

SUMMARY

AERIAL

RETAIL COMPETITION

SURVEY

DEMOGRAPHICS

FOR GROUND LEASE

LAND SIZE

- 0.813 Acres / 35,439 SF
- 195' x 181.74'

LEASE RATE

- \$14,167 Per Month
- Minimum 10-year lease term

ZONING

- C-2, General Commercial
- Permitted uses include: urgent care/medical, QSR, automotive, among others

PROPERTY OVERVIEW

- Situated in busy stretch of Veterans Blvd surrounded by popular retail, restaurants, and hotels
- Recently utilized as a used car lot with full utilities on site
- Majority of the site recently paved

PROPERTY HIGHLIGHTS

- 8 minute drive away from Louis Armstrong New Orleans International Airport
- Located just off I-10/Williams Blvd Exit
- 11 hotels with over 1,500 hotel rooms within 1 mile of the site

TRAFFIC COUNTS (ADT 2024)

- On Veterans Memorial Blvd, east of Williams Blvd: 29,479
- On Interstate 10, east of Williams Blvd: 144,621



stirling

CARLY PLOTKIN

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JUSTIN LANGLOIS, CCIM

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GROUND LEASE

ON VETERANS MEMORIAL BLVD.

2217 Veterans Memorial Boulevard, Kenner, LA

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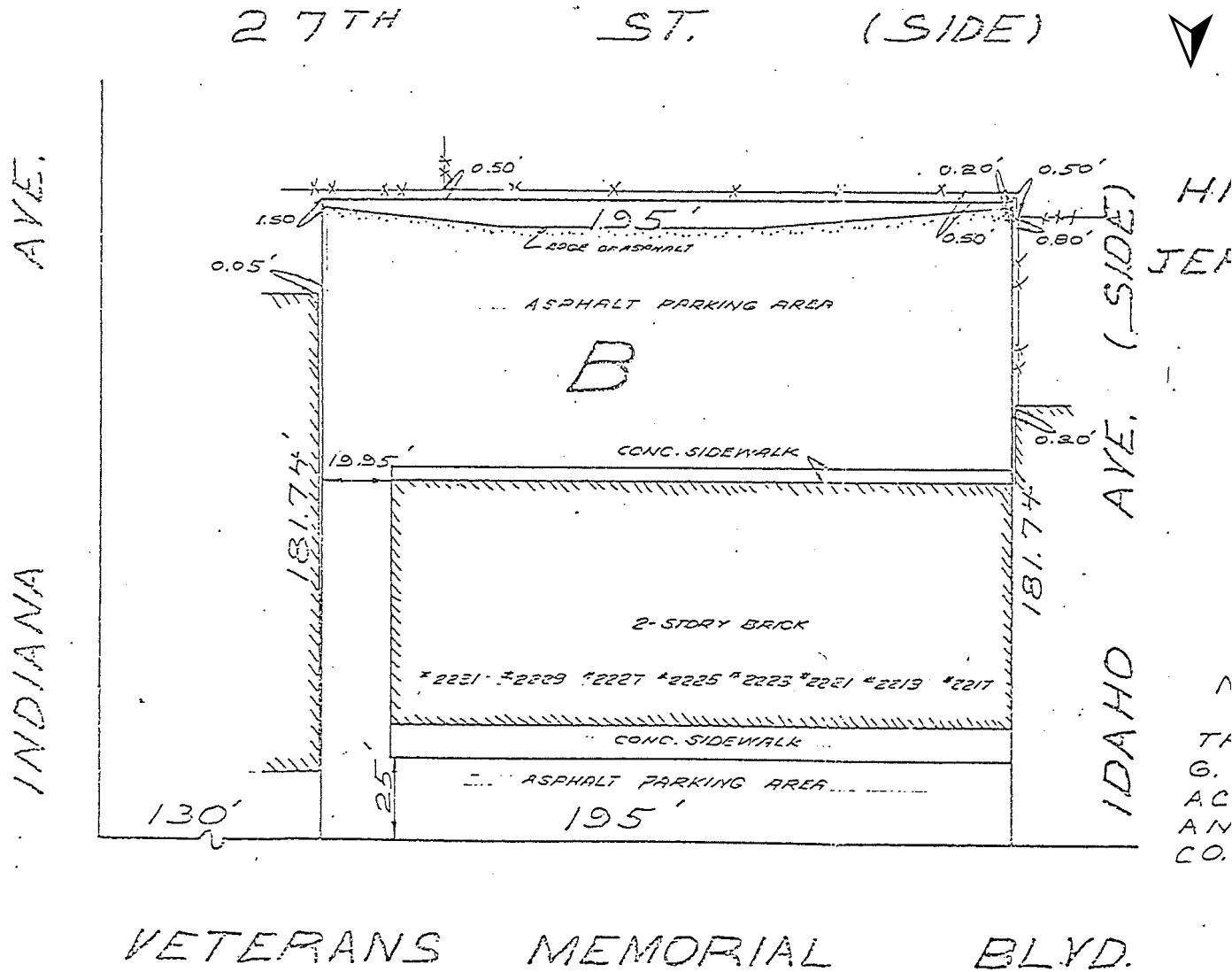
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JOB No. 714755-735529

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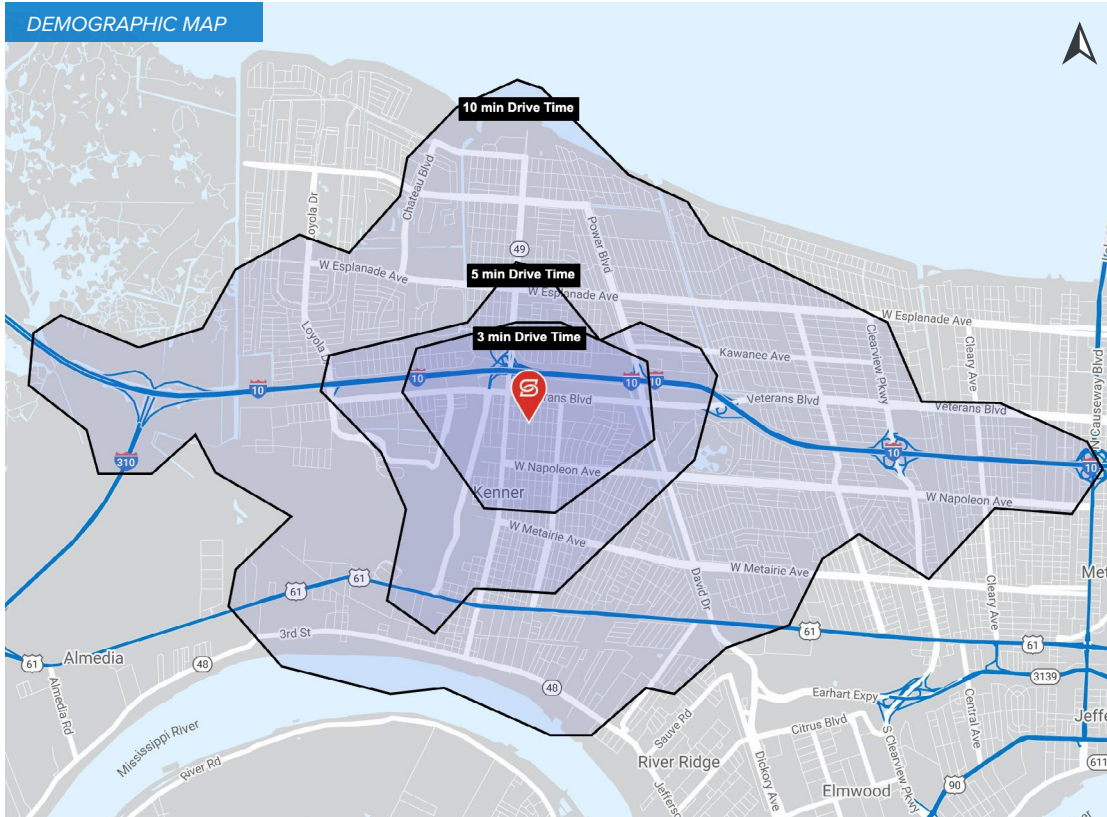
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DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2024)



2024 DRIVE TIME DEMOGRAPHICS

3 MIN

5 MIN

10 MIN



8,892

24,855

115,382



3 MIN

5 MIN

10 MIN

\$101,939

\$83,786

\$89,752



3 MIN

5 MIN

10 MIN

3,600

9,807

47,986