



RETAIL/OFFICE SPACES ON VETERANS MEMORIAL BLVD

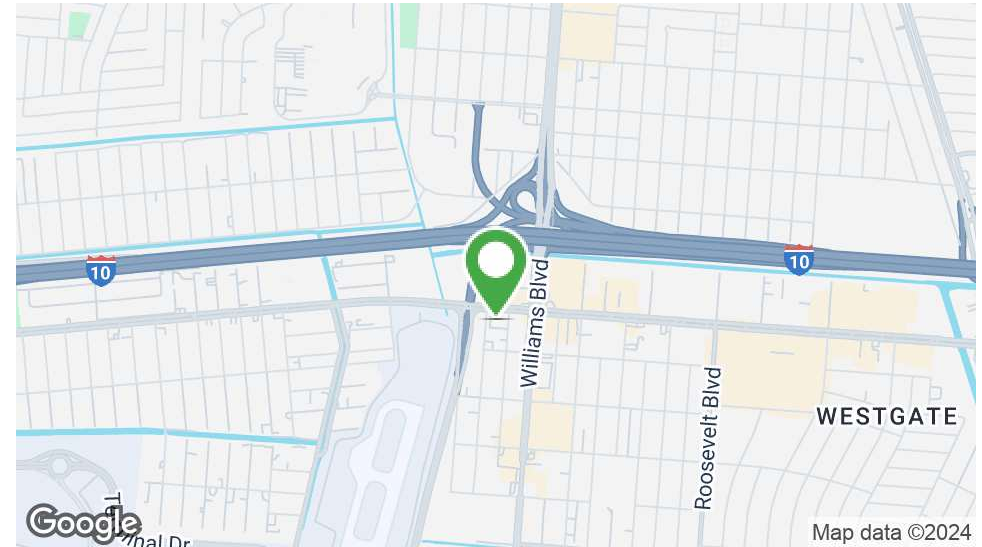
1919 Veterans Memorial Boulevard, Kenner, LA 70062

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



PROPERTY DESCRIPTION

Motivated owner will consider extended rent abatement for qualified Tenants!

Great office building, with great visibility located on Veterans Memorial Blvd. and Williams Blvd. which features high traffic counts.

Currently offering a retail/office listing on the ground floor and traditional office space on the 3rd floor.

Minimum 3 year lease.

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$16.50 SF/yr	1,800 SF
Suite 305	\$17.00 SF/yr	500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,826	44,203	83,663
Total Population	12,762	111,193	200,602
Average HH Income	\$83,007	\$88,979	\$90,503

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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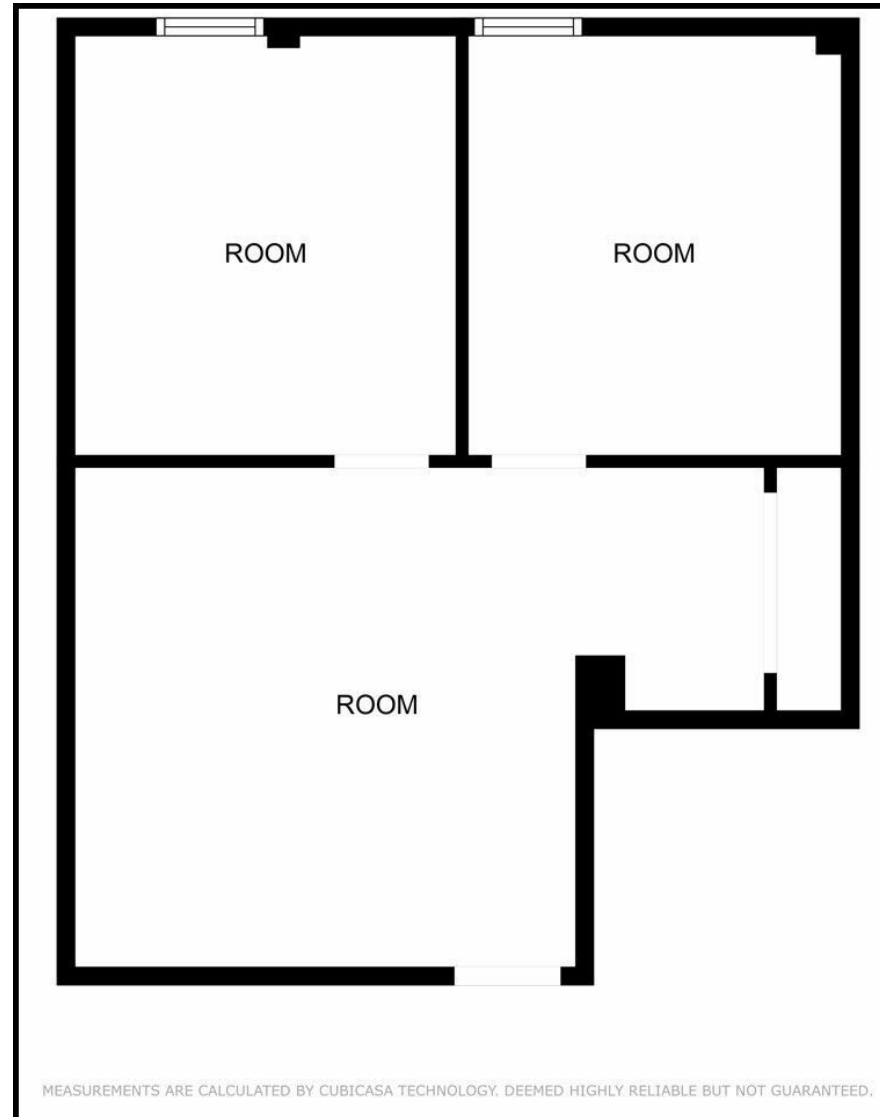
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SUITE 101 FLOORPLAN

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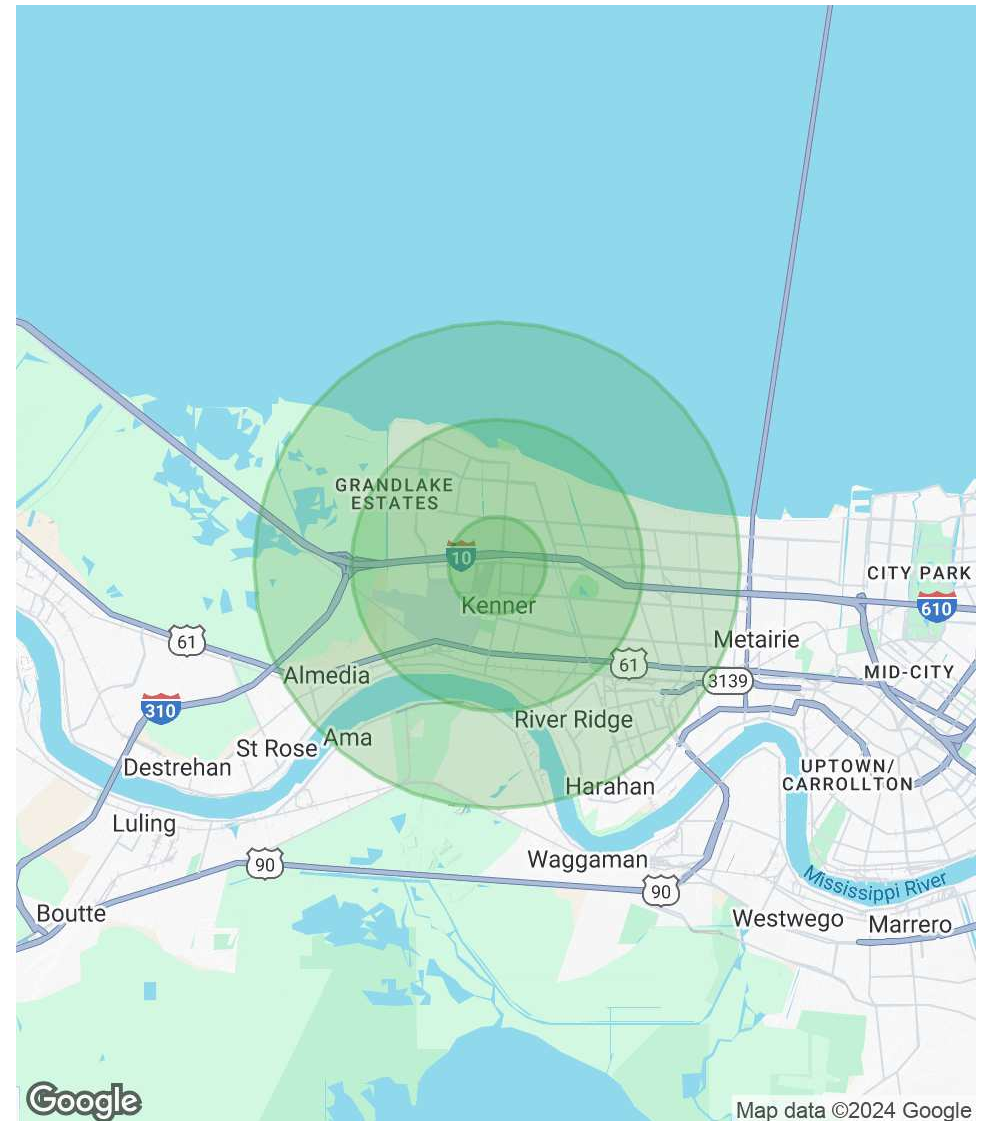
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,762	111,193	200,602
Average Age	40	42	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,826	44,203	83,663
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$83,007	\$88,979	\$90,503
Average House Value	\$217,064	\$268,629	\$293,275

Demographics data derived from AlphaMap



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT



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