



2321 Richland St, Kenner, LA 70062

OFFICE/WAREHOUSE FOR LEASE IN KENNER

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

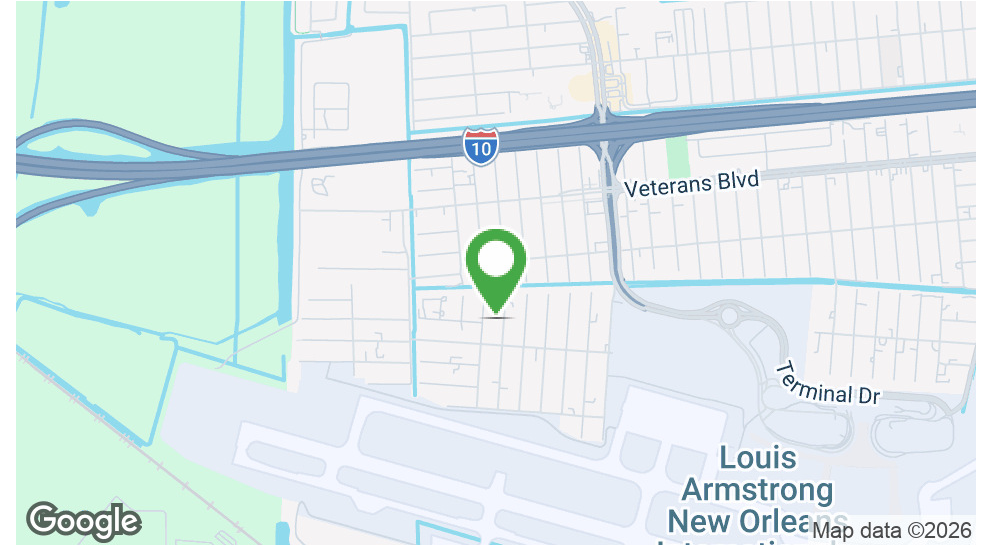
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



PROPERTY DESCRIPTION

2321 Richland Street offers 2,700 SF of available office/warehouse space for lease, ideally located just minutes from Louis Armstrong New Orleans International Airport. The available space includes a private office, storage closet, restroom, and a functional warehouse featuring a 14' x 14' roll-up door, new LED lighting throughout, and approximately 21-foot eave height at the peak, providing flexibility for storage, distribution, or light industrial operations. The property also benefits from a TPO roof and new gutter system installed in 2023, while its strategic location provides quick access to I-10 and the major retail corridor along Veterans Memorial Boulevard, ensuring excellent connectivity for a wide range of businesses.

OFFERING SUMMARY

Lease Rate:	\$2,100 per month (NNN)
Available SF:	2,700 SF
Lot Size:	7,198 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,902	25,975	61,159
Total Population	8,699	67,605	152,110
Average HH Income	\$64,878	\$85,649	\$94,342

INDUSTRIAL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



2321 Richland St, Kenner, LA 70062

OFFICE/WAREHOUSE FOR LEASE IN KENNER

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

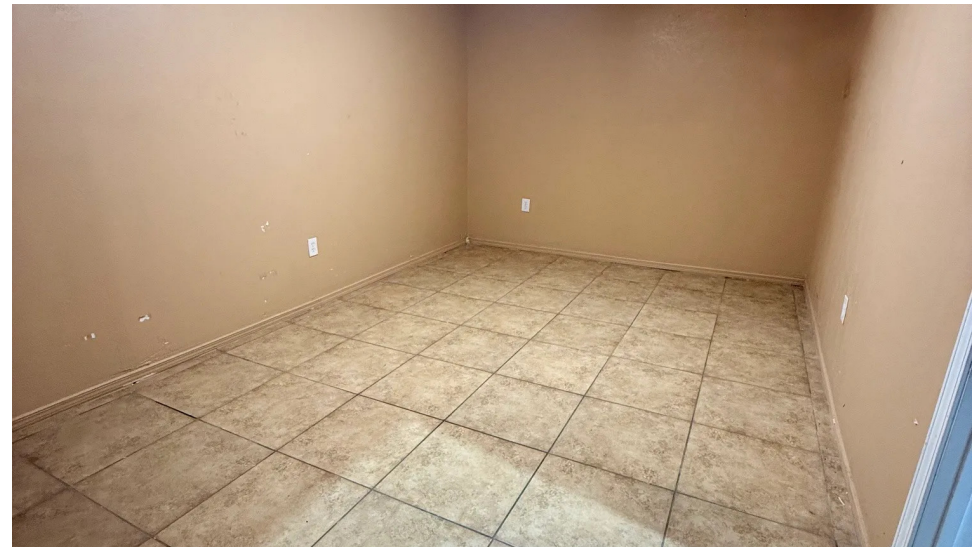
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



INDUSTRIAL PROPERTY FOR LEASE

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





2321 Richland St, Kenner, LA 70062

OFFICE/WAREHOUSE FOR LEASE IN KENNER

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

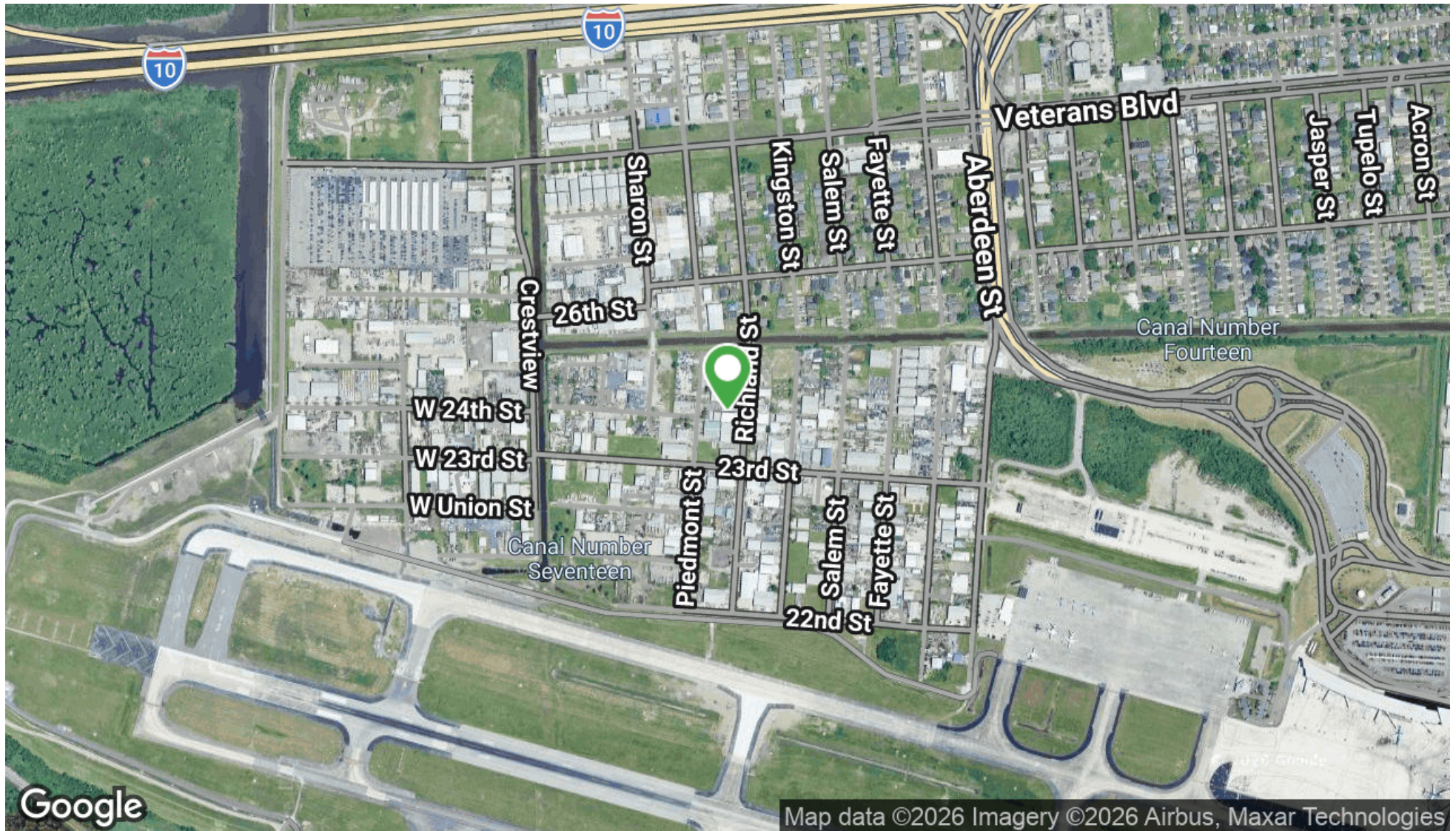
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



INDUSTRIAL PROPERTY FOR LEASE

AERIAL MAP



**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





2321 Richland St, Kenner, LA 70062

OFFICE/WAREHOUSE FOR LEASE IN KENNER

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

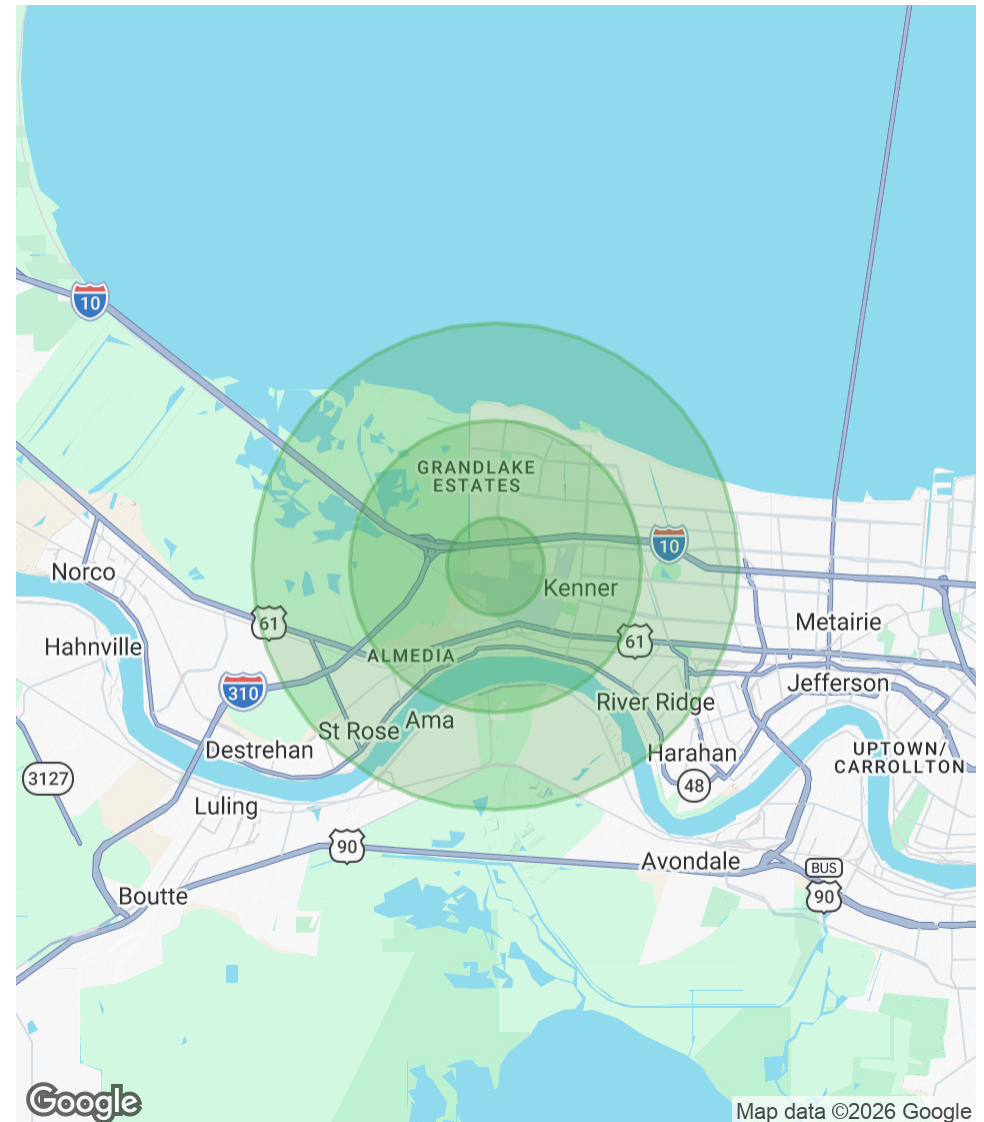
OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,699	67,605	152,110
Average Age	35.0	41.1	42.3
Average Age (Male)	35.7	40.4	41.4
Average Age (Female)	29.3	40.6	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,902	25,975	61,159
# of Persons per HH	3.0	2.6	2.5
Average HH Income	\$64,878	\$85,649	\$94,342
Average House Value	\$185,943	\$231,638	\$272,555

2023 American Community Survey (ACS)



INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



**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

