



# CHATEAU COMMONS RETAIL/MEDICAL SPACE

819 W Esplanade Ave Ste G, Kenner, LA 70065

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## PROPERTY DESCRIPTION

Prime retail/medical space available at Chateau Commons, a highly visible neighborhood shopping center located along W. Esplanade Avenue. Suite G, currently occupied by Ochsner Kidney Care, is expected to be vacant June 2026, with the possibility of earlier availability.

The space is well-suited for continued medical use or conversion to retail. The center is anchored by strong national and service-oriented tenants including Five Guys, Starbucks, AT&T, and MyEyeDr., generating consistent daily traffic and excellent co-tenancy synergy.

This location offers outstanding visibility, easy access, and strong demographics in one of Kenner's most active commercial corridors. Ideal for medical, healthcare services, retail, or professional users seeking a proven location with established national neighbors.

## OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	2,114 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	33,125	60,287	149,745
Total Population	83,162	148,045	361,754
Average HH Income	\$99,220	\$94,620	\$101,908

## RETAIL/OFFICE SPACE FOR LEASE

### PROPERTY SUMMARY





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RETAIL/OFFICE SPACE FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



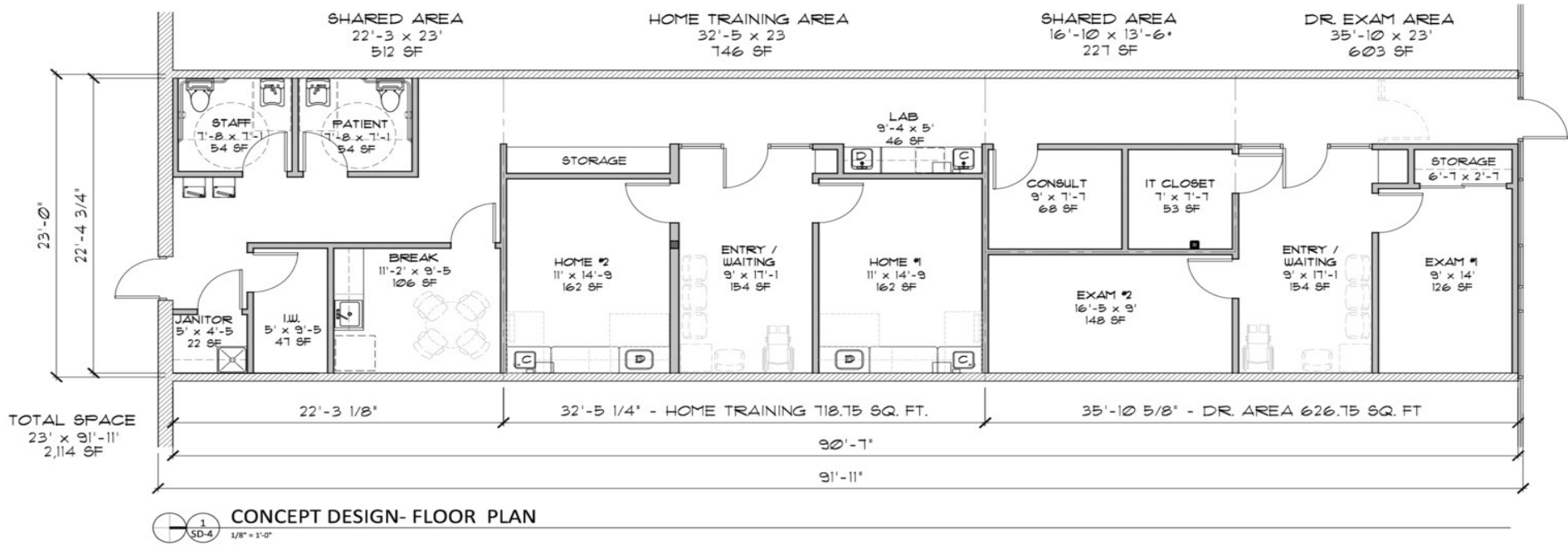


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RETAIL/OFFICE SPACE FOR LEASE

**FLOOR PLAN**



**SOUTHEAST  
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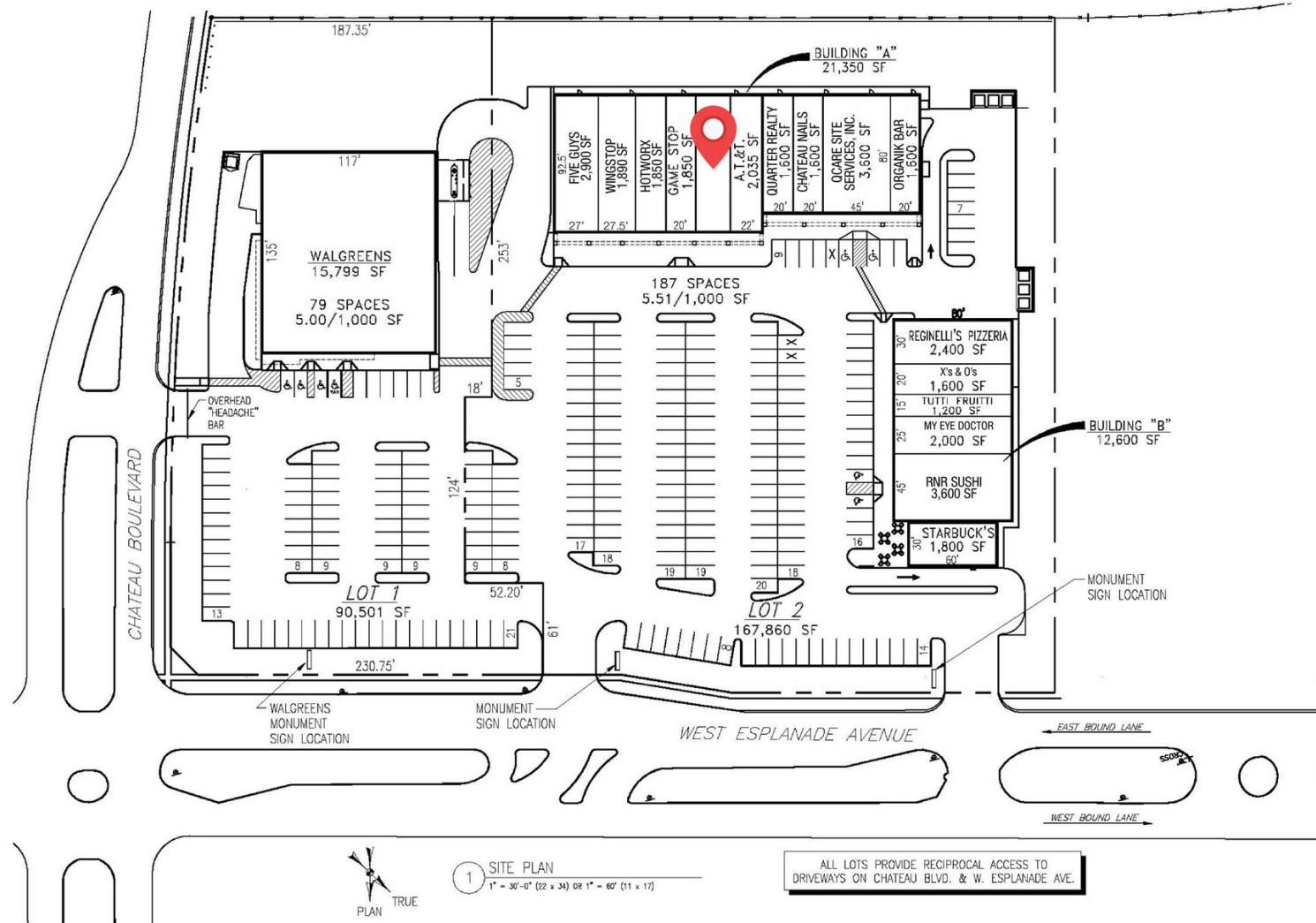
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Chateau Commons Shopping Center  
SW Corner of Chateau Blvd. & W. Esplanade Ave.  
Kenner, Louisiana

PRINT RECORD		
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REVISION RECORD		
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DATE: 04/15/10  
SHEET TITLE: SITE PLAN

1 SITE PLAN  
1" = 30'-0" (22 x 34) OR 1" = 60" (11 x 17)

ALL LOTS PROVIDE RECIPROCAL ACCESS TO DRIVEWAYS ON CHATEAU BLVD. & W. ESPLANADE AVE.

RETAIL/OFFICE SPACE FOR LEASE

**SITE PLAN**



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AERIAL



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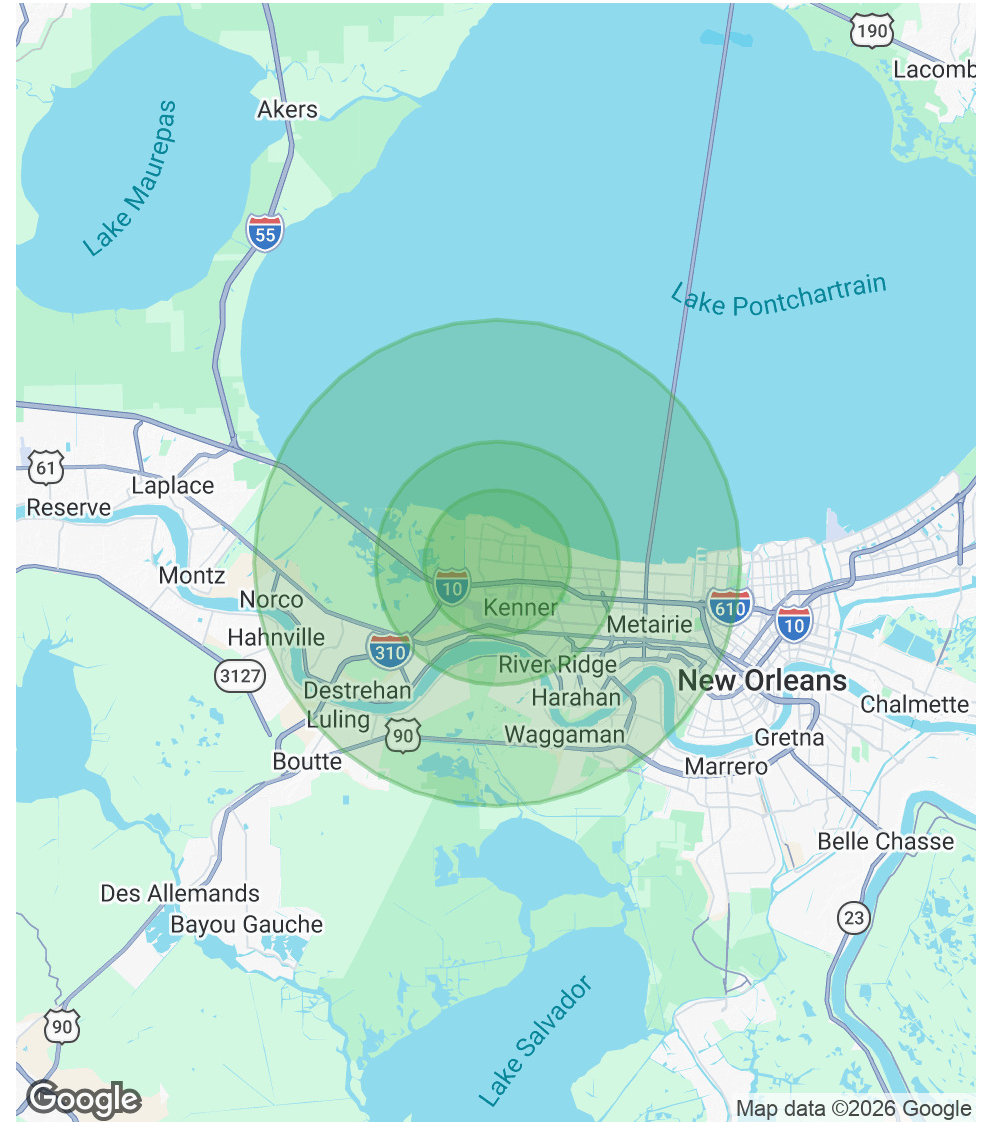
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	83,162	148,045	361,754
Average Age	41.6	42.5	41.0
Average Age (Male)	41.5	41.8	39.8
Average Age (Female)	41.0	42.4	41.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	33,125	60,287	149,745
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$99,220	\$94,620	\$101,908
Average House Value	\$268,693	\$275,611	\$340,494

2023 American Community Survey (ACS)



RETAIL/OFFICE SPACE FOR LEASE

## DEMOGRAPHICS MAP & REPORT



**SOUTHEAST  
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