



FOR LEASE

New Development In Heart of Kentwood

Pre-Leasing Retail & Office Center

716 Ave G
Kentwood, LA 70444 • Tangipahoa Parish

LEASE RATE

\$13/SF/YR

AVAILABLE SF

1,500 SF+

TOTAL AVAILABLE

9,000 SF

BUILDING SIZE

9,100 SF

AVAILABLE

04/01/2026



PROPERTY OVERVIEW

Introducing a brand-new 9,100 SF upscale retail and office center coming soon to the heart of Kentwood. The development is positioned on Avenue G next to Sullivan's Grocery Store, offering visibility and access for businesses entering or expanding in the market.

The center is now pre-leasing up to six customizable suites, with minimum suite sizes starting at approximately 1,500 SF. Tenant spaces can be configured before construction begins to support a range of retail, medical, office, restaurant, financial, and service users.

KEY HIGHLIGHTS

- Brand-new 9,100 SF development
- Suite sizes start around 1,500 SF
- Adjacent to Sullivan's Grocery Store
- Ample on-site parking planned
- Up to six customizable suites
- Drive-thru opportunities on both end caps
- Minutes from Interstate 55
- Commercial zoning listed

Secure space before construction begins.

Flexible pre-leasing for users who need a tailored layout, visibility, parking, and quick access to I-55.

ZONING

Commercial

LEASE TYPE

Gross / NNN Listed

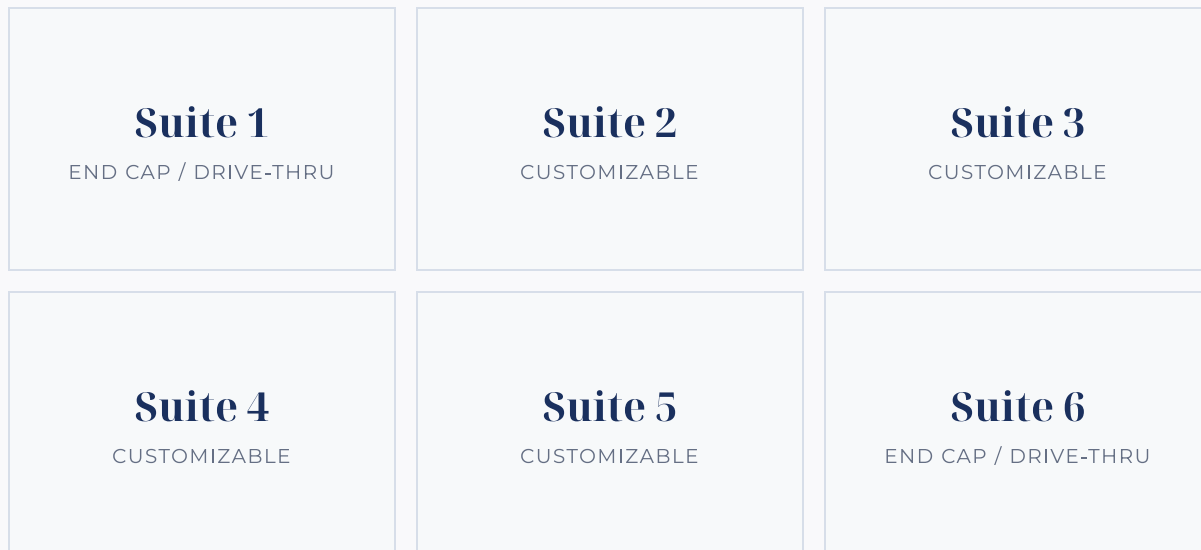
TRAFFIC COUNT

2,456 VPD

PARCEL APN

76503

PRE-LEASING SUITE CONCEPT



Conceptual suite diagram based on public listing language. Final demising, storefront configuration, tenant buildout, and drive-thru layout to be verified with broker/owner.

DEVELOPMENT FIT

Retail, medical, office, restaurant, professional service, financial institution, and neighborhood service users.

AVAILABLE SPACES

Office Suite

Floor 1 · \$13/SF/YR · 1,500 SF · 0.126 AC · Available 04/01/2026

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Additional Suites

Up to six suites planned. Minimum suite sizes begin around 1,500 SF, with configurations available during pre-construction leasing.



LEASE TERMS

Lease Rate	\$13/SF/YR
Expenses	\$13/SF Listed
Lease Type	Gross
Property Use Type	Net Leased (NNN)
Available SF	1,500 SF
Total Available SF	9,000 SF
Available Date	04/01/2026

PROPERTY INFO

Property Type	Land
Secondary Uses	Office, Retail Pad
Building Size	9,100 SF
Lot Size	0.6414 AC
Zoning	Commercial
Parcel APN	76503
Listing ID	e7040ef2

LOCATION

Address	716 Ave G
City	Kentwood, LA 70444
Parish	Tangipahoa
Nearest Interstate	I-55
Nearest Highway	Hwy 51
Vehicles Per Day	2,456 VPD

Avenue G Visibility

I-55 Access

Drive-Thru Potential

On-Site Parking

Tenant to verify square footage, suite configuration, expenses, zoning, permitted uses, parking, delivery condition, and all lease terms.



Schedule a Showing

716 Ave G · Kentwood, LA 70444

\$13/SF/YR · 1,500 SF+ · New Development

PROPERTY SNAPSHOT

Address	716 Ave G
Market	Kentwood / Tangipahoa Parish
Building	9,100 SF planned center
Available	04/01/2026
Listed / Updated	07/14/2026

Pre-Leasing

Custom Suites

End-Cap Drive-Thru

Commercial Zoning

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

Contact



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