



FOR LEASE

2121 38th Street

KENNER, LA 70065

HAYDEN INGRAM

Commercial Sales & Leasing
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FOR LEASE

2121 38TH STREET, KENNER, LA 70065



PROPERTY ONE



PROPERTY DESCRIPTION

2121 38th Street is located in the Kenner area, conveniently placed between Williams Blvd and Driftwood Blvd. This first-floor suite, which is prominently situated just off the main entrance to the building, is available immediately. Tenant Improvements Negotiable. With the full 7,480 square feet available to lease as one space or subdivided, pending landlord approval.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Full Service)
Number of Units:	4
Available SF:	3,740 - 7,480 SF
Building Size:	29,000 SF

PROPERTY HIGHLIGHTS

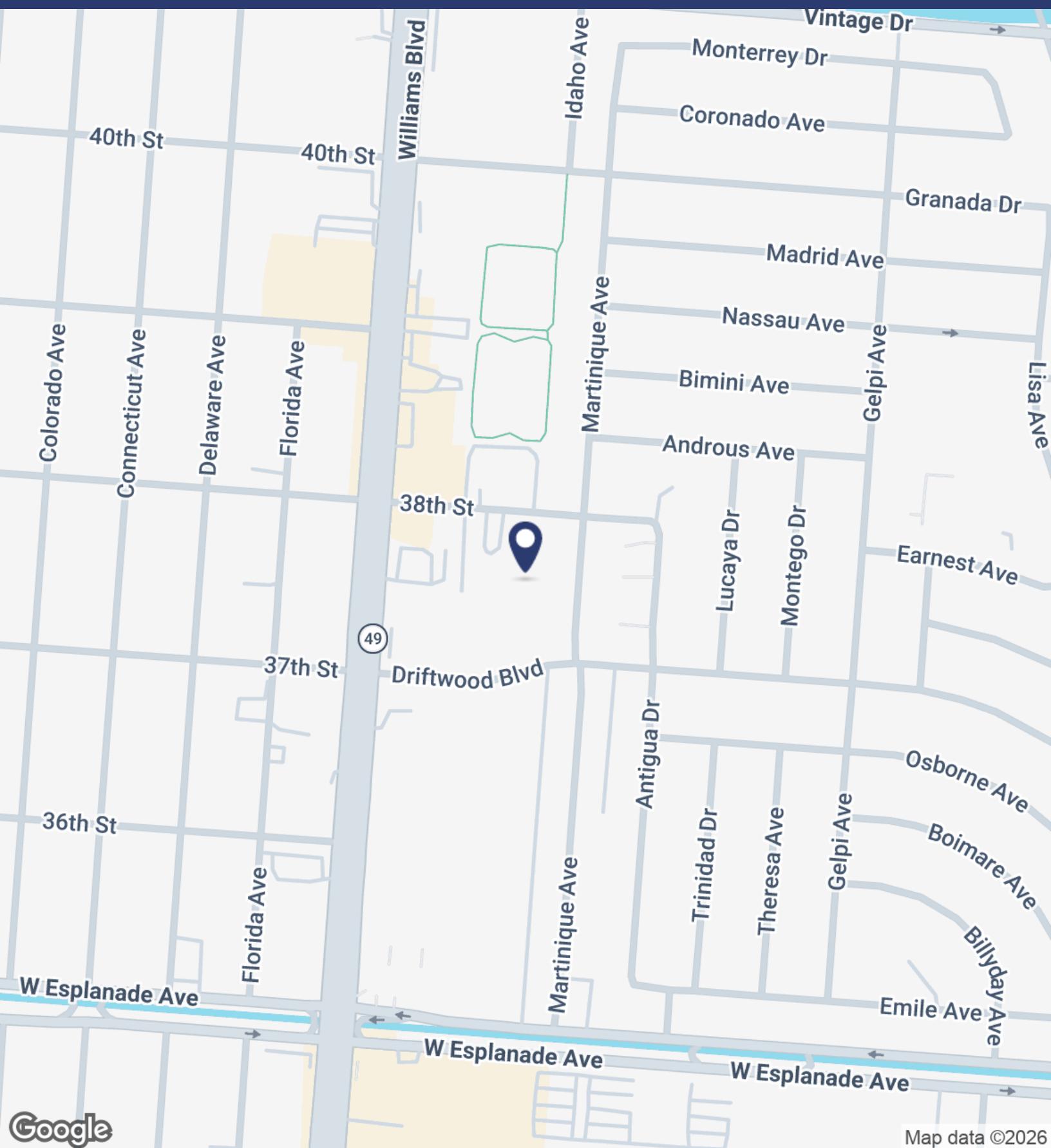
- Prime Kenner Location** — Conveniently situated between Williams Blvd and Driftwood Blvd, offering excellent accessibility in a high-traffic commercial area near major thoroughfares.
- Prominent First-Floor Suite** — Highly visible and easily accessible space positioned just off the main building entrance, ideal for businesses seeking strong street presence and customer convenience.
- Immediate Availability** — Ready for occupancy right away, allowing for quick move-in and minimal downtime for tenants.
- Flexible Space Options** — Full 7,480 square feet available to lease as a single contiguous unit or potentially subdivided (subject to landlord approval), accommodating a range of business sizes and needs.
- Negotiable Tenant Improvements** — Landlord open to customizing build-outs or upgrades to suit your specific operational requirements, enhancing value and functionality.

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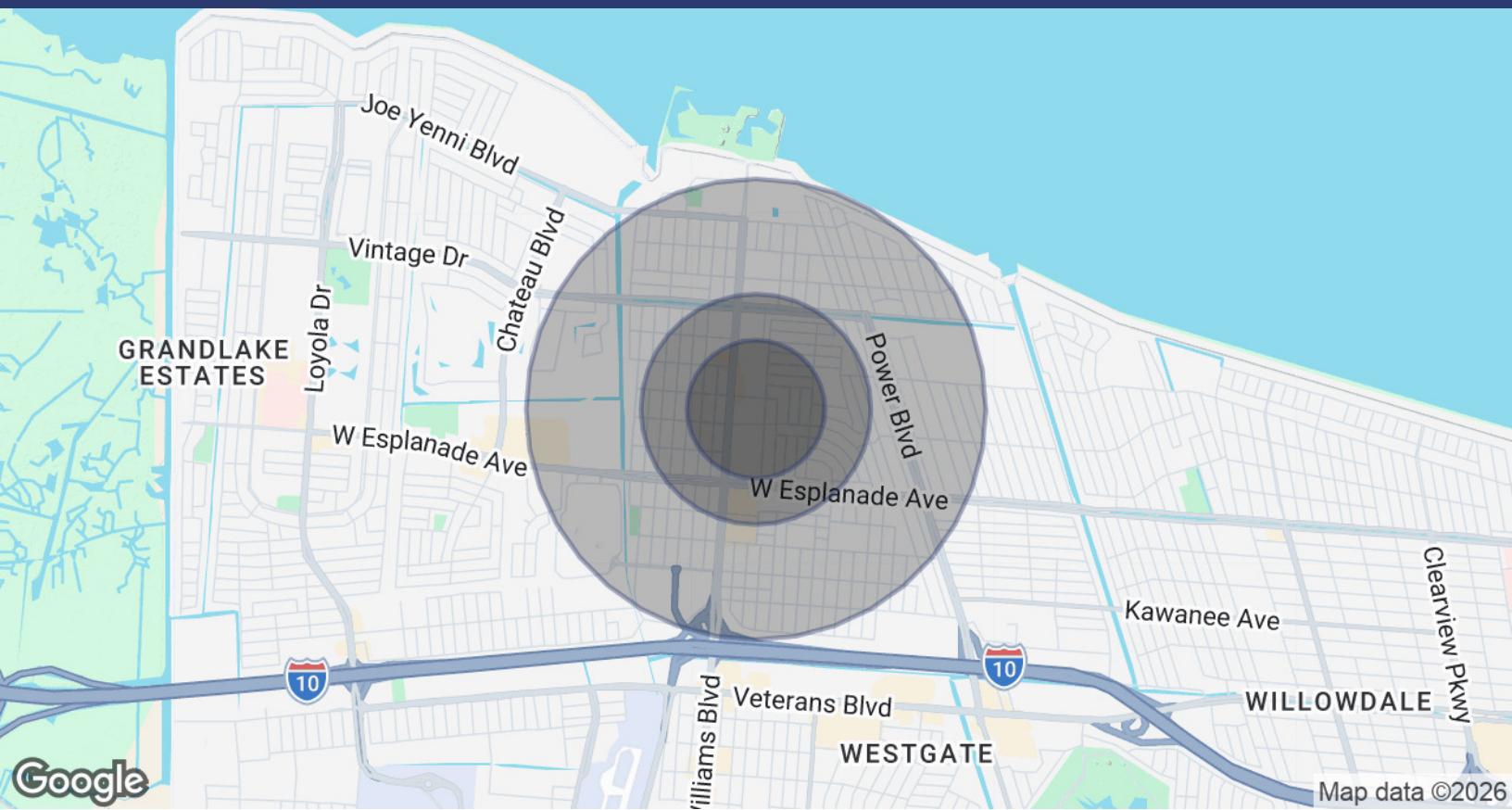


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,227	5,761	19,861
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	738	1,970	7,396
# of Persons per HH	3	2.9	2.7
Average HH Income	\$87,710	\$89,669	\$102,613
Average House Value	\$281,288	\$283,773	\$302,336

Demographics data derived from AlphaMap

PRESENTED BY

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