



REDEVELOPMENT OPP. ON AIRLINE DRIVE

2300 Airline Drive, Kenner, LA 70062

MATT EATON, CCIM • PARTNER

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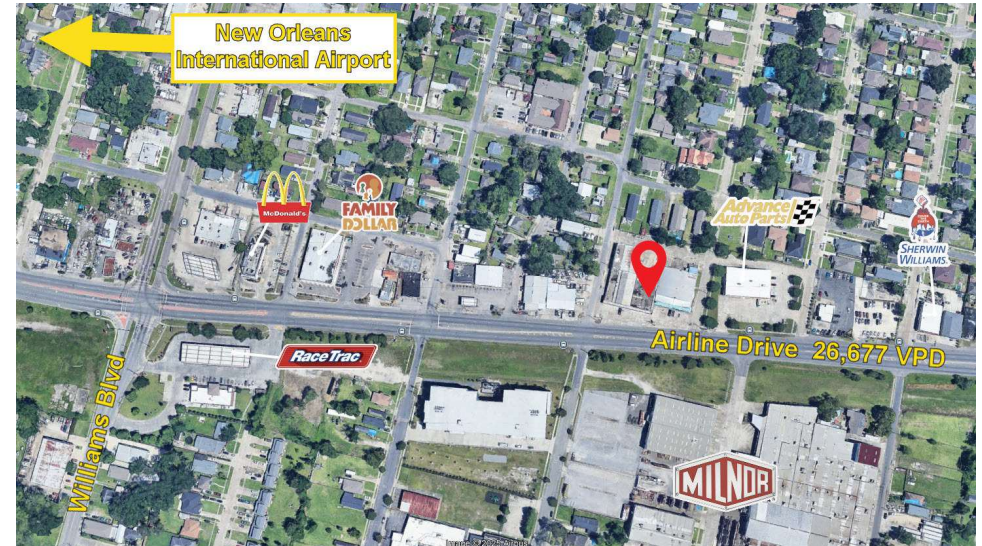
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PROPERTY DESCRIPTION

This expansive 58,000 SF property boasts a premier location with 243 ft of frontage on heavily trafficked Airline Dr in Kenner, LA, offering excellent visibility and accessibility. Situated just 3 blocks from Williams Blvd, the site enjoys a high daily traffic count of approximately 26,677 vehicles, making it ideal for a variety of commercial uses.

PROPERTY HIGHLIGHTS

- **2300 Airline Drive:** Approx. 16,700 SF building currently vacant and in need of redevelopment. This space offers a blank canvas for investors or developers.
- **2322 Airline Drive:** Approx. 11,000 SF 3-unit strip center, partially leased with two active tenants. One tenant holds a lease through 2027, providing stable income and immediate cash flow.

This property's strategic location and mixed-use potential make it a rare opportunity for redevelopment, repositioning, or continued income generation. Don't miss your chance to capitalize on this high-visibility, high-traffic site in a thriving commercial corridor.

OFFERING SUMMARY

New Price:	\$1,475,000
Lot Size:	1.33 Acres
2300 Airline Dr Building	16,700 SF
2322 Airline Dr Building	11,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	36,351	85,875	183,258
Total Population	88,811	205,837	437,775
Average HH Income	\$81,107	\$90,146	\$97,373

LAND FOR SALE

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LAND FOR SALE

ADDITIONAL PHOTOS

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LAND FOR SALE

AERIAL



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