

PRICE REDUCTION



For Sale - 2425 Williams Blvd

Kenner, LA 70062

TALBOT
REALTY GROUP

FOR INFORMATION, CONTACT:
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Property Description

The property, formerly known as ReStore, is located at 2425 Williams Blvd. in Kenner, Louisiana. The property is in a high-traffic commercial area of Kenner on Williams Blvd south of I-10 with easy access to I-10 and Veterans Memorial Blvd. The parcel is 70,125 square feet with 375 feet of frontage on Williams Blvd. The Williams Blvd corridor is comprised of predominantly neighborhood retail, food services and support services for the local community. The property is accessible from Williams Blvd, 24th Street and Florida Blvd. The property is zoned C-2 which allows for a wide range of commercial and mixed uses.

The building improvements were completed in May 2019 with 80 parking spaces, two rear overhead doors, (one dock high and one truck well), 14' high eave height, 24' ceiling height and a rear truck delivery and parking area. The building is fully sprinklered and fully conditioned. The building has a total building area of 24,113 rentable square feet with the former ReStore space comprising 20,618 square feet and Brothers Beauty, Inc. occupying 3,495 square feet.



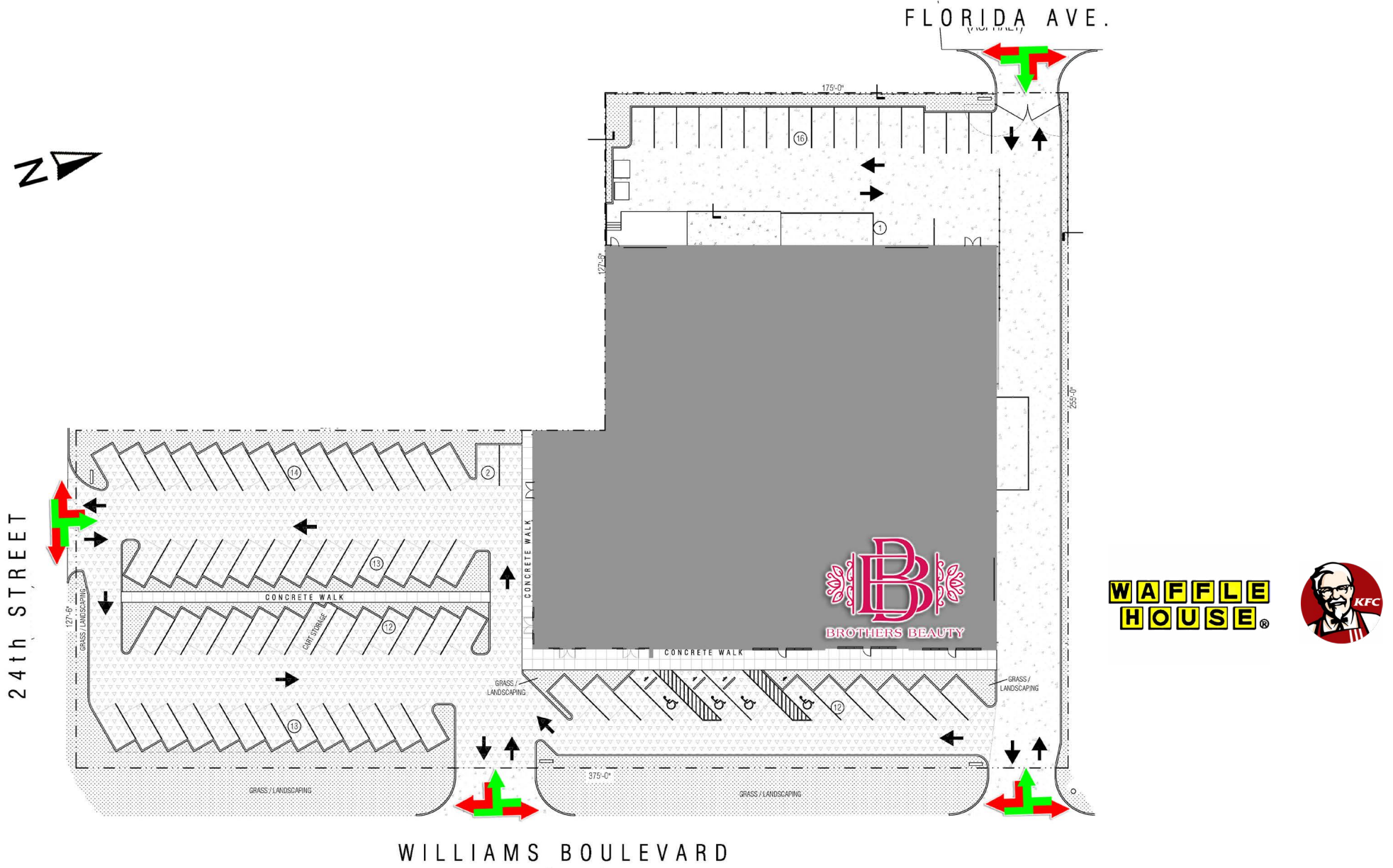
Location: NEC Williams Blvd & 24th St, Kenner, LA

Property Highlights:

- 20,618 SF of showroom, retail, or warehouse space available for immediate occupancy
- Recently constructed 24,113 SF building
- 70,125 SF parcel with ±375' of frontage on Williams Blvd
- Building is fully sprinklered and fully conditioned
- 3,495 SF leased to Brother's Beauty
- Highly visible location with traffic counts in excess of 38,000 VPD
- 80 Parking Spaces
- Easy access to I-10 with driveways on 3 streets
- Zoned: C-2

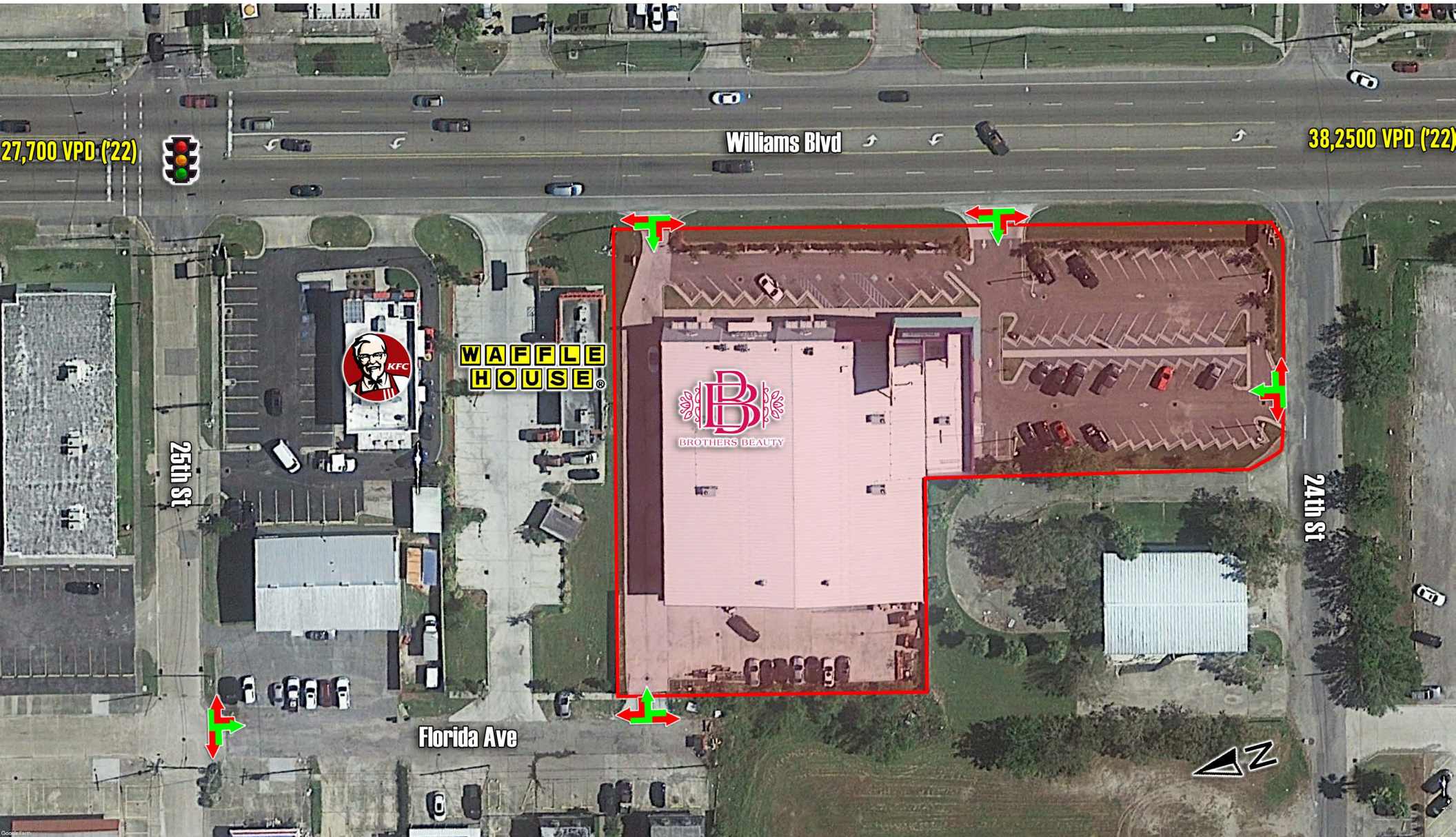
Price: ~~\$4,195,000/ \$173.97 PSF~~
\$3,500,000/ \$145.15 PSF

Demographics	1 Mile	3 Miles	5 Miles
2022 Population	11,781	117,925	206,688
Daytime Population	13,879	108,392	205,339
Average HH Income	\$70,303	\$86,014	\$89,599

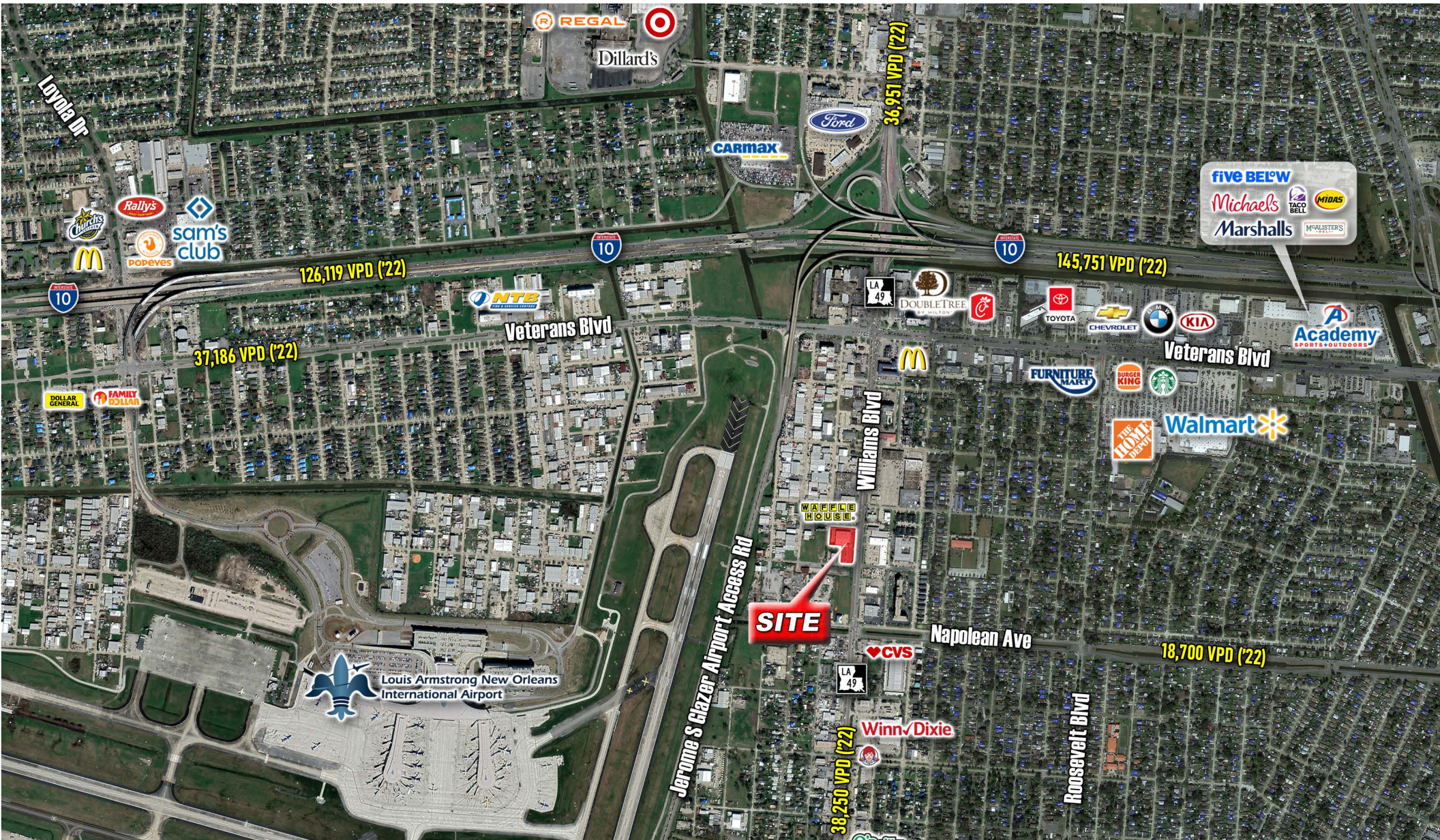


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