



RETAIL OR OFFICE | FOR LEASE

Retail or Office Space with Dedicated Parking Near Airport

2538 Williams Blvd.

KENNER, LA 70062



201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
504.581.5005 | corp-realty.com

Matt Crowell
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Gated, Dedicated Parking Available to Tenant

2538 WILLIAMS BLVD., KENNER, LA 70062

DESCRIPTION

This approximately 6,000-sf commercial space offers a flexible layout suited to a variety of retail or office users. The suite includes 28 dedicated parking spaces secured within an iron fence, providing privacy and controlled access for employees, customers, or clients. Additional parking is available in the shopping center's lot, and pylon signage opportunity exists for added visibility.

Westland Shopping Center is an established retail center anchored by a mix of national tenants, a healthcare provider, and local retailers. The property fronts Williams Boulevard

(31,075 vpd), a major commercial artery in Kenner offering convenient access to I-10 and Veterans Boulevard, with Louis Armstrong New Orleans International Airport just three miles away.

With its combination of secured parking, strong traffic counts, and proximity to the airport, this space is well positioned for tenants seeking visibility and convenience in a high-traffic Kenner corridor.

OVERVIEW

SIZE

Approx. 6,000 sf

RENTAL RATE

\$12.00 psf, Gross

PARKING

28 dedicated spots in gated lot
Ample general parking in shopping center parking lot

ZONING

C-2 General Commercial Zone

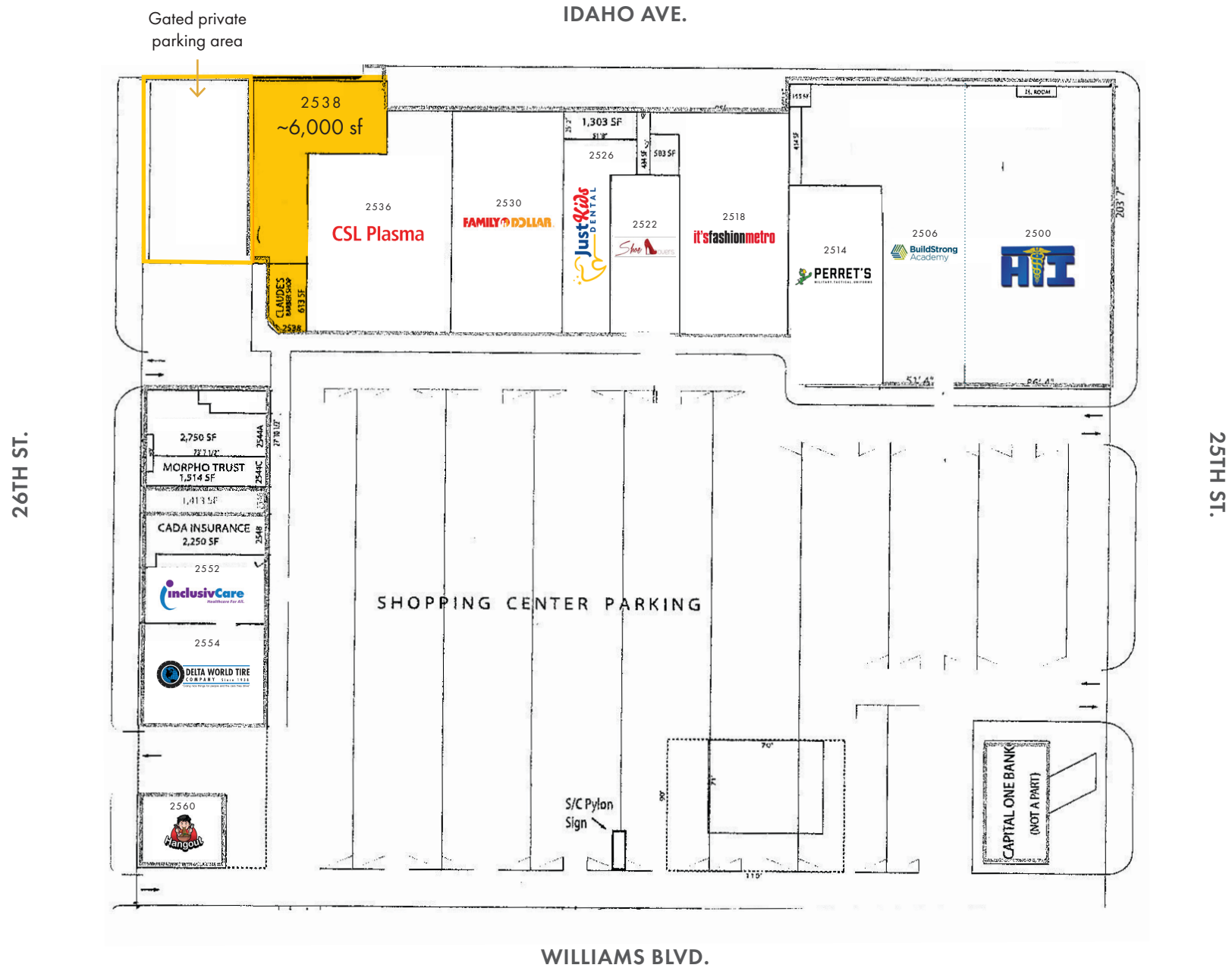


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SITE PLAN

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EST. 2026	1 MILES	3 MILES	5 MILES
Population	12,637	117,135	194,645
Average HH Income	\$100,820	\$103,173	\$104,415
Median HH Income	\$73,460	\$79,462	\$79,423
Daytime Population	9,119	41,026	98,079



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PHOTOS

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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:

