



CHATEAU COMMONS RETAIL/MEDICAL SPACE

819 W Esplanade Ave Ste G, Kenner, LA 70065

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

Prime retail/medical space available at Chateau Commons, a highly visible neighborhood shopping center located along W. Esplanade Avenue. Suite G, currently occupied by Ochsner Kidney Care, is expected to be vacant June 2026, with the possibility of earlier availability.

The space is well-suited for continued medical use or conversion to retail. The center is anchored by strong national and service-oriented tenants including Five Guys, Starbucks, AT&T, and MyEyeDr., generating consistent daily traffic and excellent co-tenancy synergy.

This location offers outstanding visibility, easy access, and strong demographics in one of Kenner's most active commercial corridors. Ideal for medical, healthcare services, retail, or professional users seeking a proven location with established national neighbors.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	2,114 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,819	30,318	59,701
Total Population	17,794	78,623	147,693
Average HH Income	\$75,334	\$94,505	\$90,211

RETAIL/OFFICE SPACE FOR LEASE

PROPERTY SUMMARY





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RETAIL/OFFICE SPACE FOR LEASE

ADDITIONAL PHOTOS



SOUTHEAST
COMMERCIAL
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



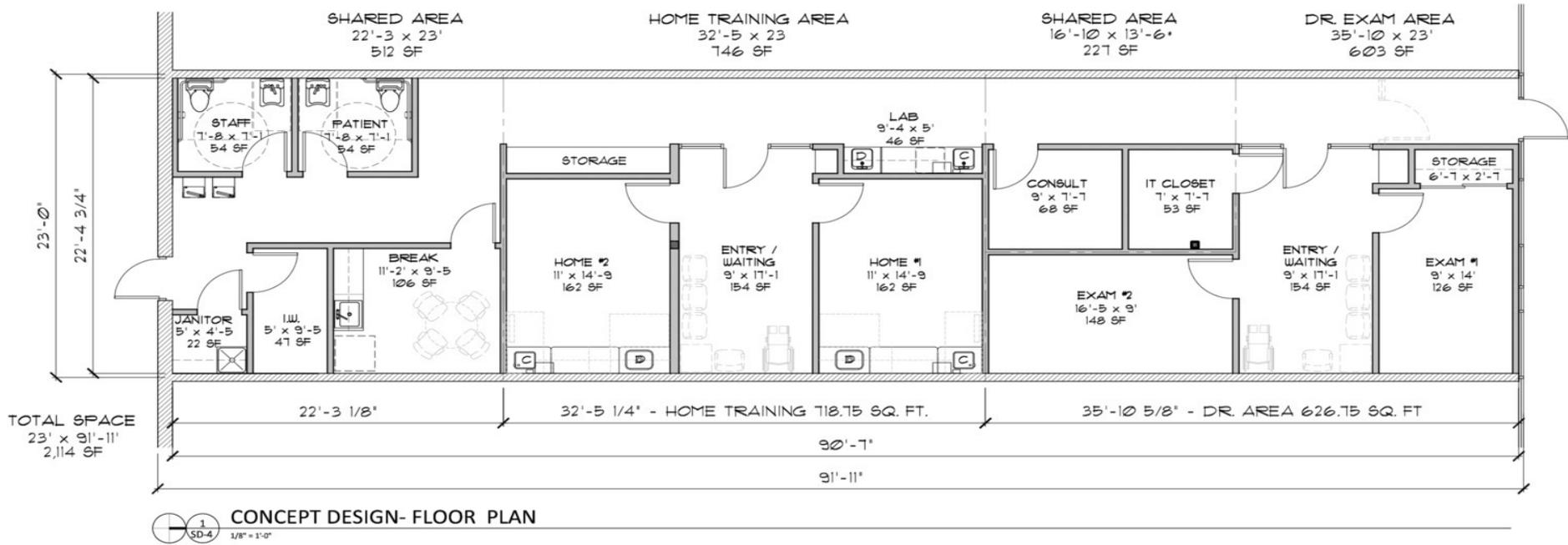


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RETAIL/OFFICE SPACE FOR LEASE

FLOOR PLAN



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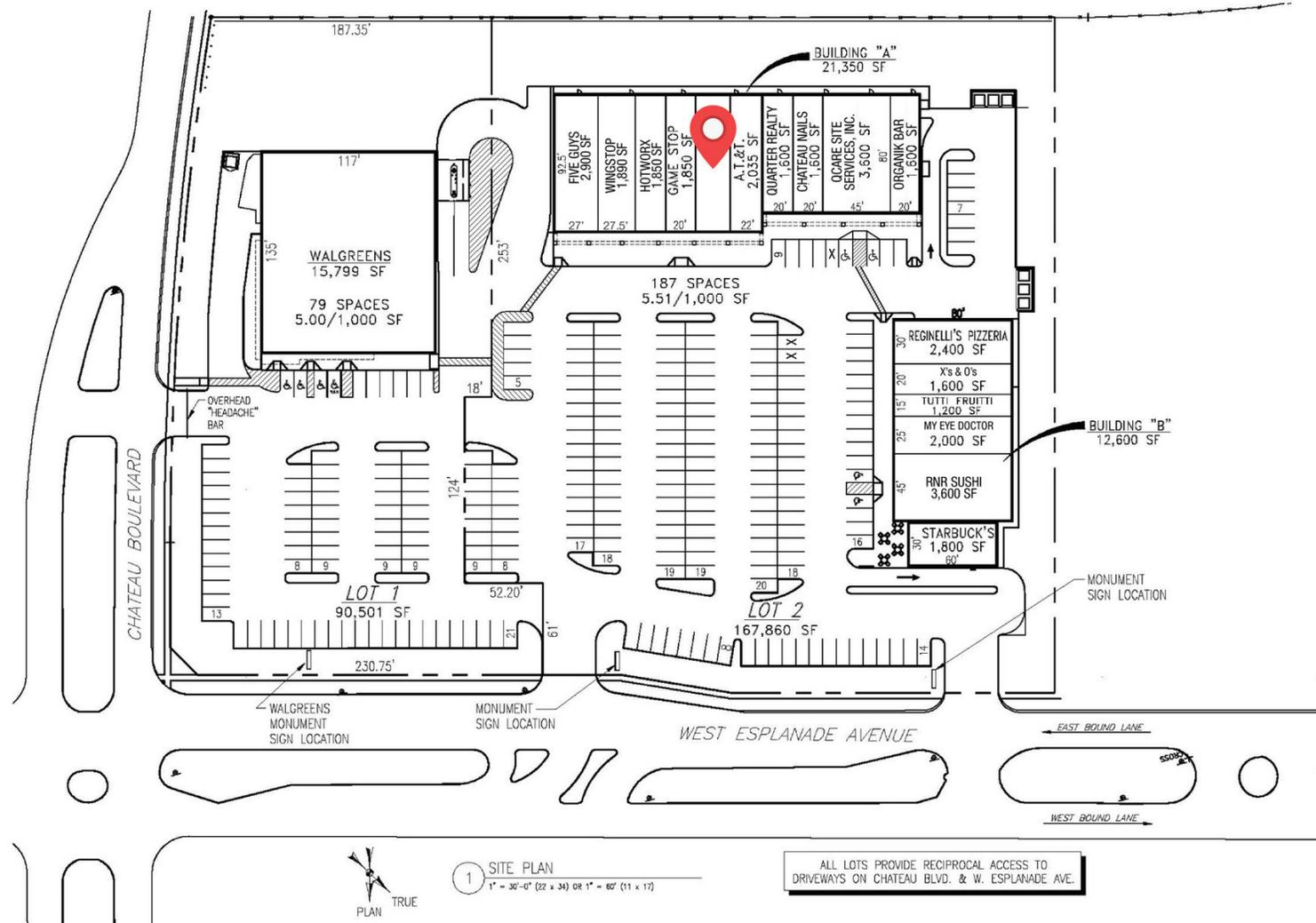
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Chateau Commons Shopping Center
SW Corner of Chateau Blvd. & W. Esplanade Ave.
Kenner, Louisiana

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DATE: 04/15/10
SHEET TITLE: SITE PLAN

1 SITE PLAN
1" = 30'-0" (22 x 34) OR 1" = 60" (11 x 17)

ALL LOTS PROVIDE RECIPROCAL ACCESS TO DRIVEWAYS ON CHATEAU BLVD. & W. ESPLANADE AVE.

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SITE PLAN



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RETAIL/OFFICE SPACE FOR LEASE

AERIAL



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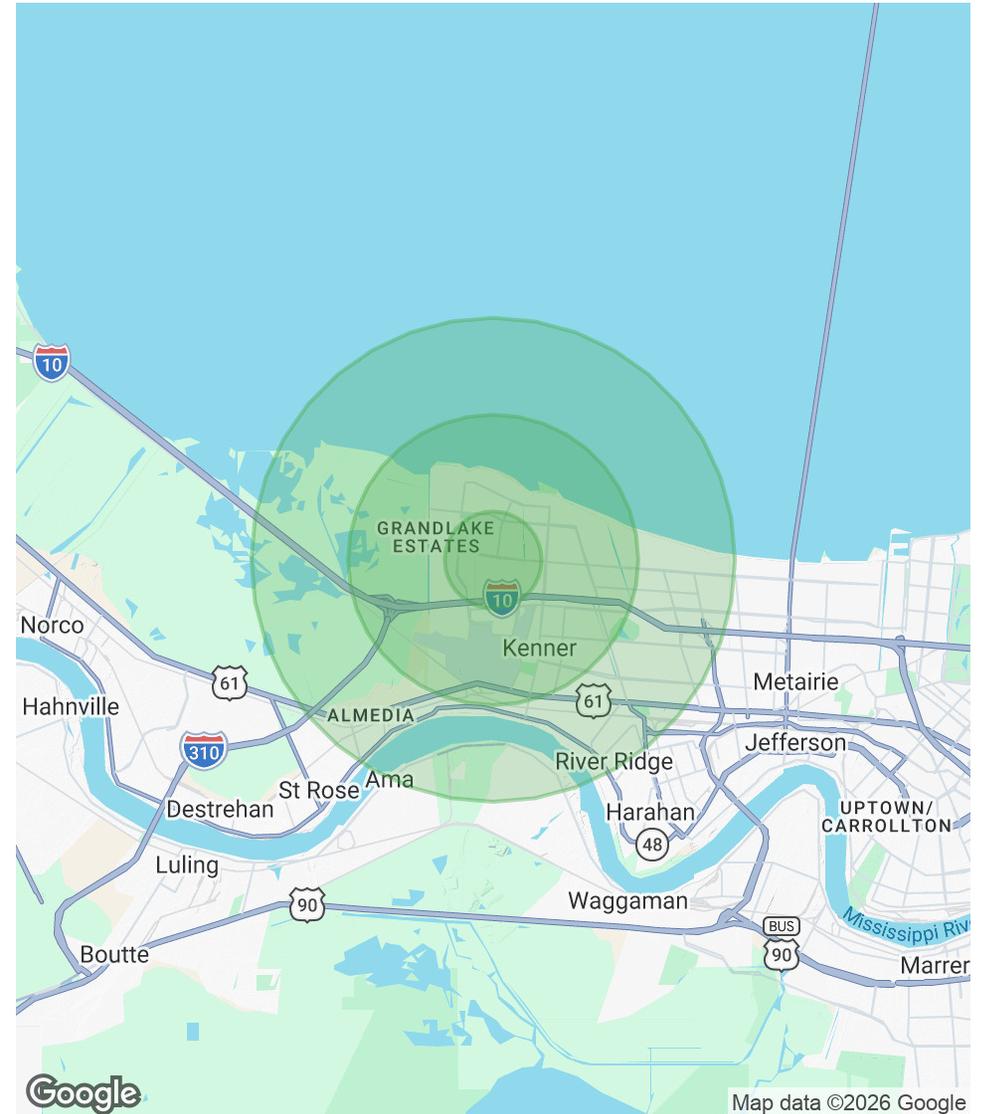
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,794	78,623	147,693
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,819	30,318	59,701
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$75,334	\$94,505	\$90,211
Average House Value	\$233,984	\$278,199	\$284,061

Demographics data derived from AlphaMap



RETAIL/OFFICE SPACE FOR LEASE

DEMOGRAPHICS MAP & REPORT



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