



CORP REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | corp-realty.com

VACANT LAND | GROUND LEASE AND SALE OPPORTUNITIES

Prime Kenner Land Parcels

NEC Williams Boulevard and Granada Drive

KENNER, LA 70065

William Sadler

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MULTIPLE PARCELS AVAILABLE

NEC Williams Boulevard and Granada Drive, Kenner, LA 70065

DESCRIPTION

Located at the intersection of Williams Blvd and Granada Drive in Kenner, this property offers a rare opportunity for ground lease along Williams Blvd, one of the city's highest-traffic commercial corridors with over 44,231 vehicles per day.

Williams Blvd, a north-south artery through Kenner, connects to I-10 to the south and provides easy access to the national retailers along Williams Blvd and the dense residential population of middle/upper middle income customers. The parcels are directly across from the Rouses Market, the area's primary grocer, and within half a mile of Walmart Neighborhood Market, Treasure Chest Casino, and the Pontchartrain Convention Center.

The primary **±1.61-acre tract**, positioned directly south of the new Circle K, features ±275 feet of frontage on Williams Blvd with left-in access. Behind this is a **±1.75-acre parcel** that offers additional development potential for residential or mixed-use concepts. Additionally, a **±1.46-acre site** across Granada Drive and behind Valero is for sale, ideal for residential, small office, or small-scale hospitality uses.

Together, these tracts create a flexible development assemblage in one of Jefferson Parish's most visible and accessible locations—less than five minutes from Louis Armstrong New Orleans International Airport.

OVERVIEW

GROUND LEASE - primary pad fronting Williams Blvd adjacent to Circle K

Size: ± 1.61 ac

Rental Rate: \$3.50/sf/year

GROUND LEASE - rear parcel (ideal for residential development or hotel)

Size: ± 1.75 ac

Rental Rate: \$2.00/sf/year

FOR SALE - parcel along Granada Dr behind Valero

Size: ± 1.46 ac

Sale Price: \$16.00/sf



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NEC WILLIAMS BLVD AND GRANADA DR



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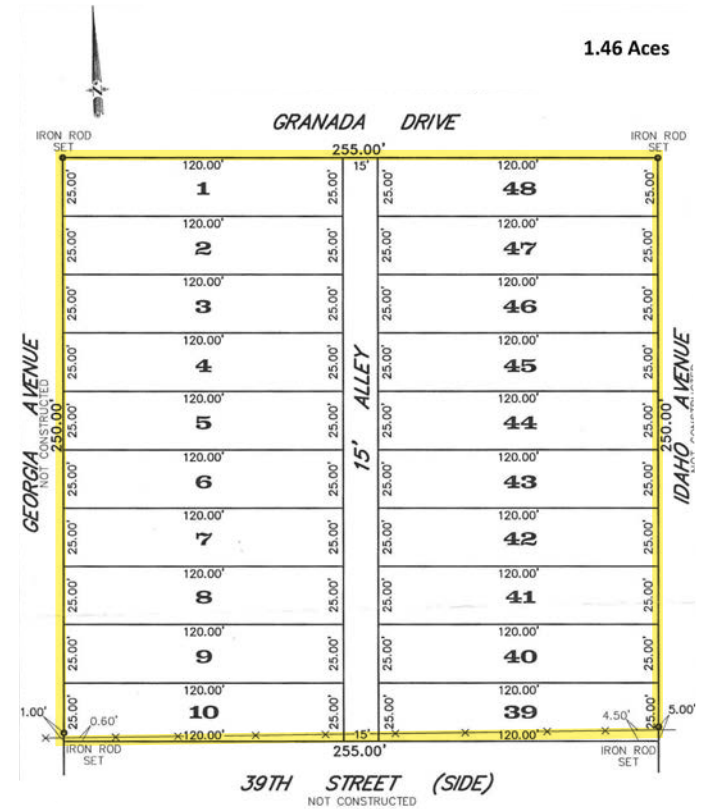
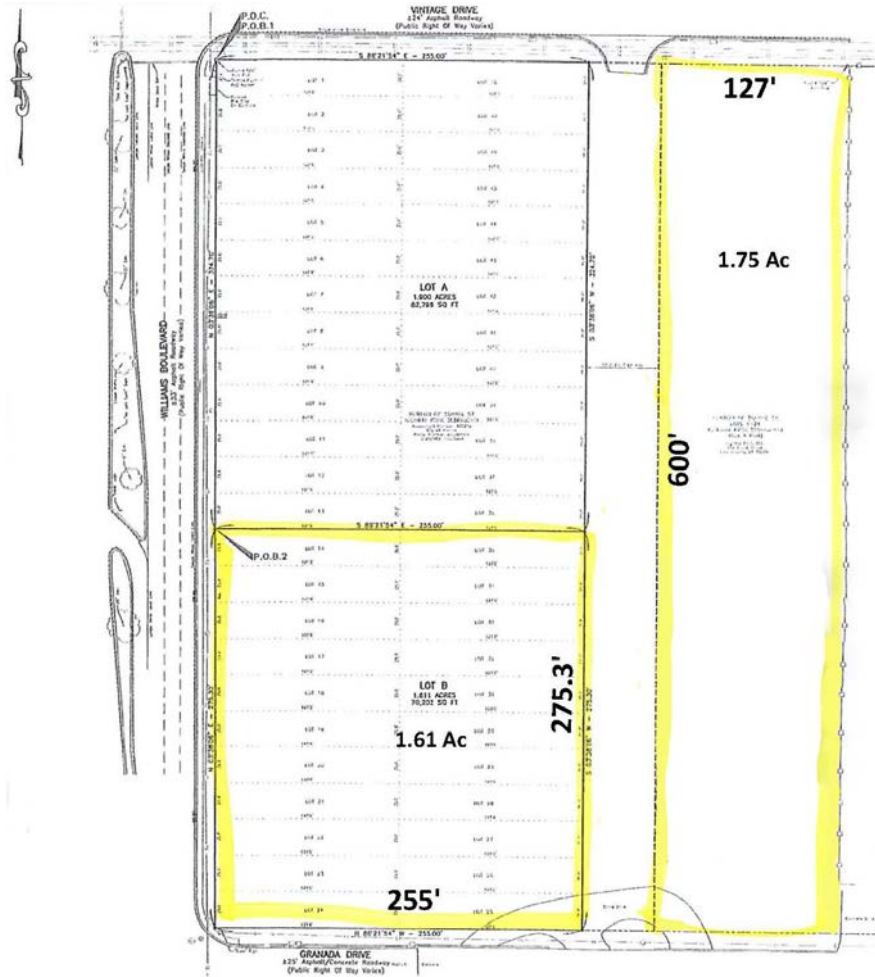
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SITE PLANS



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DEMOGRAPHICS AND ZONING

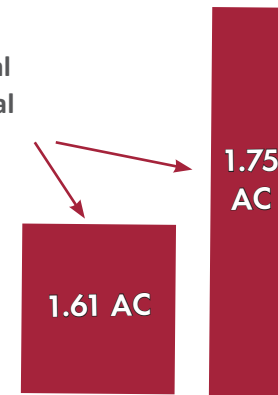


DEMOGRAPHICS (EST. 2025)

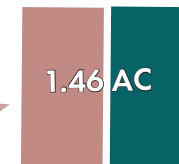
drive time	<u>5 min</u>	<u>7 min</u>	<u>10 min</u>	<u>Trade area</u>
Population:	35,147	58,422	103,917	67,855
Median HH Income:	\$83,068	\$79,591	\$76,650	\$82,344
Daytime Population:	8,394	16,956	116,088	20,124

ZONING

C-2 General Commercial



C-1 Neighborhood Commercial



R-3 Three or Four Family Residential



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