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PROPERTY DESCRIPTION

This expansive 58,000 SF property boasts a premier location with 243 ft of frontage on heavily trafficked Airline Dr in Kenner, LA, offering excellent visibility and accessibility. Situated just 3 blocks from Williams Blvd, the site enjoys a high daily traffic count of approximately 26,677 vehicles, making it ideal for a variety of commercial uses.

PROPERTY HIGHLIGHTS

- **2300 Airline Drive:** Approx. 16,700 SF building currently vacant and in need of redevelopment. This space offers a blank canvas for investors or developers.

- **2322 Airline Drive:** Approx. 11,000 SF 3-unit strip center, partially leased with two active tenants. One tenant holds a lease through 2027, providing stable income and immediate cash flow.

This property's strategic location and mixed-use potential make it a rare opportunity for redevelopment, repositioning, or continued income generation. Don't miss your chance to capitalize on this high-visibility, high-traffic site in a thriving commercial corridor.

OFFERING SUMMARY

New Price:	$1,200,000
Lot Size:	1.33 Acres
2300 Airline Dr Building	16,700 SF
2322 Airline Dr Building	11,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	36,351	85,875	183,258
Total Population	88,811	205,837	437,775
Average HH Income	$81,107	$90,146	$97,373

LAND FOR SALE

PROPERTY SUMMARY

REDEVELOPMENT OPP. ON AIRLINE DR

2300 Airline Drive, Kenner, LA 70062

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LAND FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL
REAL ESTATE

REDEVELOPMENT OPP. ON AIRLINE DR
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2300 Airline Drive
16,700 SF Building

2322 Airline Drive
11,000 SF 3-unit Strip

Entire Property for Sale
Land: 58,000 SF
$1,200,000

Image Landsat / Copernicus

LAND FOR SALE

AERIAL

SOUTHEAST COMMERCIAL REAL ESTATE

REDEVELOPMENT OPP. ON AIRLINE DR

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LAND FOR SALE

AERIAL

SOUTHEAST COMMERCIAL

REAL ESTATE

REDEVELOPMENT OPP. ON AIRLINE DR

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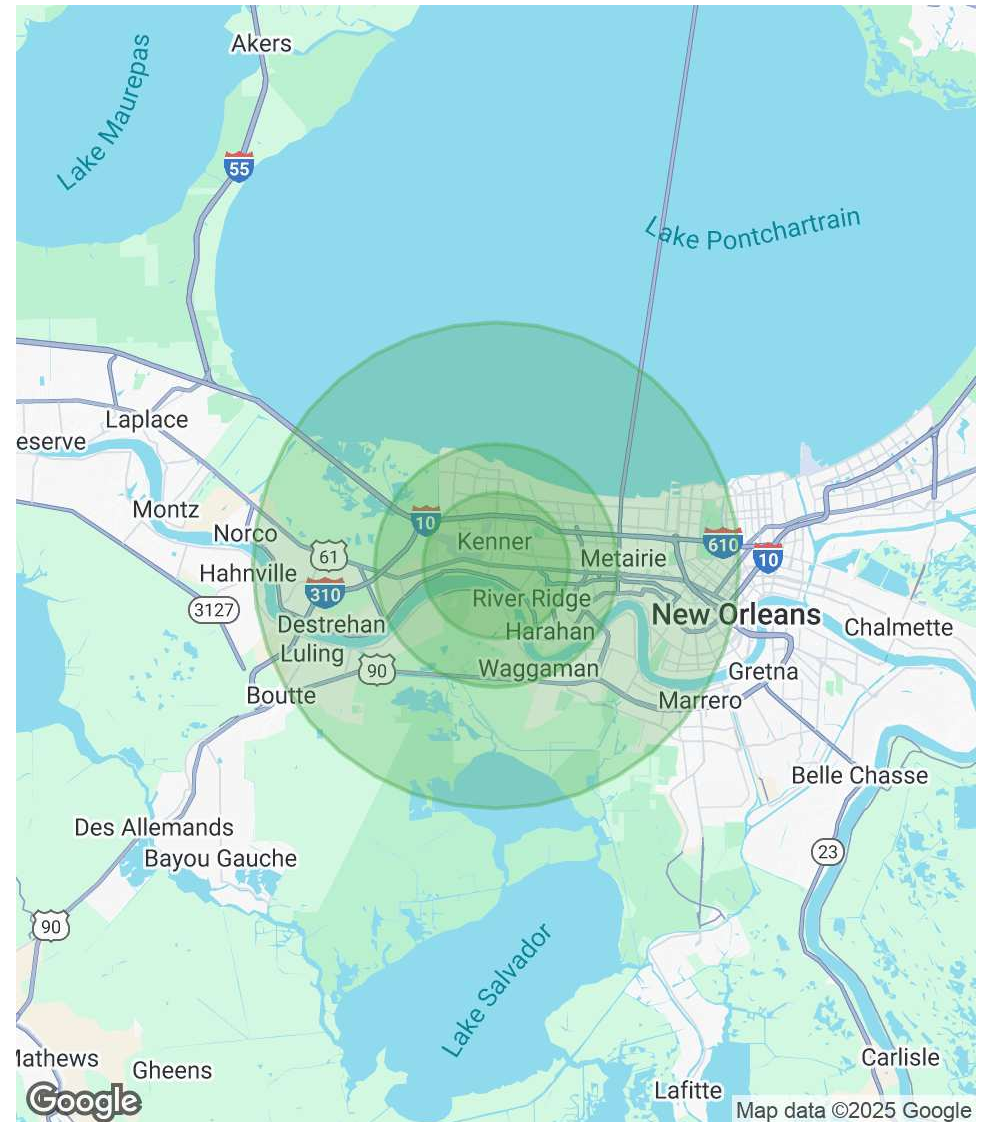**COLLIN HOLMES** • PARTNER
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POPULATION

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	88,811	205,837	437,775
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	36,351	85,875	183,258
# of Persons per HH	2.4	2.4	2.4
Average HH Income	$81,107	$90,146	$97,373
Average House Value	$245,436	$286,277	$370,515

Demographics data derived from AlphaMap

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT

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