



FORMER MESSINA'S CATERING HEADQUARTERS FOR SALE OR LEASE

2717 WILLIAMS BOULEVARD | KENNER, LA



IMPROVEMENTS

6,837 SF of retail space on two floors, inclusive of second-floor event space (or showroom), three private offices, reception, bar area, commercial kitchen and two walk-in coolers.

LAND AREA

25,500 square feet (100' x 255' depth)

ZONING

C-2

TRAFFIC COUNT

30,000 (2022)

PARKING SPACES

56 Striped Spaces

BILLBOARD INCOME

NOI: \$25,841 +/- per year.

SALE PRICE

\$1,850,000

SUMMARY

Excellent high visibility retail site with Williams Boulevard frontage on the southwest corner of the intersection of Veterans and Williams Boulevard. Excellent ingress and egress and access to all major arteries in Jefferson Parish including Interstate 10, Veterans, Williams, Airline Highway and West Esplanade. Chick-fil-A, Fat Boys Pizza, McDonald's, Family Dollar, Dollar General, T-Mobile, Sonic, Home Depot, Carmax, Walmart, Starbucks and Burger King are notable retailers in the immediate area. Subject site is also near over 200,000 SF of office space in Kenner, Louis Armstrong International Airport and a high density pocket of hotels just outside the footprint of the new airport. Potential uses include restaurant, reception hall, pool hall, retail with showroom, veterinary clinic, bingo hall (depending on criteria). Pylon signage is available.

RENTAL RATE

\$9,116.00 per month, NNN (\$16.00/SF annually)

LAND LEASE RATE

\$5.50/SF, Annually on a net lease basis, \$11,687/monthly on a net lease basis

Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.247.7255
jimmy@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

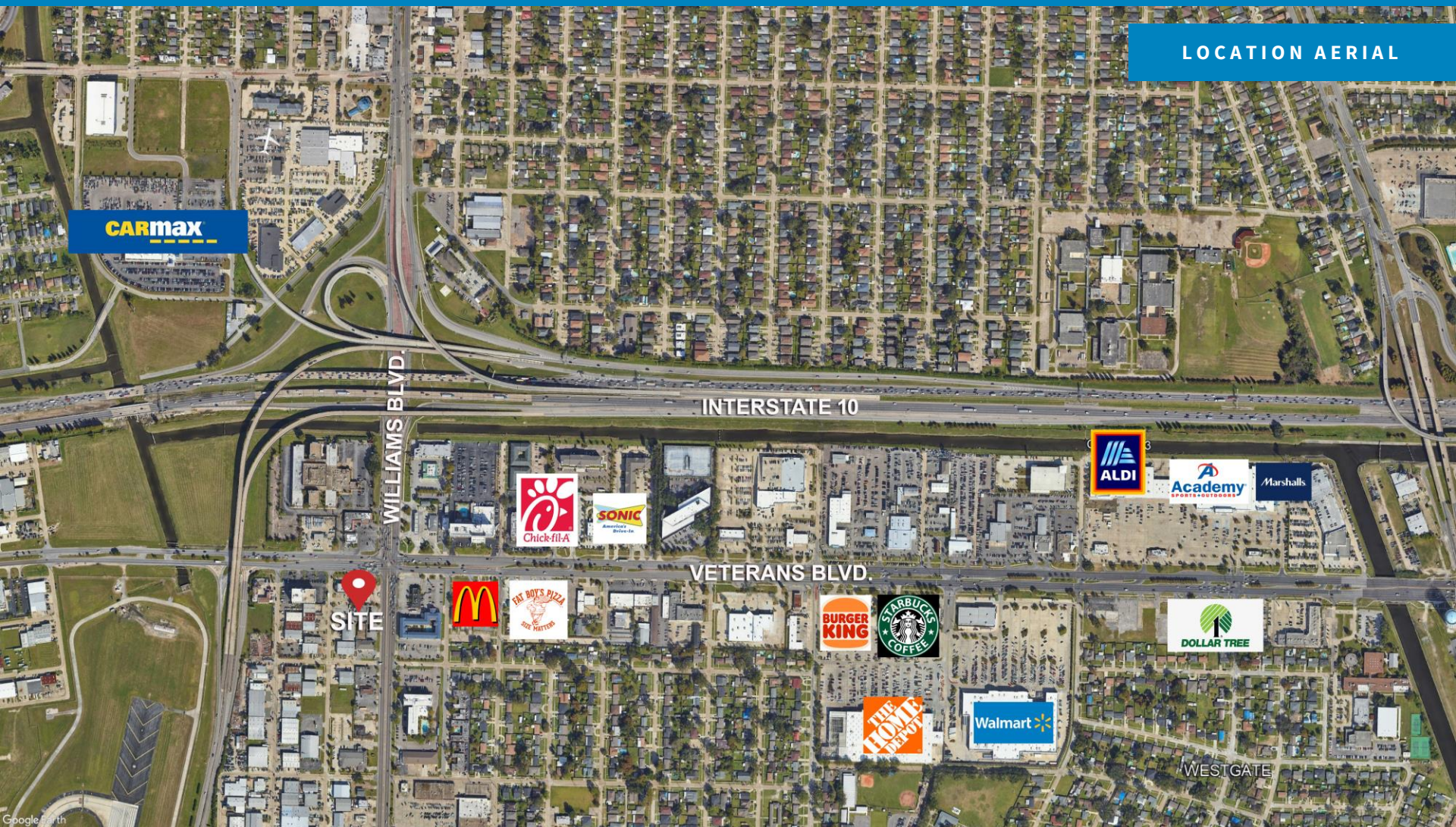




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LOCATION AERIAL



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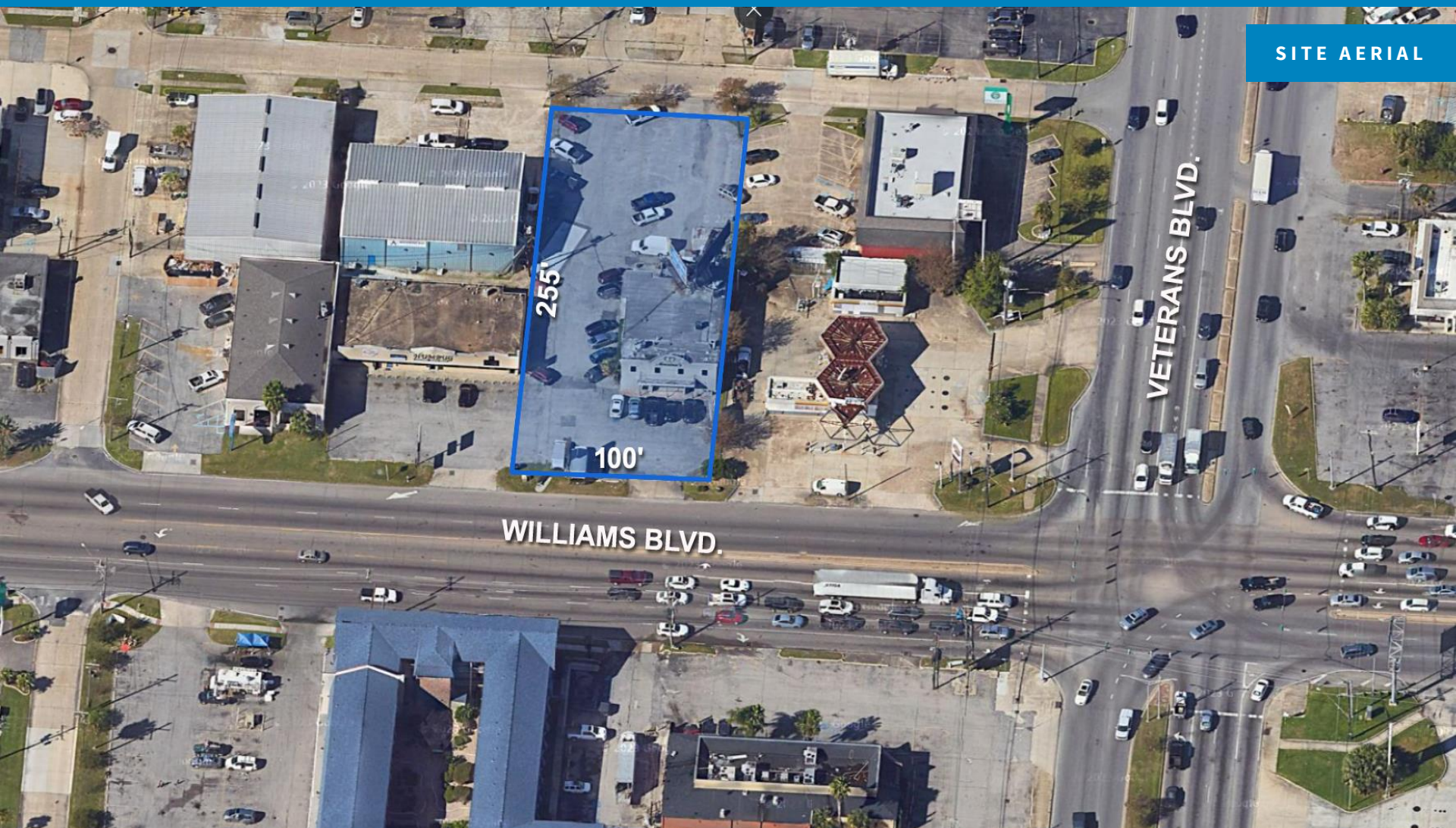
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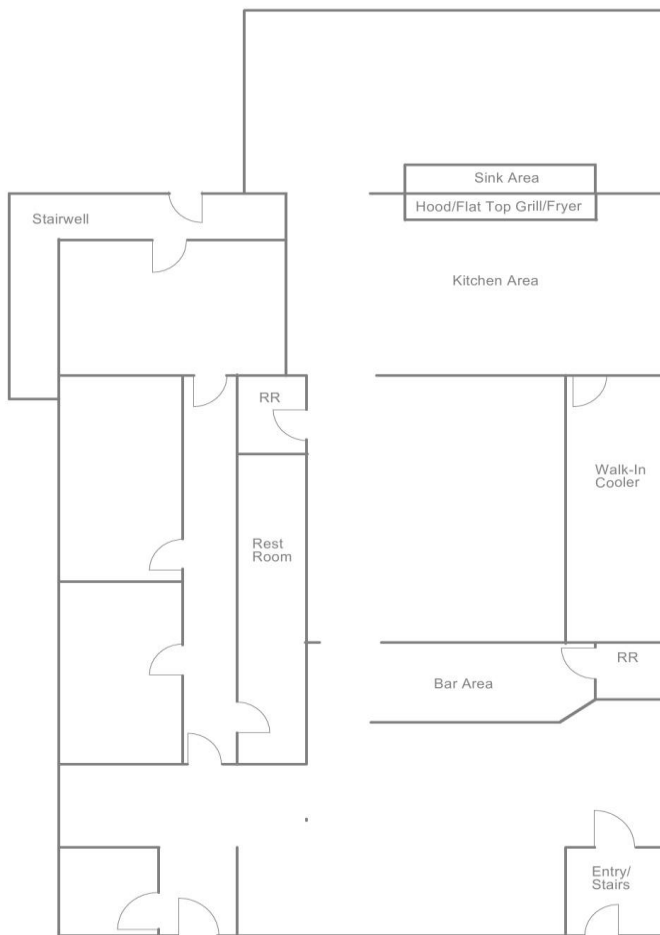




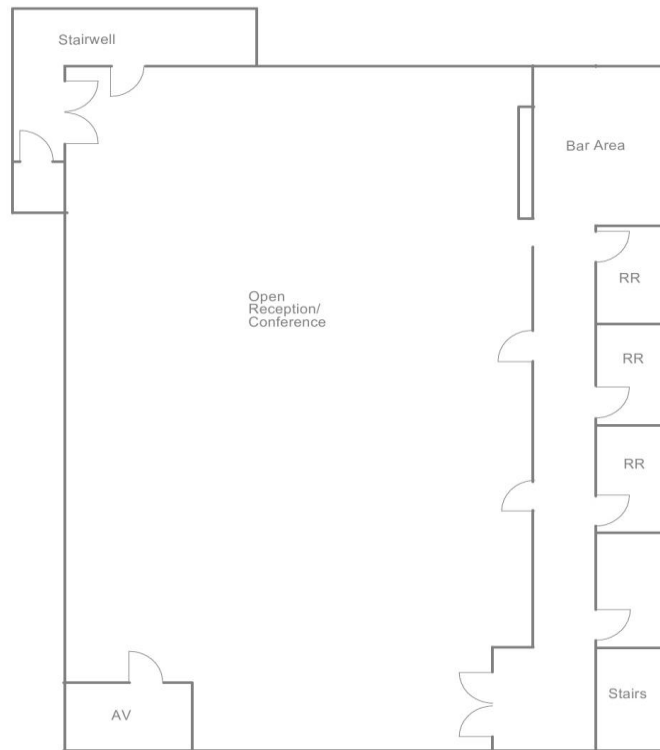
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FLOORPLAN



First Floor



Second Floor

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