

RETAIL PROPERTY FOR SALE

KENNER CENTER

393 W Esplanade Ave, Kenner, LA

SRSA COMMERCIAL REAL ESTATE

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SECTION 1

Property Information

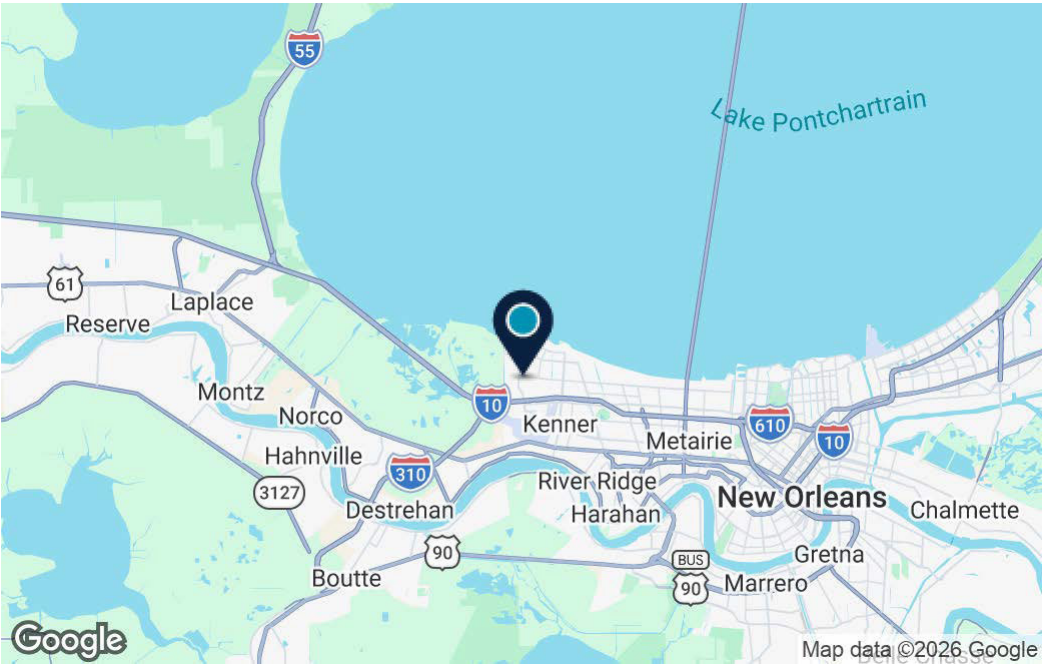
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Property Summary





PROPERTY HIGHLIGHTS

- ± 77,900 SF multi-tenant retail center
- Anchored by Ollie's Bargain Outlet (only East Bank location)
- **Brand new roof, newly paved parking lot, and fresh exterior paint**
- High occupancy with historically low tenant turnover
- Surrounded by major traffic drivers including Walmart and Ochsner Health Center
- Near Chateau Estates and Country Club
- Convenient access to I-10 and Veterans Boulevard and minutes from Louis Armstrong New Orleans International Airport
- 200 surface parking spaces
- Zoned C-2
- There is a buyer's broker commission of 1.5%

OFFERING SUMMARY	
Sale Price:	$8,250,000
Building Size:	77,886 SF
NOI:	$677,525.00
CAP Rate:	8.21%

Below market rents allow for future appreciation

Property Description



PROPERTY DESCRIPTION

Kenner Center is a well-established retail destination positioned near the intersection of West Esplanade Avenue and Loyola Drive, minutes from Louis Armstrong New Orleans International Airport. Anchored by Ollie's Bargain Outlet, Dollar Tree, and the recently opened AutoZone, the center benefits from a balanced mix of value retail, daily-needs shopping, and destination-driven service. Ollie's, the only East Bank location in the New Orleans market, serves as a major regional draw, while Dollar Tree and AutoZone deliver strong, steady customer traffic that reinforces the center's long-term stability.

The property's location near Chateau Estates and Country Club, Walmart Supercenter, and Ochsner Health Center adds to its enduring appeal, attracting both daily-use consumers and surrounding residential communities. With convenient access to I-10 and Veterans Boulevard, Kenner Center offers excellent visibility and connectivity throughout the greater New Orleans metro area, making it a compelling opportunity for investors seeking a stable retail asset in a proven market.

LOCATION DESCRIPTION

Kenner is the seventh largest city in the state of Louisiana and the largest city in Jefferson Parish. It is located 20 minutes northwest of New Orleans and is connected to the city via Airline Drive and Interstates 10 & 610.
Great high traffic location near the corner of West Esplanade and Loyola Drive. Kenner Center is in close proximity to the Wal-Mart Supercenter and Ochsner Health Center.

Tenant Summaries

OLLIE'S BARGAIN OUTLET

Ollie's anchors the property with a high-performing, destination-style draw and remains the only East Bank location for the brand, which significantly expands the center's trade area. As one of the nation's fastest-growing off-price retailers, Ollie's attracts value-driven shoppers seeking closeouts, home goods, seasonal items, and opportunistic buys that turn over frequently. This "treasure hunt" environment encourages repeat visits and sustained foot traffic, benefiting the surrounding inline tenants. Ollie's long-running tenure at Kenner Center demonstrates strong sales performance and reinforces the property's stability,





AUTOZONE

AutoZone recently opened in the center, adding a strong national operator with a loyal customer base and broad service appeal. As one of the country's leading automotive parts and accessories retailers, AutoZone attracts a mix of DIY consumers, professional mechanics, and fleet customers, introducing traffic patterns that extend beyond traditional retail hours. This expands the center's daily visitation and enhances cross-shopping potential for other tenants. AutoZone's decision to open at Kenner Center reflects strong market fundamentals and underscores the property's continued ability to attract top-tier brands, reinforcing the long-term value and occupancy stability.

DOLLAR TREE

Dollar Tree serves as a high-volume daily-needs anchor that captures steady and predictable shopper traffic. With a broad assortment across household goods, snacks, cleaning supplies, seasonal merchandise, and party essentials, the store consistently appeals to both local residents and workforce shoppers. Dollar Tree's brand strength, national footprint, and value positioning make it a staple retailer in busy suburban corridors like Kenner. Its proven performance at this location supports the center's low turnover history and strengthens the asset's overall income durability.



Additional Photos









SECTION 2

Location Information

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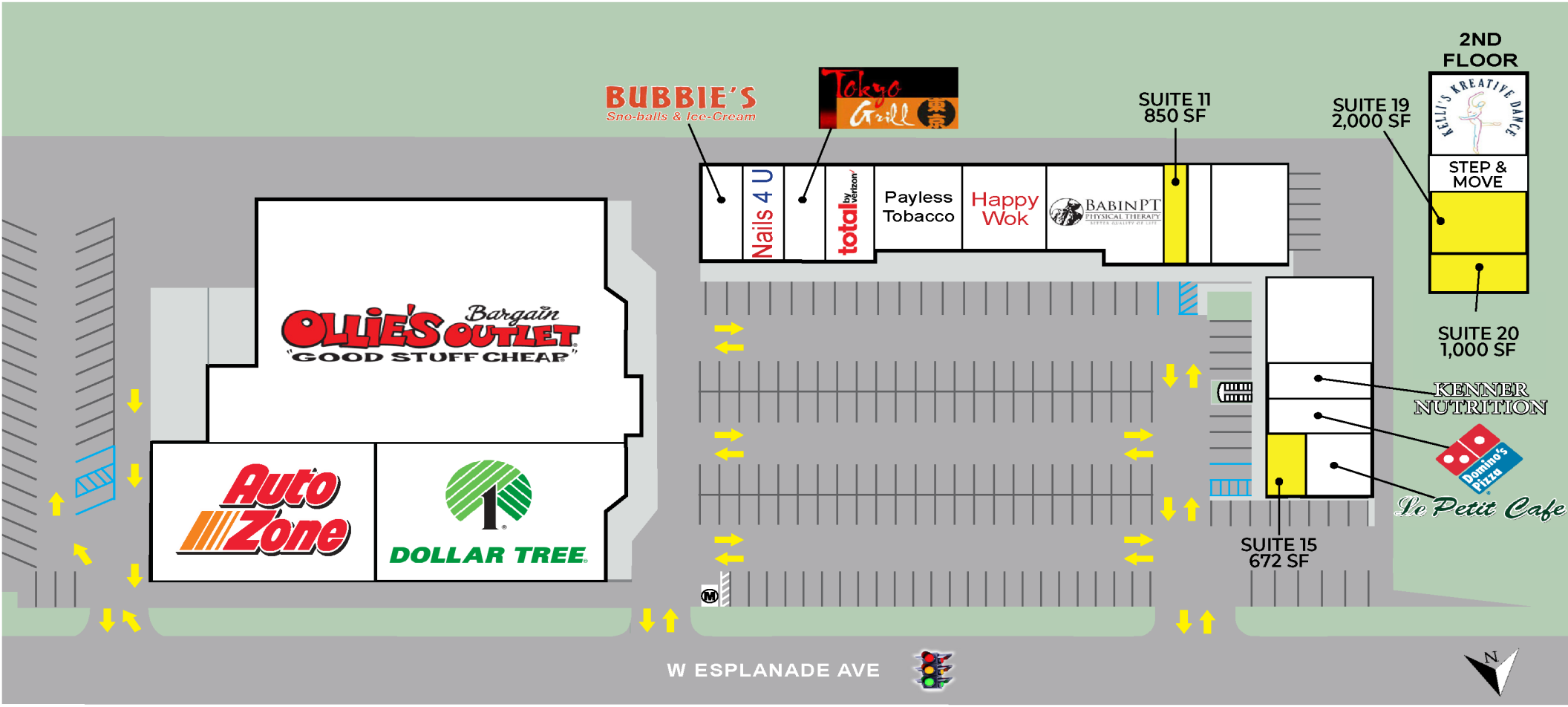
I-10 & Williams Blvd

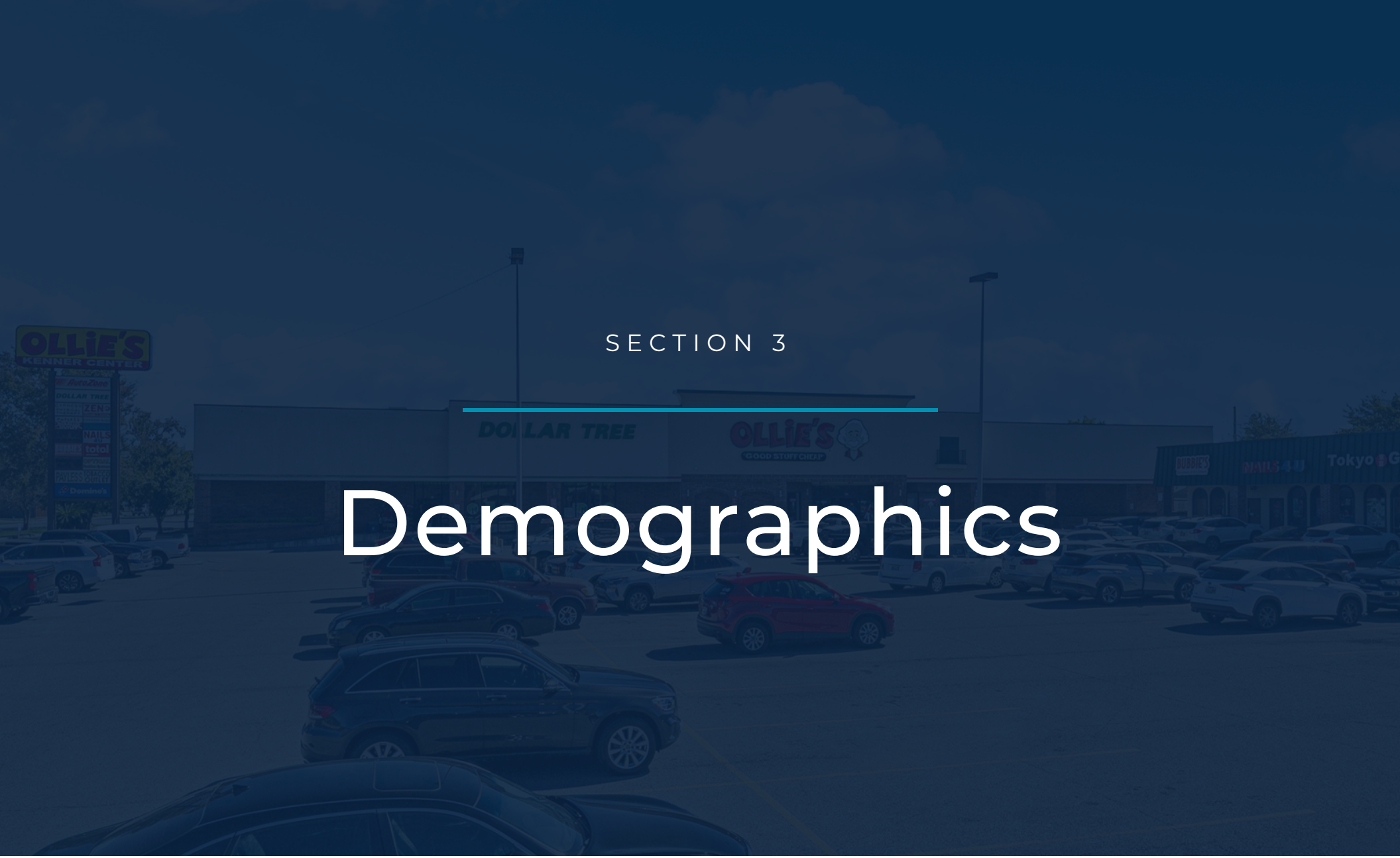


W Esplanade & Loyola Dr



Site Plans


BUBBIE'S
Sno-balls & Ice-Cream
Tokyo Grill
SUITE 11
850 SF
SUITE 19
2,000 SF
2ND
FLOOR
KELLI'S KREATIVE DANCE
STEP &
MOVE
Nails 4 U
total by Verizon
Payless
Tobacco
Happy
Wok
BABINPT
PHYSICAL THERAPY
SUITE 20
1,000 SF
Bargain
OLLIE'S OUTLET
"GOOD STUFF CHEAP"
KENNER
NUTRITION
Domino's Pizza
Le Petit Cafe
Auto
Zone
DOLLAR TREE
SUITE 15
672 SF
W ESPLANADE AVE
N



SECTION 3

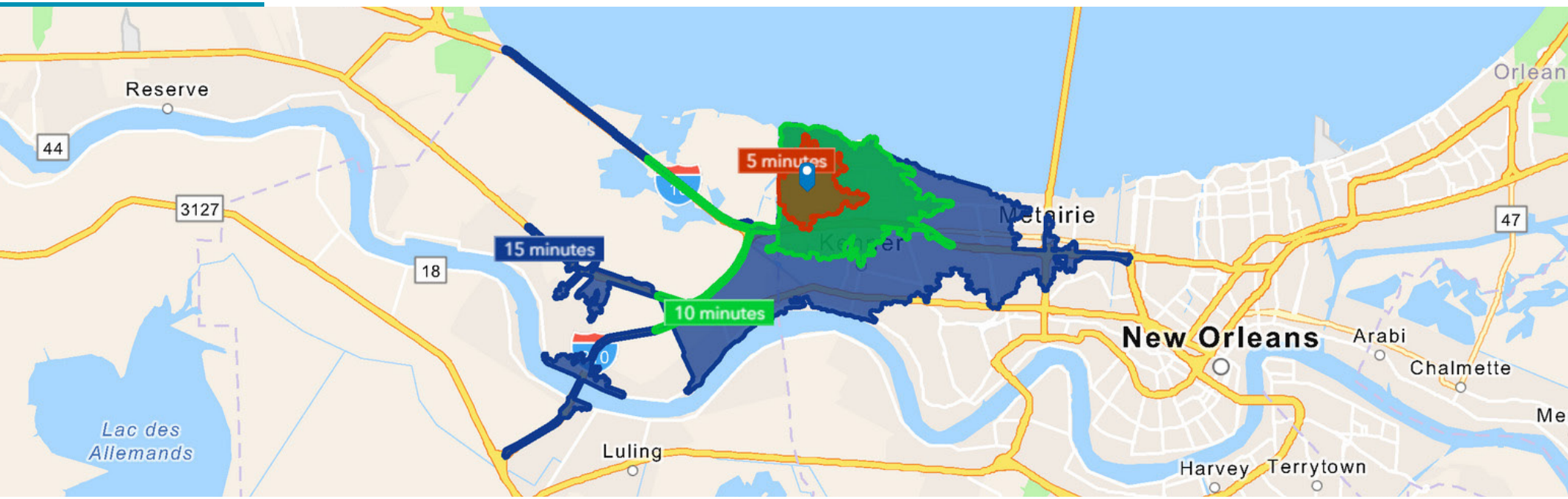
Demographics

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Demographics



DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	19,206	64,115	154,548
DAYTIME POPULATION	13,424	50,360	144,859
TOTAL HOUSEHOLDS	7,399	24,558	63,548
MEDIAN HH INCOME	$63,755	$68,338	$68,261
TOTAL BUSINESSES	468	2,907	8,151



SECTION 4

The Team

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The Team



STEVEN REISIG, CCIM

Partner / Sponsoring Broker

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PROFESSIONAL BACKGROUND

Steve Reisig is one of the founding partners of SRSA Commercial Real Estate and specializes in the leasing and sale of office and industrial space. His impressive career includes over 33 years of experience in commercial real estate brokerage, consulting and asset management and his portfolio boasts over One Billion dollars in sales and leases.

Prior to the founding of SRSA, Reisig served as a senior vice president and charter member for John Kushner & Associates (parent company – Landmark Land), where he oversaw office leasing and investment sales. He was later hired as a senior consultant by Landmark subsidiary, Oak Tree Capital, where he provided advisory, valuation, marketing and disposition services under a contractual agreement for the FDIC and RTC – a portfolio of loans and real estate valued in excess of $300,000,000.

Reisig began his career in 1980 and became a top producer in the New Orleans office of Coldwell Banker Commercial Real Estate Services. In 1985, he joined the office division of Latter & Blum's commercial sales group as an executive sales associate and acted as an exclusive agent for Place St. Charles, a 1,000,000 square foot CBD high-rise developed by Fidinam.

Known as a problem solver, Reisig has consulted with several Fortune 500 companies on the disposition of excess office space and real estate holdings both locally and throughout the United States. He has worked with Tenent Healthcare, Schlumberger, Entergy, Xerox, Union Pacific Realty, Hanover Insurance, Deloitte & Touche, the University of New Orleans and Motorola just to name a few. Investment sale clients include institutional owners First Industrial REIT, Istar, Klaff Realty, Crescent Real Estate, and Trammell Crow in addition to many local and regional investors.

Reisig along with his partner Barry Spizer, CCIM, have been awarded the F. Poche Waguespack Award for the highest volume of commercial real estate sales and leases in Louisiana. Reisig is a multi-million dollar producer and recognized by the Real Estate Board of New Orleans as a Life Member and Super Salesman for 27 consecutive years.

SRSA Commercial Real Estate

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The Team



CHRISTOPHER ROBERTSON, J.D. / C.P.A.

Senior Real Estate Analyst

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PROFESSIONAL BACKGROUND

Christopher Robertson has been employed in the banking, real estate development, legal, and accounting fields for 12 years. He most recently has worked as the financial manager and project coordinator on the development of the 1200 room Hyatt Regency New Orleans, 200 room Hyatt House New Orleans, and a six-story mixed use retail development project consisting of ground floor retail, four floors of parking, and a Dave & Busters on the 6th floor.

Mr. Robertson has a broad-based background in project development, from inception to construction to disposition on projects worth in excess of $600 Million. His experience includes working with private equity, institutional investors, large and small family offices, and high net-worth individuals, to help develop operations, financial forecasting, and strategy that deliver on development plans.

Prior to this work, Robertson previously worked as a Credit Analyst where he managed the underwriting process for numerous real estate projects and the bank's large customers. Mr. Robertson's other past work experience includes working for an investment bank as an Equity Research Associate and as a Management Consultant for a top three consultancy firm.

Mr. Robertson attended Southern Methodist University, on a Hunt Scholarship, where he graduated Magna Cum Laude and received a Bachelor of Business Administration degree in Financial Consulting (Finance and Accounting), as well as, a Bachelor of Science and Arts degree in Public Policy (Economics and Political Science).

In addition to his undergraduate degrees, he holds a Juris Doctorate (J.D.) from the Southern Methodist University Dedman School of Law and is licensed to practice law in the State of Arkansas. Furthermore, Mr. Robertson is also licensed as a Certified Public Accountant.

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