

WESTBANK · JEFFERSON PARISH · REDEVELOPMENT OPPORTUNITY

±5.29-Acre Site on Manhattan Boulevard

2236 Manhattan Boulevard · Harvey, Louisiana

PRESENTED BY

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OFFERING SUMMARY

SITE AREA

±5.29 AC

230,432 SF

EXISTING WAREHOUSE

±44,400 SF

Two buildings

FRONTAGE

±645 Feet

Manhattan Boulevard

ZONING

MUCD

Mixed-Use Corridor District

THE OPPORTUNITY

A ±5.29-acre assemblage of multiple contiguous lots at the corner of Manhattan Boulevard and 11th Street, carrying ±645 feet of frontage on one of the Westbank's principal commercial corridors. Two existing warehouses totalling ±44,400 square feet occupy part of the site; roughly a third of the property is leased to a garden center scheduled to vacate by year end.

Site scale, corridor frontage and Mixed-Use Corridor District zoning position the property first as a redevelopment play — retail, commercial or mixed-use — with the standing improvements available for interim income or repositioning.

PROPERTY HIGHLIGHTS

- **2236 Manhattan Boulevard** — ±5.29 acres at the corner of Manhattan Blvd & 11th Street.
- Multiple lots comprising a large, contiguous site.
- **MUCD** — Mixed-Use Corridor District zoning.
- Multiple dock-high loading positions and ramp access.
- Significant repositioning or redevelopment opportunity along a major Westbank commercial corridor.

SITE FACTS

ADDRESS **2236 Manhattan Blvd**

LAND AREA **±5.29 Acres**

FRONTAGE **±645 Feet**

TRAFFIC COUNT **±39,100 VPD**

ZONING **MUCD**

PARISH **Jefferson**

EXISTING IMPROVEMENTS

BUILDING	AREA
Warehouse A	±30,000 SF
Warehouse B	±14,400 SF
TOTAL EXISTING	±44,400 SF

CURRENT TENANCY

Garden center — vacating by year end

Approximately one third of the property is currently leased to a garden center in the process of relocating. The tenant is expected to be out by the end of the year, delivering the balance of the site available to a purchaser.

ACCESS & LOADING

DOCK-HIGH POSITIONS	Multiple
RAMP ACCESS	Yes
SITE CONFIGURATION	Multiple contiguous lots
ADDRESS	2236 Manhattan Blvd



— **REDEVELOPMENT POTENTIAL**

Scale, frontage and zoning on a major Westbank corridor

Contiguous sites of this size with this much corridor frontage are scarce on the Westbank. Mixed-Use Corridor District zoning contemplates retail, commercial and mixed-use development along Manhattan Boulevard, and the ±645 feet of frontage supports multiple curb cuts, pad positions or a single large-format user.

— **POTENTIAL DIRECTIONS**

Retail or commercial redevelopment

Corridor frontage and depth support pad sites, an inline centre, or a large-format single user.

Mixed-use development

MUCD zoning is written for exactly this — commercial frontage with complementary uses behind.

Reposition the standing improvements

±44,400 SF of warehouse with dock-high loading can carry interim income while entitlements are pursued.

All redevelopment scenarios are illustrative and subject to zoning, permitting and municipal approvals. No representation is made as to entitlement outcomes.





FOR MORE INFORMATION

Let's talk about 2236 Manhattan

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