



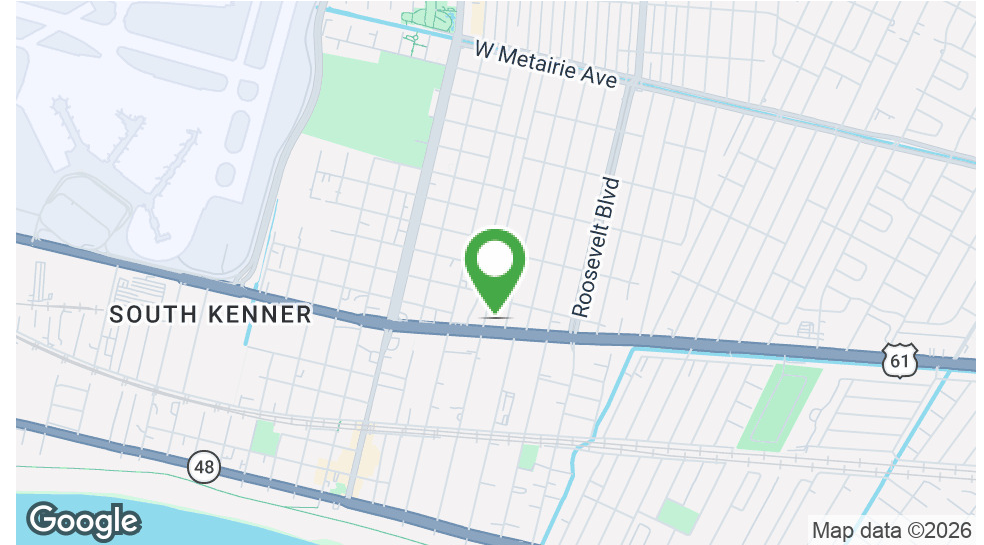
2314 Airline Drive, Kenner, LA 70062

REDEVELOPMENT OPPORTUNITY ON AIRLINE

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

COLLIN HOLMES • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.669.0506
cholmes@southeastcre.com



PROPERTY DESCRIPTION

This highly visible commercial property features prime frontage along heavily trafficked Airline Drive in Kenner, LA, offering outstanding visibility and accessibility. Located just three blocks from Williams Boulevard, the site benefits from an impressive daily traffic count of approximately 26,677 vehicles, making it ideal for a variety of commercial uses.

2300 Airline Drive consists of an approximately 16,700 SF vacant building ready for redevelopment, presenting a unique value-add opportunity for investors, developers, or owner-users. The property offers a blank canvas for repositioning or redevelopment in a well-established commercial corridor.

With its strategic location, strong traffic exposure, and redevelopment potential, this property represents a rare opportunity to capitalize on a high-visibility site in one of Kenner's thriving commercial areas.

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	34,000 SF
Building Size:	16,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,344	36,565	88,229
Total Population	10,305	91,104	211,030
Average HH Income	\$73,789	\$85,629	\$94,057

INDUSTRIAL PROPERTY FOR SALE

PROPERTY SUMMARY





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INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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INDUSTRIAL PROPERTY FOR SALE

AERIAL



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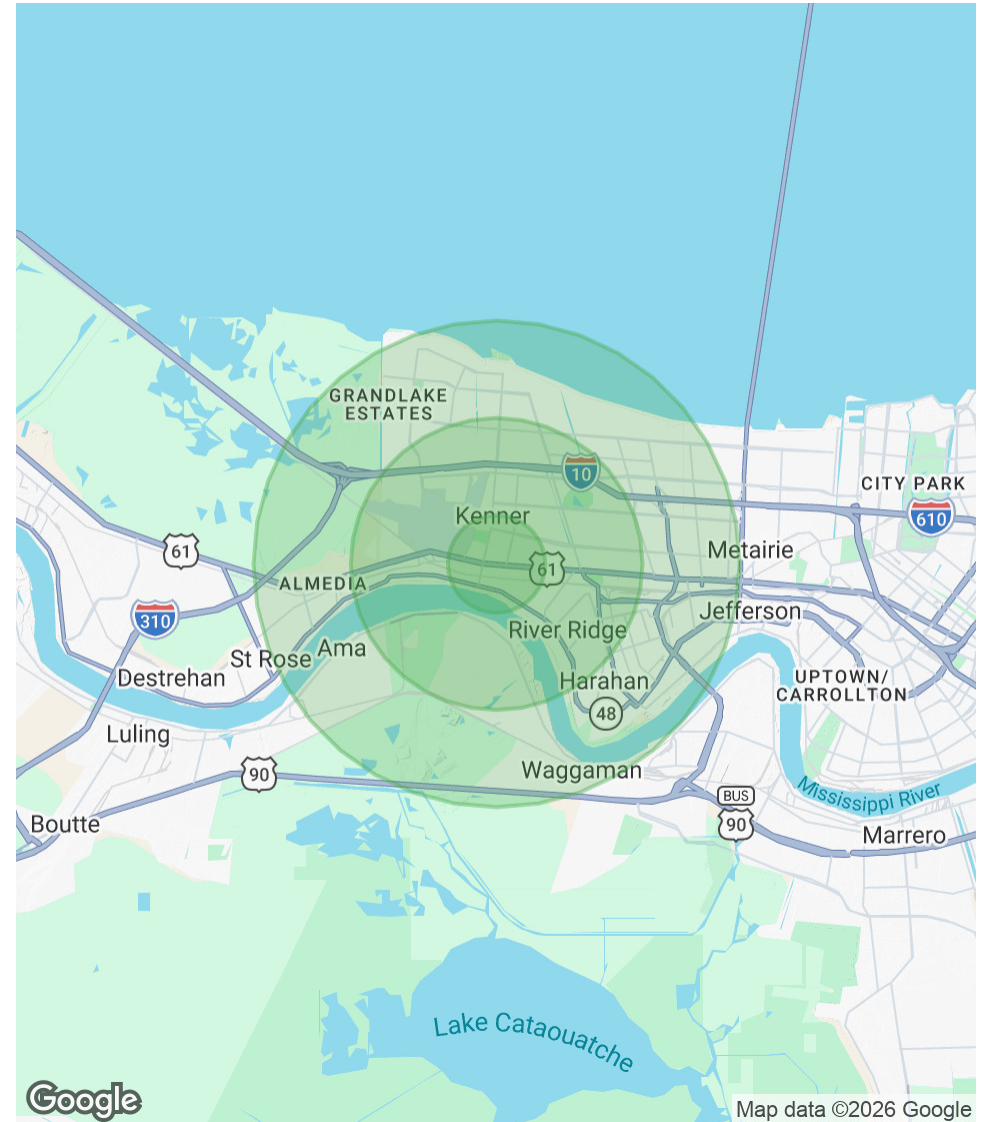
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,305	91,104	211,030
Average Age	44.8	41.5	41.9
Average Age (Male)	45.2	40.4	41.1
Average Age (Female)	44.5	41.7	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,344	36,565	88,229
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$73,789	\$85,629	\$94,057
Average House Value	\$207,519	\$249,124	\$281,520

2023 American Community Survey (ACS)



INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



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