

Development Opportunity at West Esplanade Avenue and Williams Boulevard Kenner, LA



Vacant Land for Lease

Excellent retail or mixed use development opportunity on a major thoroughfare. West Esplanade Avenue connects Jefferson Parish from end to end and carries traffic from Kenner, Metairie and the northshore daily. Some land uses in the immediate vicinity include PETCO, Wal-Mart Neighborhood Market, Party City and Office Depot. Many other retail, commercial and recreational uses are in the proximity such as Kenner's Laketown, including Treasure Chest Casino, Pontchartrain Civic Center and Hilton Garden Inn; and Burlington Coat Factory, AMF Bowling Alley and The Esplanade Mall regional shopping center. Property is located minutes from the Louis Armstrong New Orleans International Airport and Interstate 10.

Parcel Dimensions:

- Approximately 15 acres land area (652,500 sf)
- 1,740 feet of frontage on West Esplanade Avenue
- 375 feet depth parallel to Williams Boulevard
- Entire site comprised of two 7-1/2 acre parcels

Single or Multi-Development Site Option:

- Site can be used for single or multiple tenants
- Owner will consider subdividing for smaller tenant

Land Use and Zoning:

- Zoned R-3, Multi-family residential, and Future Land Use Map designation is Mixed Use
- Property's location, accessibility, visibility and size lend itself to a variety of uses including retail, light commercial and office

Traffic Count: 26,800 ADT (2008)

Demographics:

- | | |
|----------------------------|---------------------------------------|
| • Population (drive times) | • Avg. Household Income (drive times) |
| ▫ 66,232 (5 minutes) | ▫ \$60,679 (5 minutes) |
| ▫ 195,732 (10 minutes) | ▫ \$57,808 (10 minutes) |
| ▫ 424,572 (15 minutes) | ▫ \$53,232 (15 minutes) |

Property Contact

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