



## REDEVELOPMENT OPPORTUNITY WITH DUAL FRONTAGE AT SIGNALLED INTERSECTION

2040 WILLIAMS BLVD KENNER, LA 70062



# OFFERED: FOR SALE

# SALE PRICE: \$1,650,000 (\$76.67/SF)

- ±295 ft of dual corner frontage at Williams Blvd (LA 49) signaled intersection
- ±14,774 visibility per day
- Existing office structure – Suitable for reuse or redevelopment
- ±3-4 minute access to I-10 and Airline Dr (Hwy 61)

#### CONTACT:

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800.895.9329 | <https://elifinrealty.com> | August 2025  
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Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for sale, 2040 Williams Blvd is a  $\pm 0.49$ -acre /  $\pm 21,520$  SF parcel at the signaled intersection of Williams Blvd and 21st St.
- The property offers  $\pm 295$  ft of dual corner frontage along Williams Blvd (LA 49), which sees approximately  $\pm 14,774$  vehicles per day.
- The site includes an existing office structure measuring approximately  $\pm 2,000$  SF, suitable for reuse or redevelopment.
- Previously operated as a car sales lot, the property is well-suited for continued automotive use, or redevelopment into a convenience store, gas station, QSR, or retail project.
- Located across from Wendy's and Winn-Dixie, with  $\pm 3$ -4 minute access to I-10 and Airline Dr (Hwy 61).
- Zoned C-2 (General Commercial).

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	2040 Williams Blvd
City, State, Zip	Kenner, LA 70062
County	Jefferson Parish
Market	LA - New Orleans-Metairie MSA
Subdivision	Highway Park
Nearest Intersection	Williams Blvd at 21st St
Location Description	Sq 500, Lots 3-9
Township	12S
Range	10E
Section	10
Side Of The Street	East
Off-Street Parking	Yes
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	Williams Blvd (LA 49)
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

## PROPERTY INFORMATION

Property Type	Commercial
Zoning	C-2 – General Commercial
Lot Size	±21,520 SF / ±0.49 Acres
APN #	0920012723
Lot Frontage	±295 ft
Lot Depth	±120 ft
Corner Property	Yes
Traffic Count	±14,774

## BUILDING INFORMATION

Building Size	±1,870 SF
Number Of Floors	1
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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# ADDITIONAL PHOTOS

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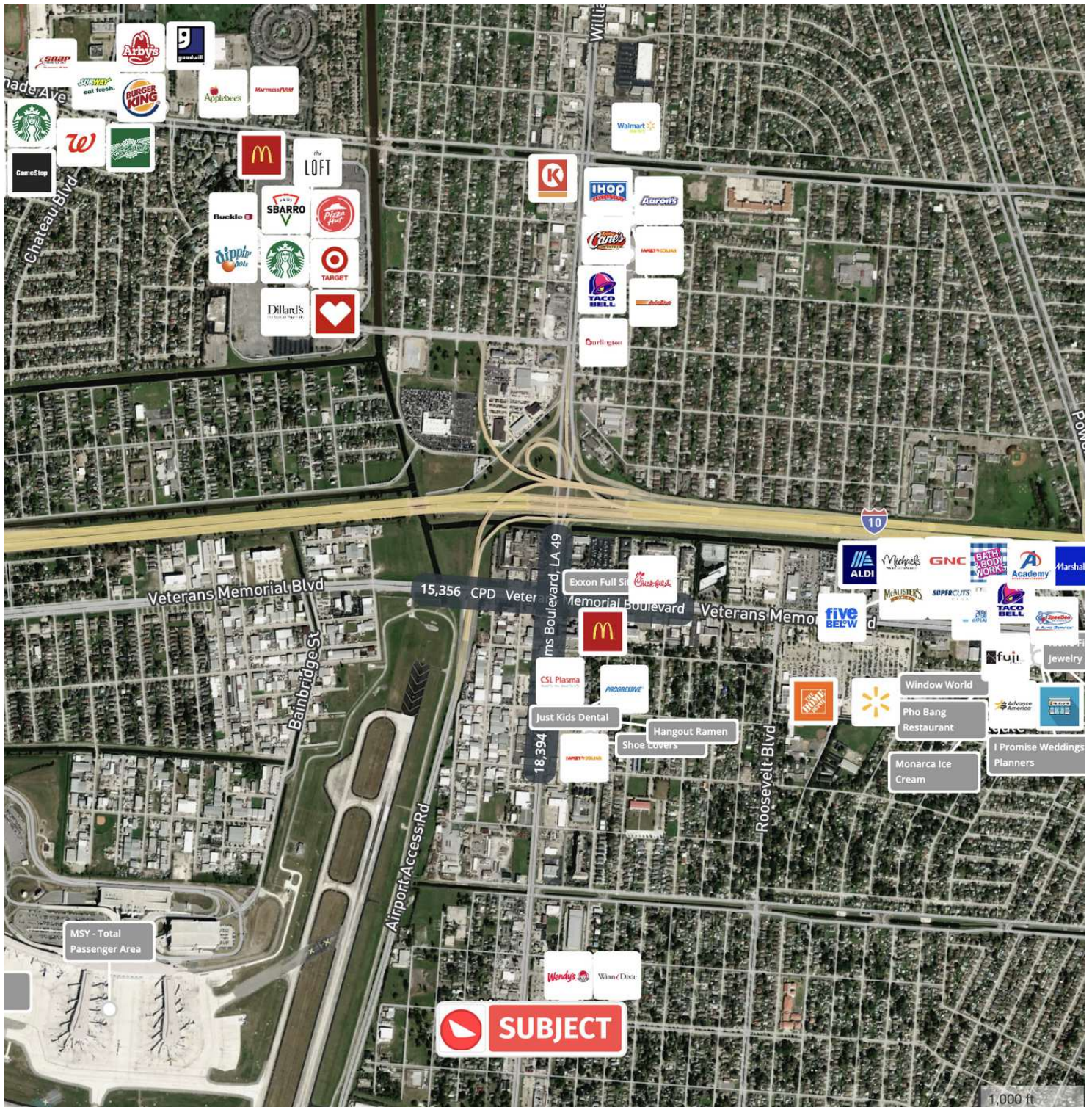
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# RETAIL MAP

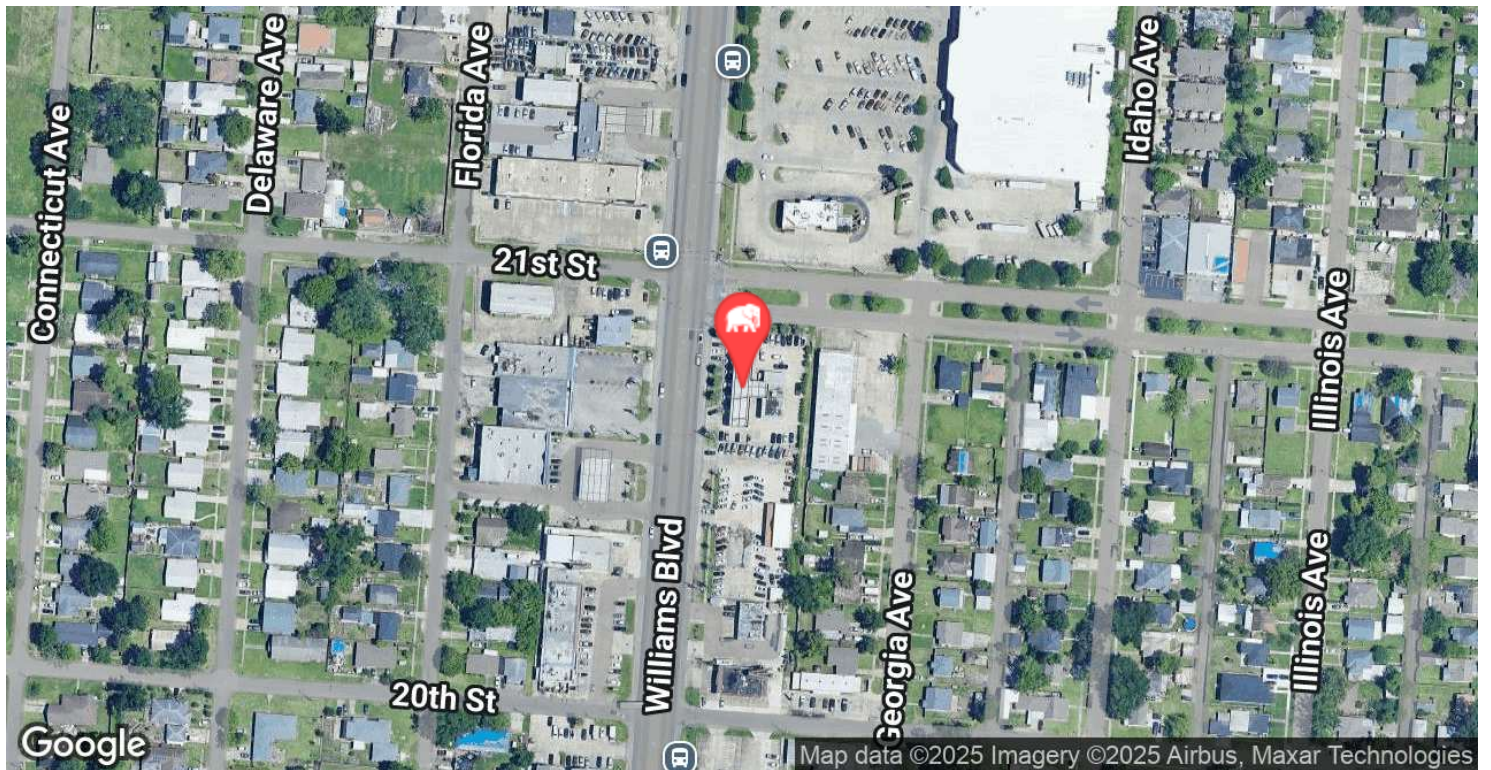
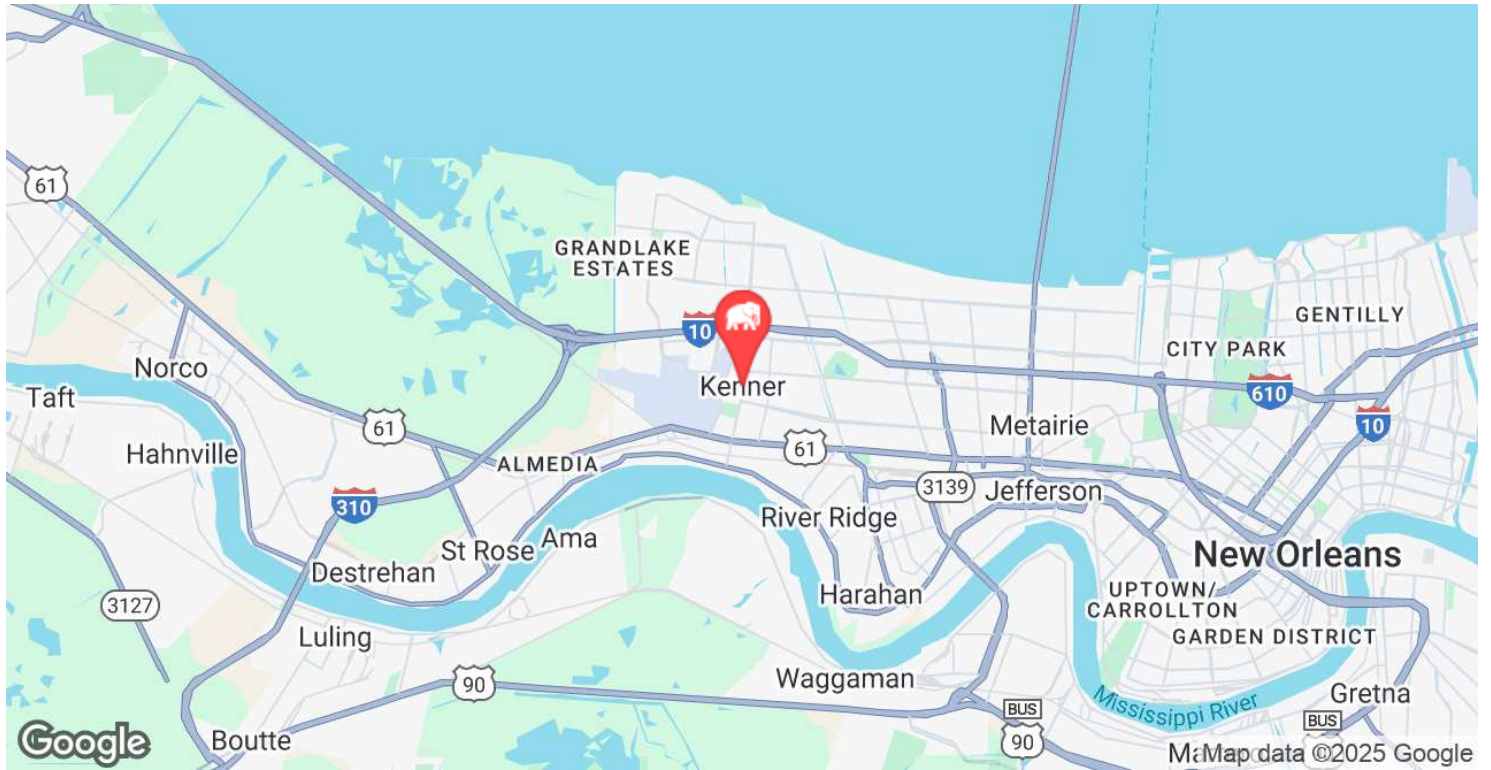


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# LOCATION MAP

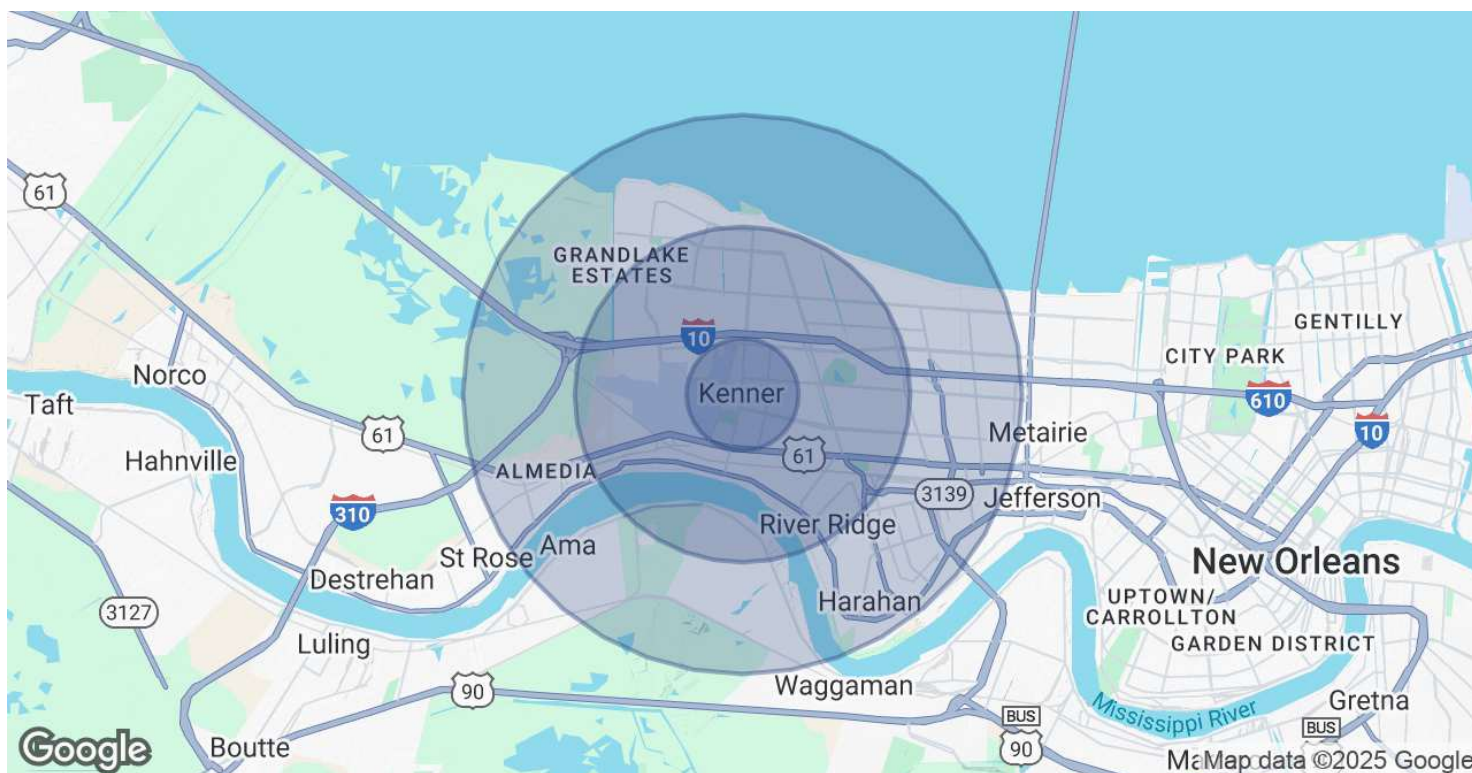


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,824	110,424	216,085
Average Age	43	42	42
Average Age (Male)	41	40	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,401	44,391	90,881
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$77,431	\$87,669	\$90,413
Average House Value	\$217,092	\$261,756	\$292,739

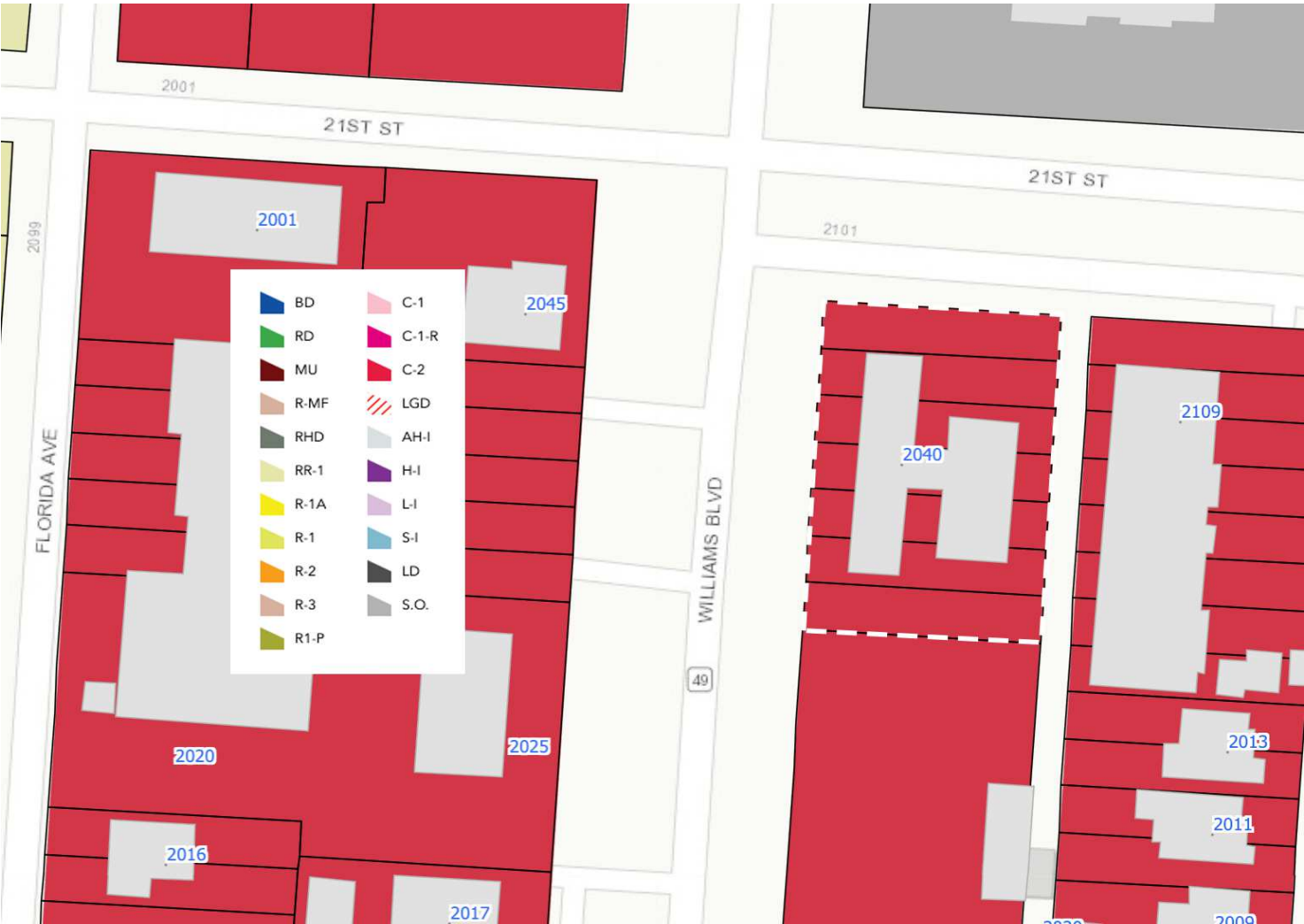
Demographics data derived from AlphaMap

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# ZONING MAP



## C-2 – GENERAL COMMERCIAL

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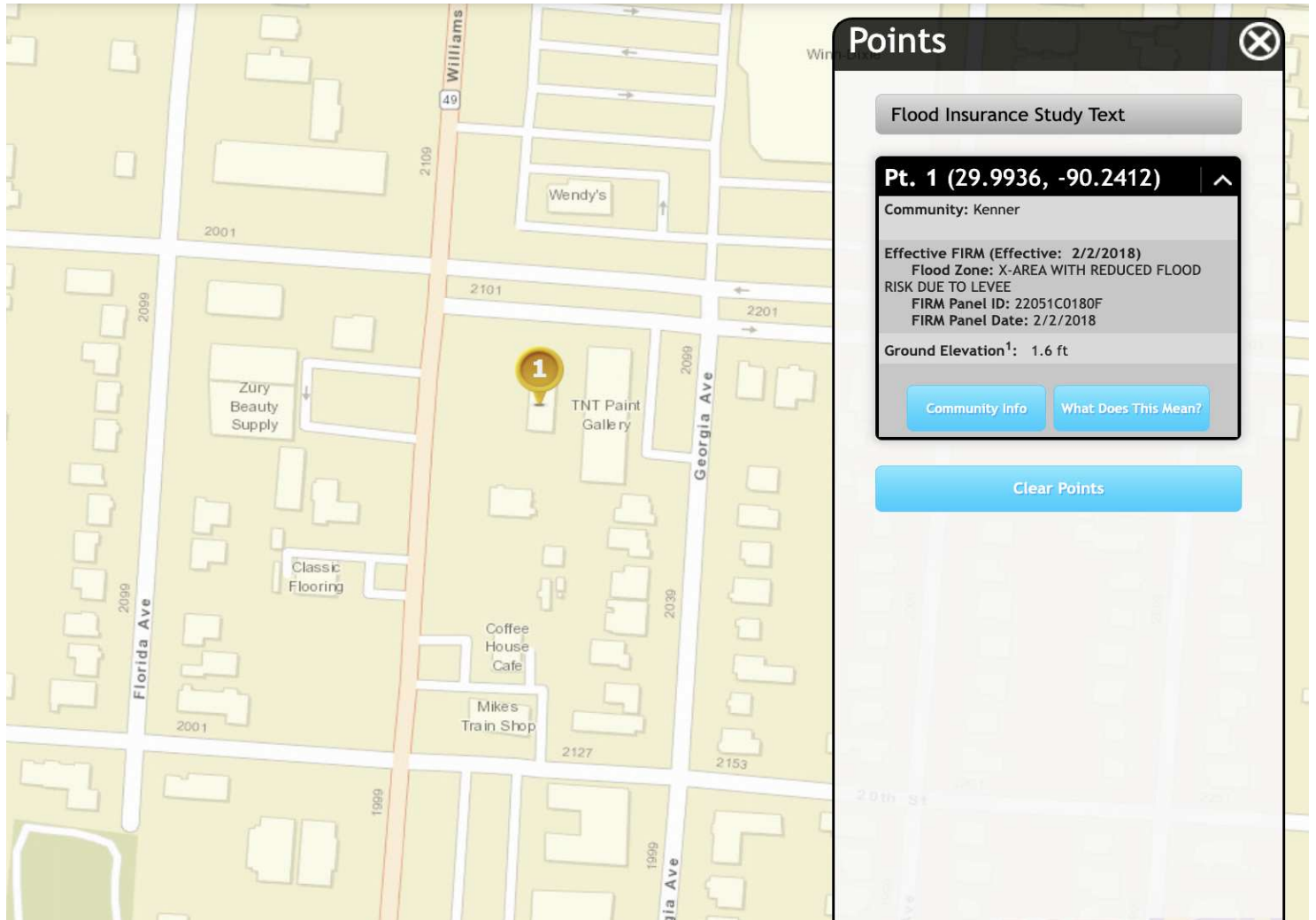
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



## FLOOD ZONE X

enter text here...

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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