

stirling

FOR LEASE

MID-CITY
★ MARKET ★

401 N. CARROLLTON AVENUE | NEW ORLEANS, LA

SUMMARY

AERIAL

SITE PLAN

PHOTOS

AREA RETAIL

DEMOGRAPHICS

FOR LEASE

POTENTIALLY AVAILABLE

- Suite A-4: 1,696 SF (~30 x 61.6')
Existing Therapydia

GLA / ACREAGE

- 109,103 SF / 6.49 Acres

OVERVIEW

Located on the northwest corner of North Carrollton Avenue and Bienville Street in New Orleans, Louisiana, Mid-City Market serves as the retail and restaurant center of the community. Grocery-anchored by ALDI (*Opening Early Q4 2026*), the site features small shop, junior anchor and restaurant space. The oak-lined area has long been a local favorite for restaurants, coffee shops, retail, service and recreation.

This beautiful addition to the city provides services to a great number of local residents and visitors. The surrounding density creates a barrier which limits competition for Mid-City Market tenants. With over 100,000 square feet of commercial space, the project brings new retailers to an established, historical neighborhood and offers a rare opportunity to penetrate a stable market.

TRAFFIC COUNTS

- North Carrollton Avenue: 25,621 Avg. Daily Traffic
- Canal-Carrollton Streetcar Line: 1,763 Avg. Riders Daily



TENANTS

- | | | |
|--------------------------------------|-------------------------|----------------------------|
| • ALDI <i>Opening Q4 2026</i> | • Felipe's Taqueria | • LA Nails Spa |
| • Office Depot | • Alma Restaurant | • ASI Federal Credit Union |
| • Jefferson Feed Pet & Garden Center | • Five Guys | • Therapydia |
| • Panera Bread | • Ochsner Health Center | • The Lash Lounge |
| • Verizon | • GNC | |
| | • Pizza Hut | |



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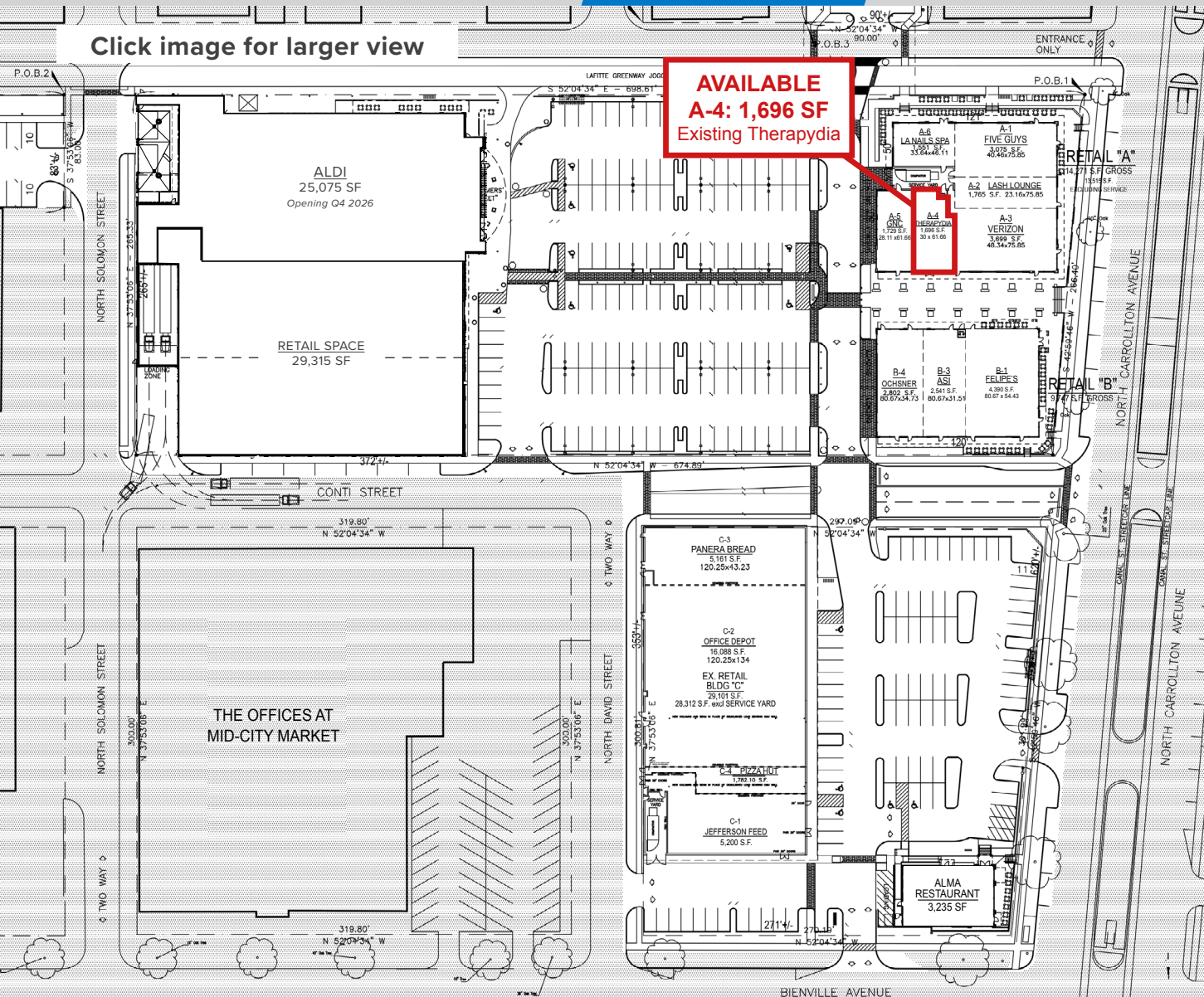
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TENANTS

ALDI Opening Q4 2026	25,075 SF
Retail Space Available	29,315 SF
A-1. Five Guys	3,075 SF
A-2. The Lash Lounge	1,765 SF
A-3. Verizon	3,699 SF
A-4. Potentially Available Existing Therapydia	1,696 SF
A-5. GNC	1,729 SF
A-6. LA Nails Spa	1,551 SF
B-1. Felipe's Taqueria	4,390 SF
B-3. ASI Financial Credit Union	2,541 SF
B-4. Ochsner Health Center	2,802 SF
C-1. Jefferson Feed Pet & Garden Center	5,200 SF
C-2. Office Depot	16,088 SF
C-3. Panera Bread	5,161 SF
C-4. Pizza Hut	1,782 SF
C-5. Alma Restaurant	3,235 SF

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