have a daughter, Samona, and enjoy spending time along the Gulf Coast, especially boating around Bay St. Louis. Frank is also a big live music fan and rarely misses festivals like Jazz Fest or Mardi Gras.



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