



FOR LEASE: KENNER CENTER
Highly Visible Shopping Center

393 W Esplanade Ave, Kenner, LA 70065

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LOCATION

393 W Esplanade Ave
Kenner, LA 70065



SPACE AVAILABLE

1,000 - 29,000 Sq Ft



ASKING RATE

\$10 - \$18 PSF NNN



BUILDING SIZE

77,786 SF retail space



TRAFFIC COUNT

3,584 ADT



ZONING

C-2



PARKING

200 spaces

FOR LEASE: Kenner Center

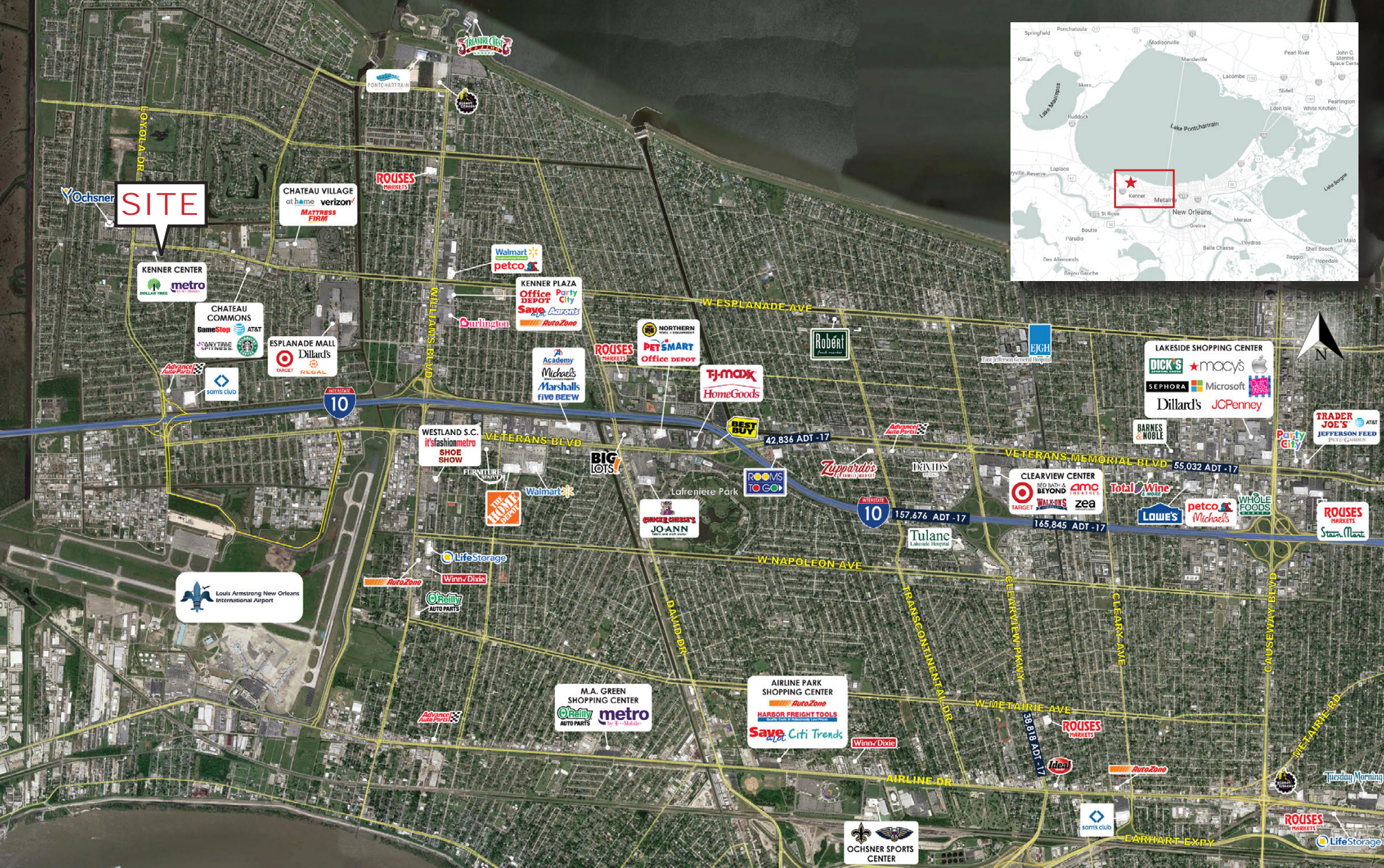
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PROPERTY HIGHLIGHTS

Kenner Center is located 15 miles west of New Orleans along the central retail corridor of West Esplanade Avenue & Loyola Drive in Kenner, LA. A variety of retail spaces are available.

Kenner is the seventh largest city in the state of Louisiana and the largest city in Jefferson Parish. It is located 20 minutes northwest of New Orleans and is connected to the city via Airline Drive and Interstates 10 & 610. Kenner has approximately 66,700 residents and an average income over \$70,000. The city is home to the new terminal of the Louis Armstrong International Airport.





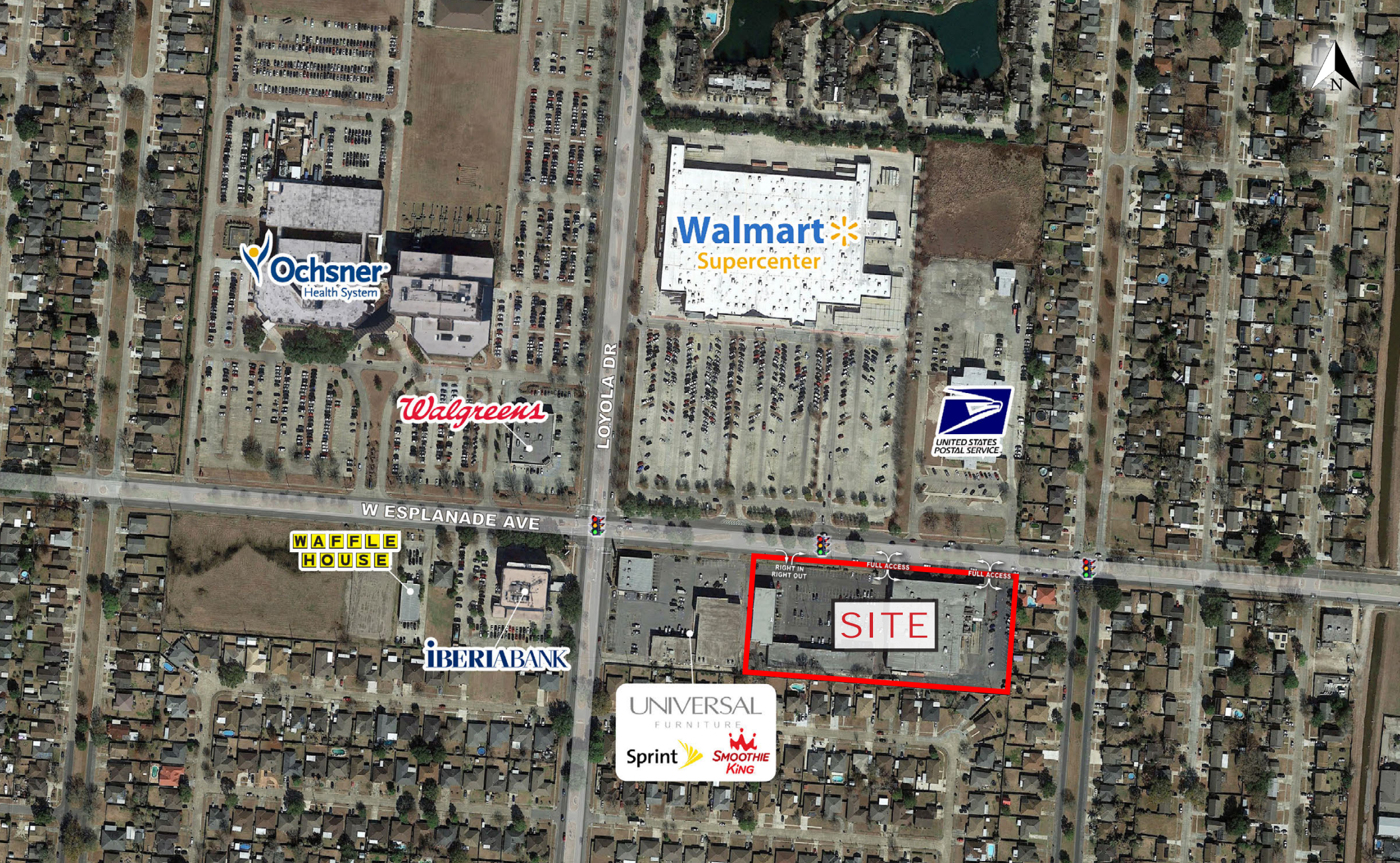
MARKET AERIAL

393 W Esplanade Ave, Kenner, LA 70065



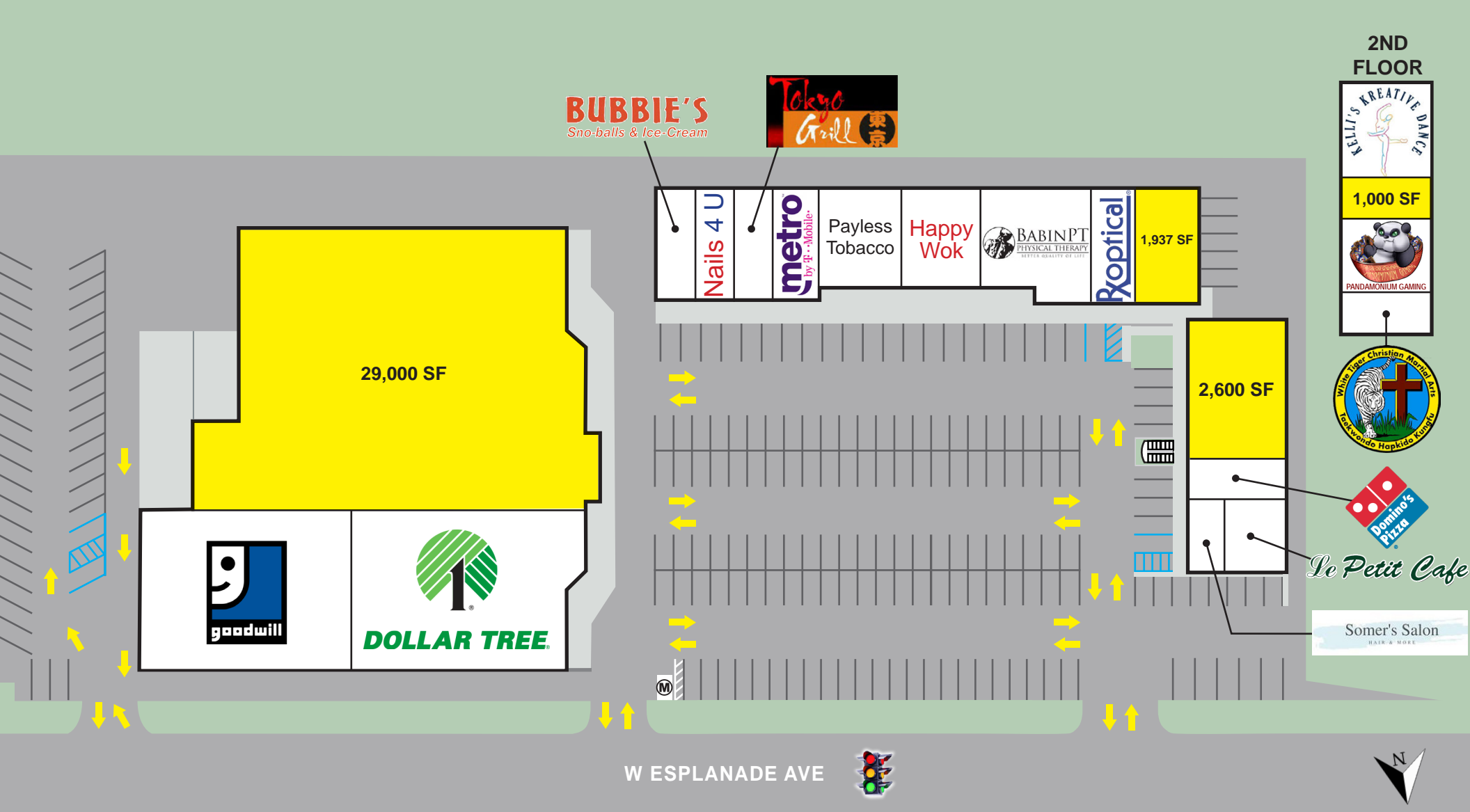
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ZOOM-IN VICINITY MAP
393 W Esplanade Ave, Kenner, LA 70065





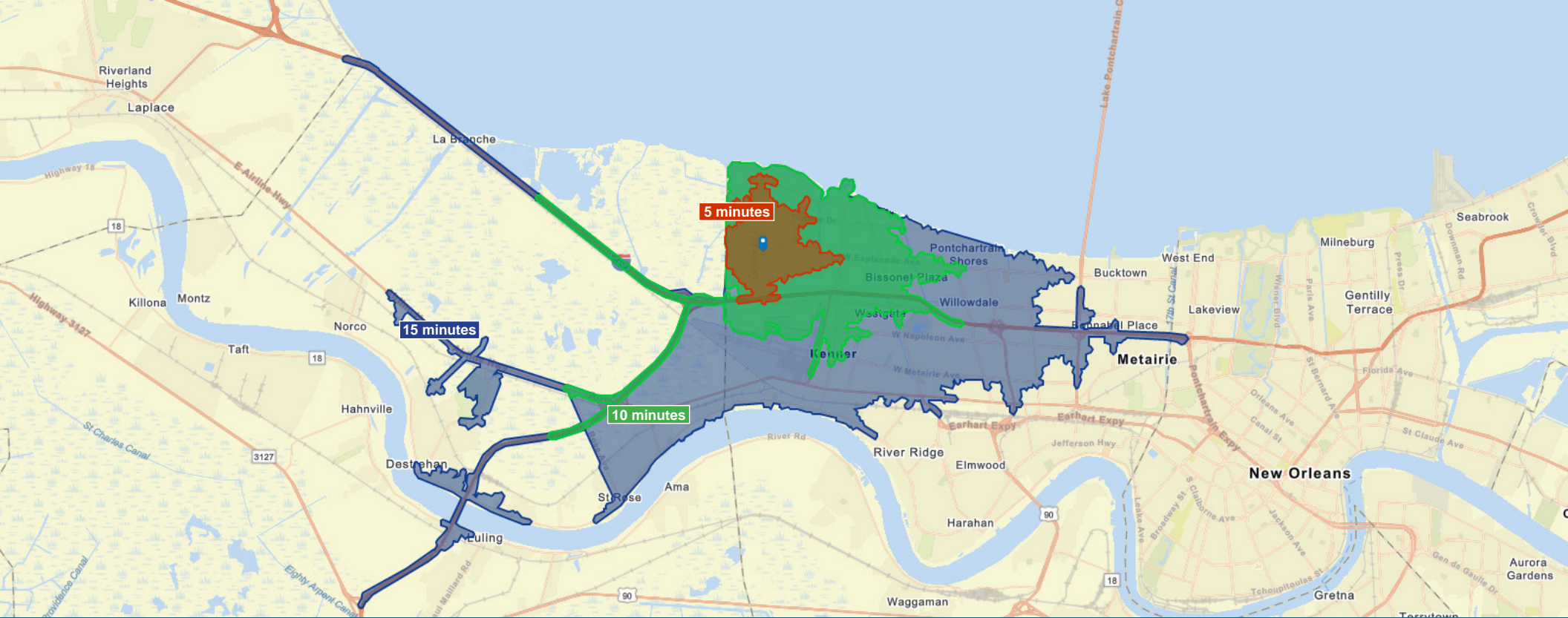
SITE PLAN






393 W Esplanade Ave, Kenner, LA 70065

	AVAILABLE
<u>UNIT #</u>	<u>SQ. FT</u>
3	29,000
12	1,937
17	2,600
20	1,000







 DRIVE TIME	 TOTAL POPULATION	 TOTAL # HOUSEHOLDS	 MEDIAN HH INCOME	 AVERAGE HH INCOME
5 MINUTES	19,409	7,413	\$57,590	\$79,079
10 MINUTES	69,392	25,986	\$56,106	\$77,413
15 MINUTES	134,337	52,443	\$54,448	\$74,615

DRIVE TIME & DEMOGRAPHICS

393 W Esplanade Ave, Kenner, LA 70065



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: _____

