



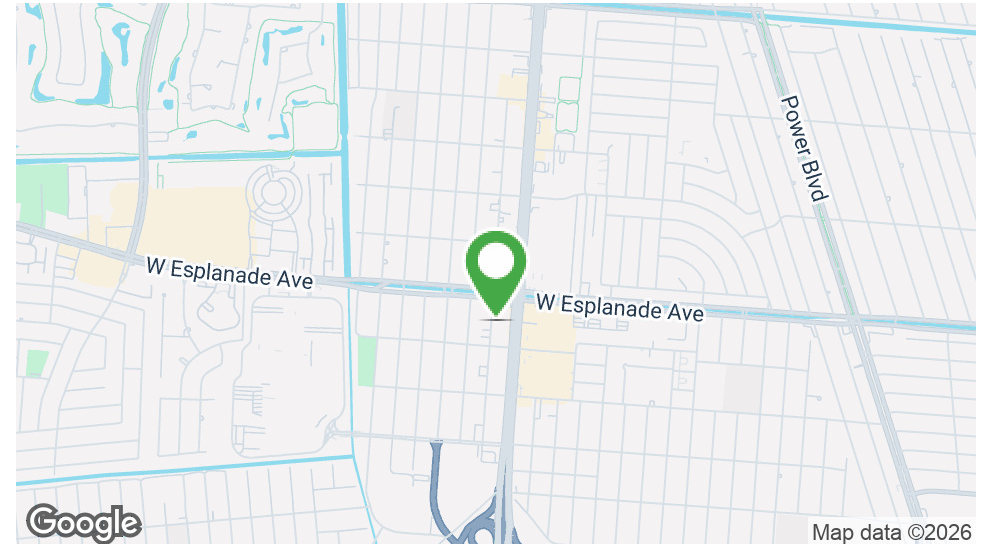
3409 Williams Blvd, Kenner, LA 70065
**RETAIL/OFFICE SPACE
ON WILLIAMS BLVD**

MATT EATON, CCIM • PARTNER

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COLLIN HOLMES • DIRECTOR OF BROKERAGE

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PROPERTY DESCRIPTION

Now available for lease at Williams Square are two exceptional opportunities: a 3,000 SF turnkey medical suite (formerly occupied by Fresenius) that is fully built out and move-in ready, as well as a 1,600 SF second-generation retail space formerly occupied by a boba tea shop. The retail space includes an existing beverage-oriented buildout, making it an excellent opportunity for another café, tea, coffee, smoothie, or similar food and beverage concept with minimal startup costs.

Located in the heart of Kenner's premier retail and financial corridor, Williams Square enjoys outstanding visibility just off the signalized intersection of Williams Boulevard and W. Esplanade Avenue, with exposure to approximately 34,210 vehicles per day. The center offers ample off-street parking, prominent pylon signage, and a highly accessible location, making it an ideal destination for medical, retail, and professional office users.

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (MG)
Available SF:	1,608 - 3,216 SF
Lot Size:	5,940 SF
Building Size:	25,910 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	328	1,648	6,677
Total Population	861	4,341	17,837
Average HH Income	\$89,577	\$91,124	\$93,725

OFFICE/RETAIL BUILDING FOR LEASE

PROPERTY SUMMARY





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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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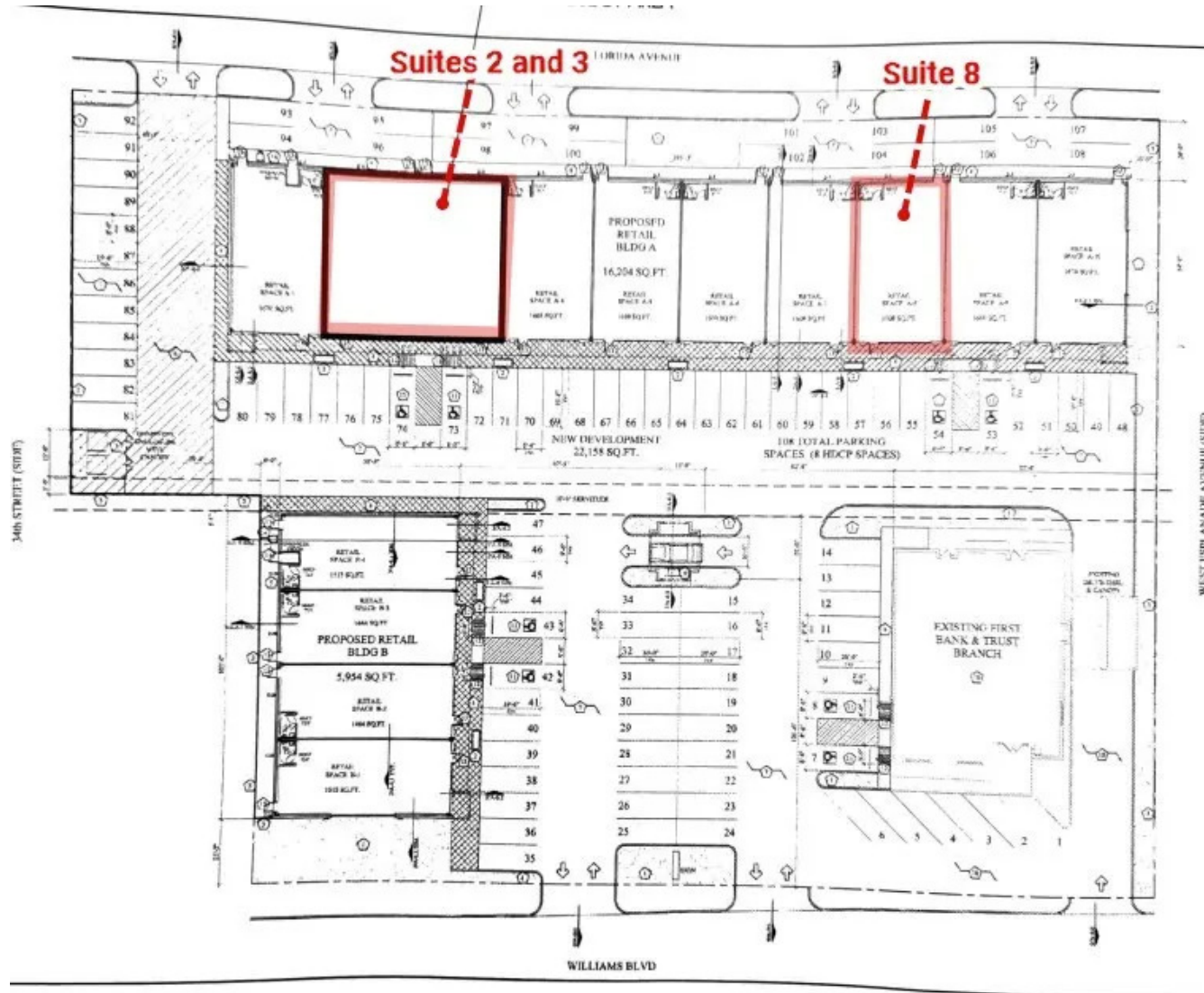
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OFFICE/RETAIL BUILDING FOR LEASE

SITE PLAN



**SOUTHEAST
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REAL ESTATE

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FLOOR PLANS



**SOUTHEAST
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REAL ESTATE

in f



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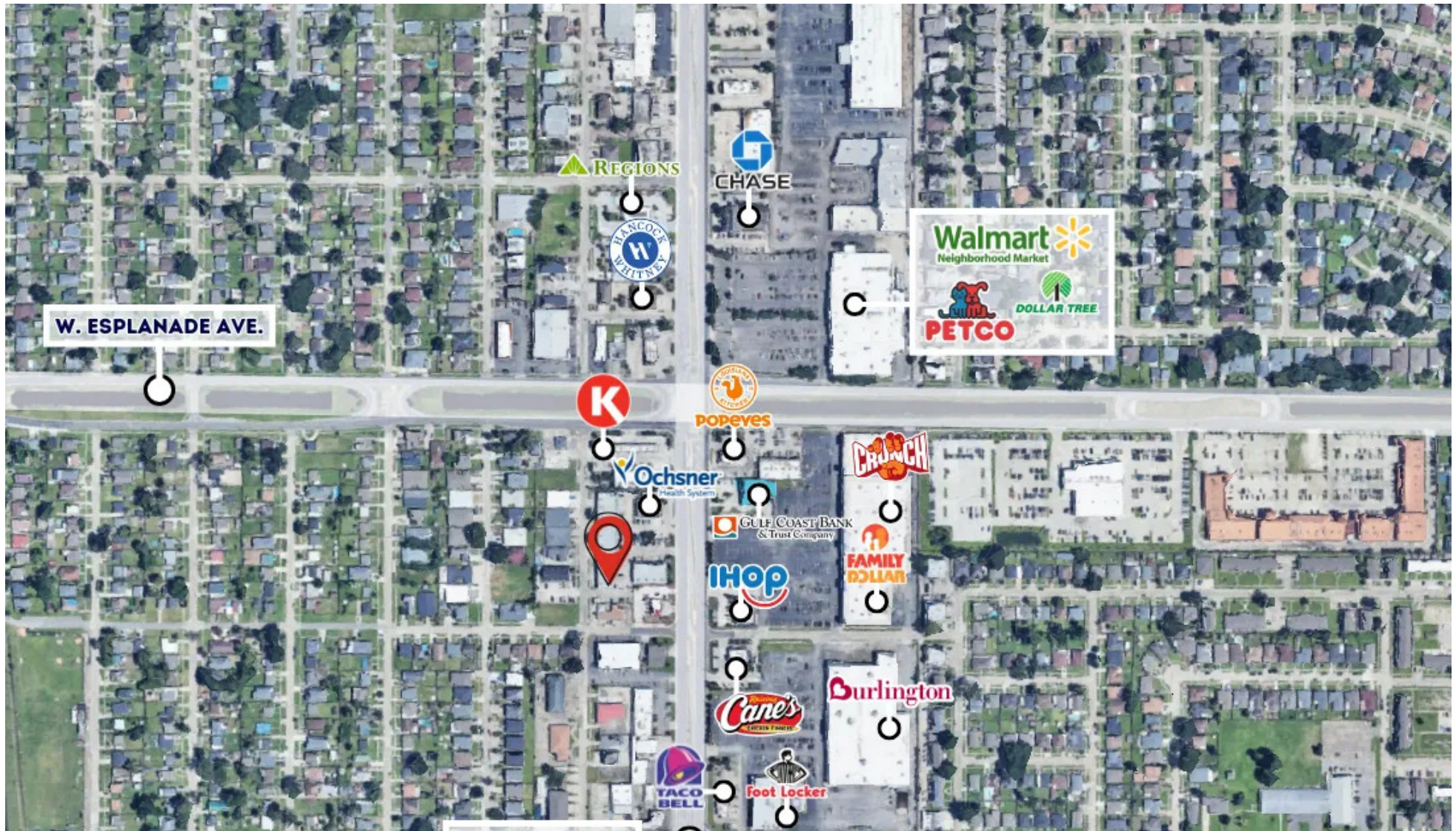
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OFFICE BUILDING FOR LEASE

AERIAL



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	861	4,341	17,837
Average Age	39.0	38.6	39.3
Average Age (Male)	33.0	33.2	37.0
Average Age (Female)	43.3	42.8	41.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	328	1,648	6,677
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,577	\$91,124	\$93,725
Average House Value	\$221,560	\$232,408	\$236,215

2023 American Community Survey (ACS)



OFFICE/RETAIL BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT



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