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WYN GROUP

The Esplanade is a two-story enclosed regional mall located in Kenner, LA. The anchors, Dillard's (177,940 SF), Target (138,280 SF) and The Grand (52,030 SF) are separately owned, but the vacant Macy's box (235,518 SF) is included.

The owned portion of the Property consists of the two-story mall and the former Macy's store

Address: 1401 West Esplanade Avenue, Kenner, LA 70065

Location: On Esplanade Ave, east of Chateau Way, just north of I-10 in Kenner, LA

GLA Owned: 2-Story Mall - 363,229 SF
Macy's Box - 235,518 SF
Total Owned - 598,747 SF

Land Area: 72.1 Acres (Entire Mall Area)

Comments: This property offers a prime opportunity for redevelopment, supported by established anchor tenants and strong backing from the local government. Located in Kenner, Louisiana—a lively suburb of New Orleans—this area is known for its cultural diversity, historic landmarks, and active community involvement.

Strategically positioned less than four miles from Louis Armstrong New Orleans International Airport, Kenner benefits from excellent connectivity via an extensive intermodal transportation network, including federal interstates, major highways, and Class I rail lines. The property is also conveniently located just 13 miles from downtown New Orleans and the expanding Port of New Orleans.

Demographics: There is a total population of 171,284 within five miles of the property with an average household income of \$99,674

Redevelopment Plan: [Click here for Conceptual Mixed-Use Redevelopment Plan](#)

Parking: 6,640 Spaces (Total Mall Area)

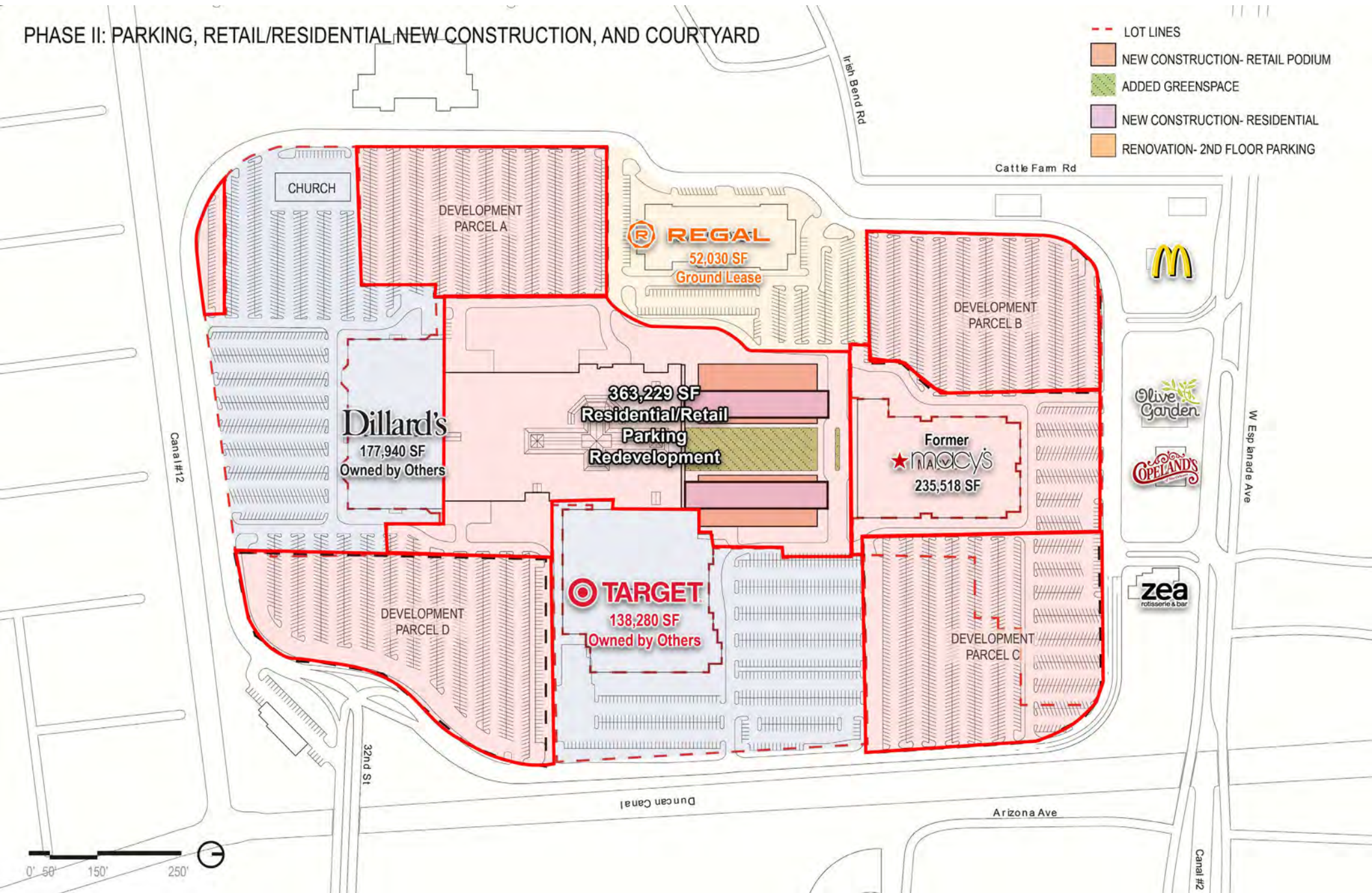
Pricing: \$12,500,000 for Mall & Development Parcels (excludes former Macy's)
Former Macy's may be sold or leased separately - Contact Broker for Pricing

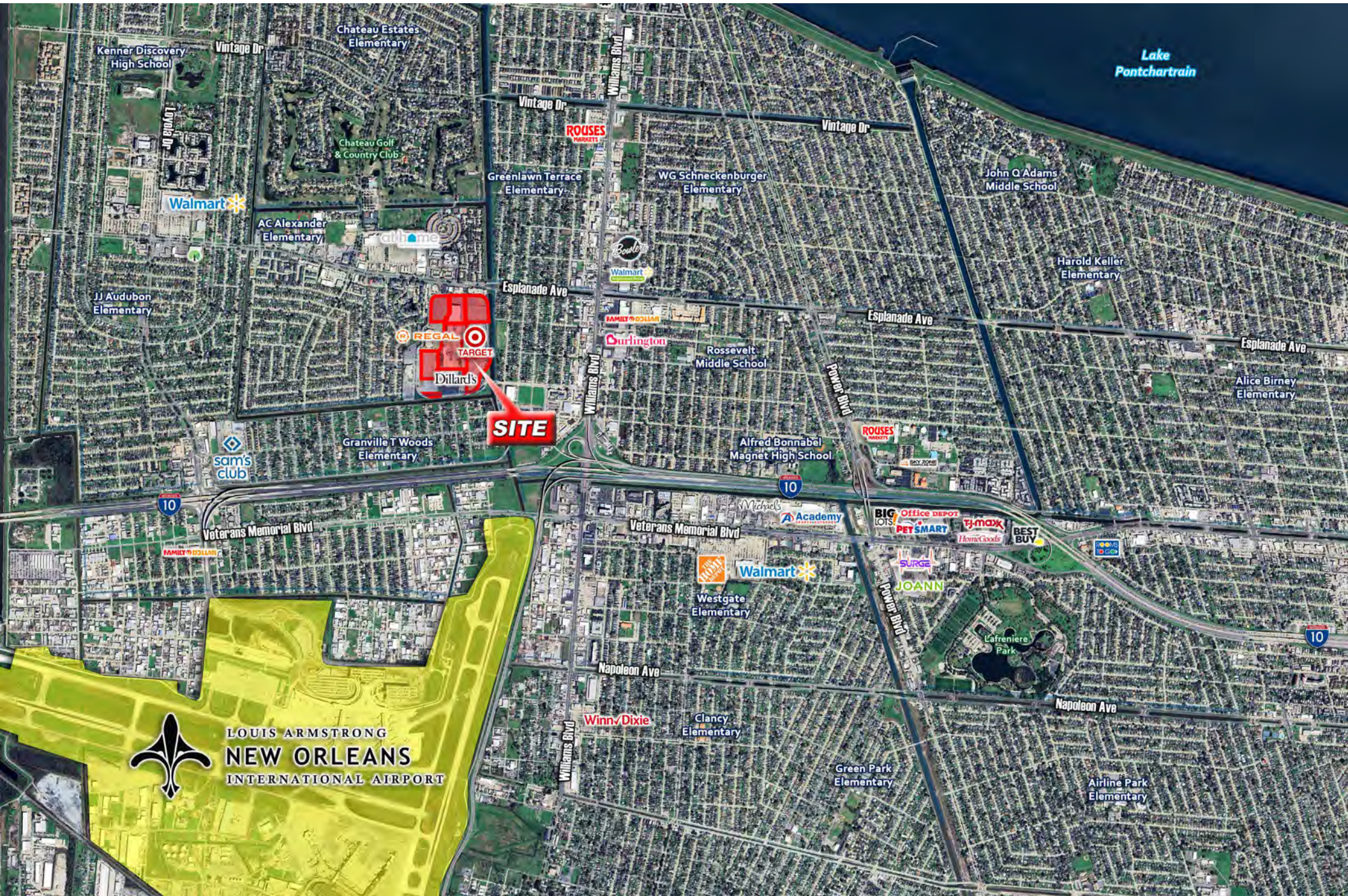
CURRENT FLOOR PLAN - 1ST FLOOR



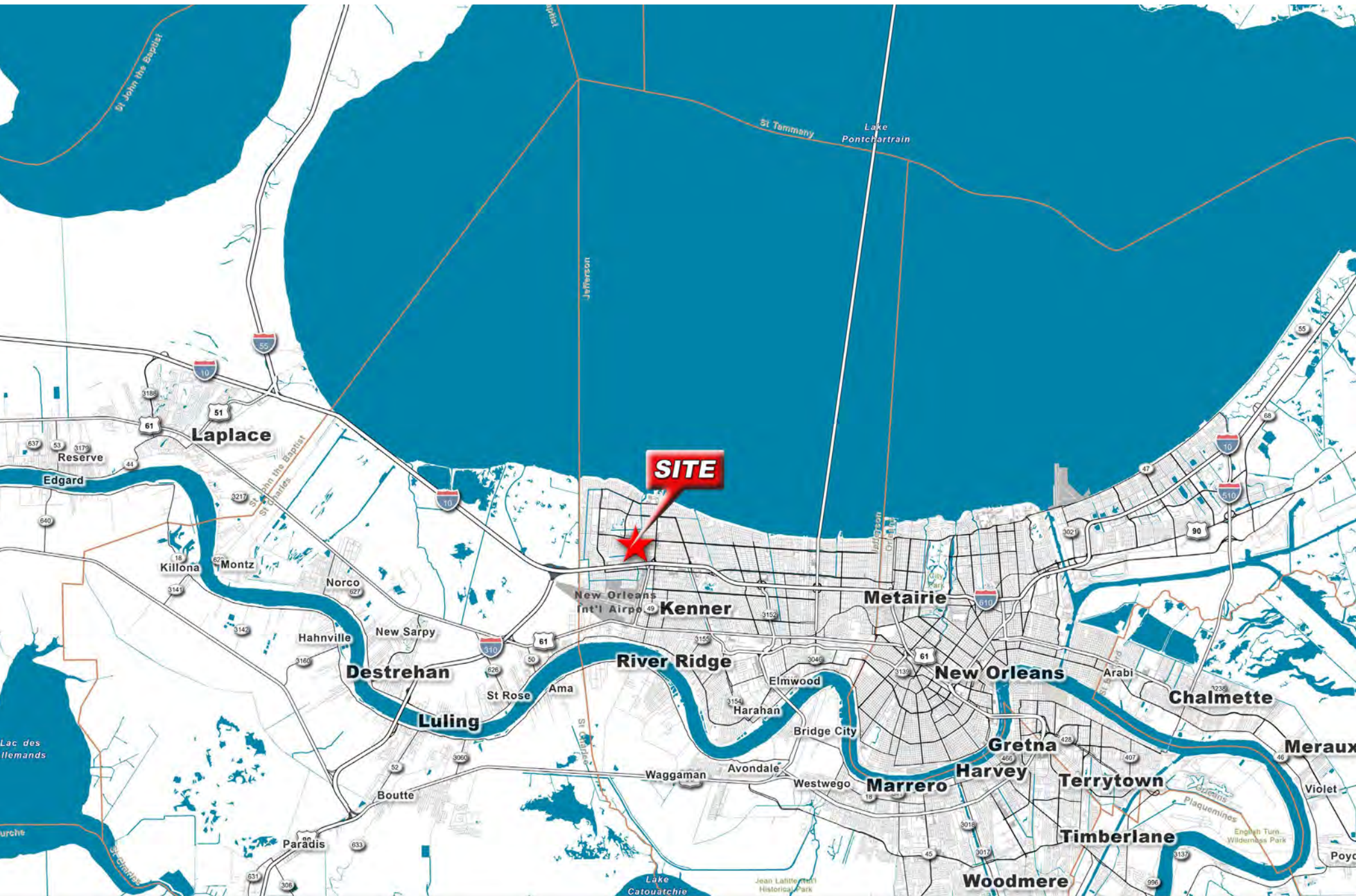
CONCEPTUAL REDEVELOPMENT SITE PLAN

PHASE II: PARKING, RETAIL/RESIDENTIAL NEW CONSTRUCTION, AND COURTYARD



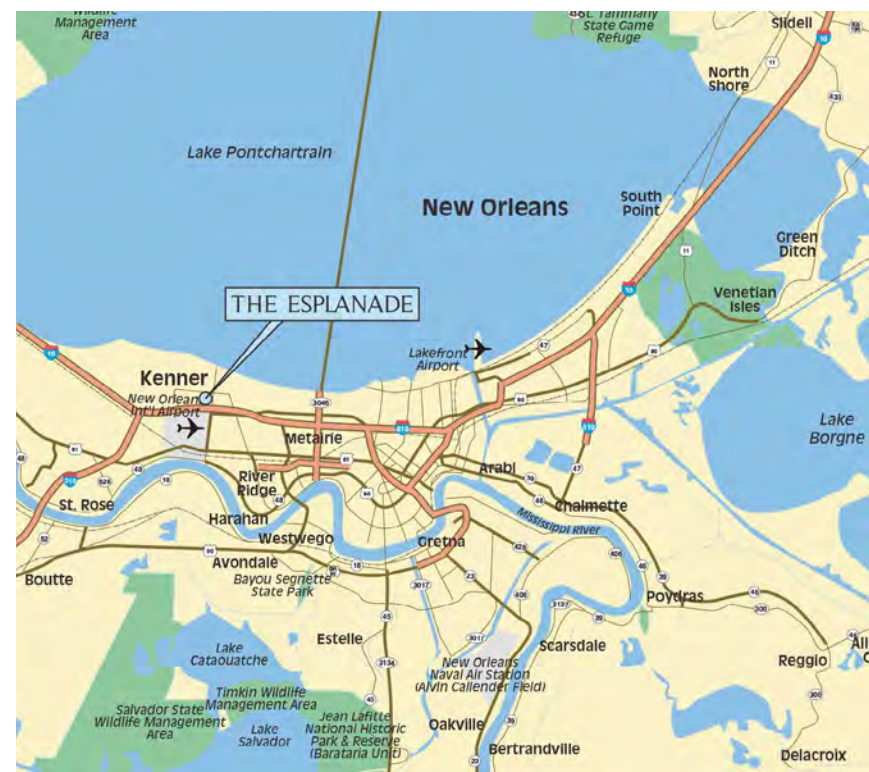


LOCATOR MAP



New Orleans-Metairie-Kenner, LA Metro Area Overview

- Nestled along a bend in the Mississippi River, **New Orleans** has served as **Louisiana's leading city and the Gulf of Mexico's busiest northern port** since the early 1700s. Over the years, it has evolved into a major tourist destination, attracting hundreds of thousands of visitors annually with its vibrant Mardi Gras celebrations, rich musical heritage, and historically rooted culinary scene.
- The **Greater New Orleans Area** is home to several prominent institutions of higher learning, including **Loyola University** (4,273 students), **Southeastern Louisiana University** (14,584 students), **Tulane University** (13,449 students), the **University of New Orleans** (8,423 students), and a local campus of **Louisiana State University**.
- The **City of Kenner** is situated in the northwestern section of **Jefferson Parish**, Louisiana, roughly 10 miles west of New Orleans and 70 miles east of Baton Rouge. As the **sixth largest city** in Louisiana, Kenner lies within the "**Eastbank**"—a term used to describe the areas of metropolitan New Orleans located south of Lake Pontchartrain and on the eastern bank of the Mississippi River.
- Kenner enjoys a **highly strategic location**, situated less than four miles from **Louis Armstrong New Orleans International Airport** and supported by a robust intermodal transportation network that includes federal interstates, major highways, and Class I railroads. The property is also just 13 miles from both downtown New Orleans and the rapidly growing Port of New Orleans, further enhancing its accessibility and connectivity.
- Jefferson Parish has a **civilian labor force exceeding 215,000 people**, representing nearly **40%** of the total civilian labor force in the metropolitan statistical area. (Per the City of Kenner's Community and Economic Profile)



Kenner, Louisiana:

- According to Niche's 2025 rankings, Kenner holds the top spot for **"Most Diverse Places to Live"** in Louisiana and ranks 47th among "Most Diverse Suburbs in America."
- Ochsner Medical Center – Kenner has received multiple accolades, including an **'A' grade** from the Leapfrog Group for hospital safety, The Joint Commission's Gold Seal of Approval®, and the American Heart Association's **Heart-Check mark** for Advanced Certification for Primary Stroke Centers.
- East Jefferson General Hospital, serving the Kenner area, has been recognized as a **top hospital in Louisiana**, earning accolades such as the Magnet Hospital designation by the American Nurses Credentialing Center and **high performance ratings** in procedures like heart failure and joint replacements by U.S. News & World Report.



New Orleans has garnered numerous awards and recognitions across various sectors, reflecting its rich cultural heritage, culinary excellence, and commitment to community and innovation.

- **World's Best City:** Travel + Leisure named New Orleans a "World's Best City," ranking it among **top global destinations** like Kyoto and Florence.
- **Top U.S. Food Destination:** TripAdvisor's 2023 Travelers' Choice Awards ranked New Orleans as the **#1 Best Food Destination** in the U.S. and #9 globally.
- **Family Travel Recognition:** Good Housekeeping included New Orleans in its **2024 Family Travel Awards**.
- **Neighborhood Accolade:** Time Out named New Orleans' Mid-City neighborhood the **7th Coolest Neighborhood** in the World in 2023.
- **Convention Sales & Services:** New Orleans & Company's team received multiple awards from industry publications, including Prevue Meetings+Incentives Magazine and Meetings Today, for **excellence in meeting and convention services**.
- **Airport Excellence:** Louis Armstrong New Orleans International Airport (MSY) was named **Best Airport in North America** (5 to 15 million passengers per year) by Airports Council International's 2022 Airport Service Quality program.

COMMUNITY SUMMARY

The Esplanade 2
Ring of 2 miles

64,290	2.62	83.2	40.0	\$70,469	\$277,551	\$182,635	21.8%	58.5%	19.7%
Population Total	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.9%
Services

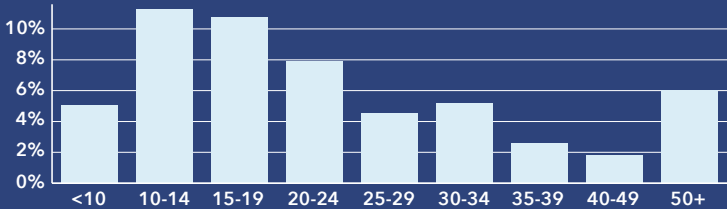


22.9%
Blue Collar

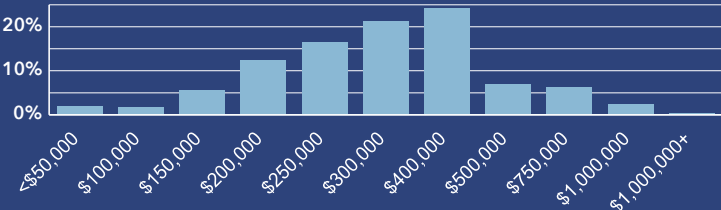


59.1%
White Collar

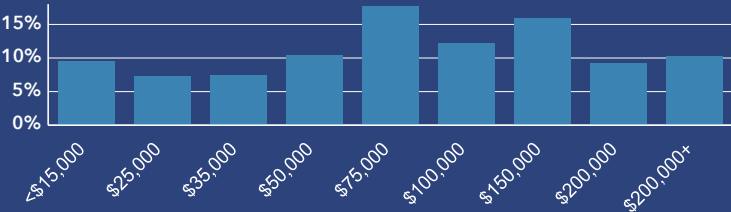
Mortgage as Percent of Salary



Home Value



Household Income

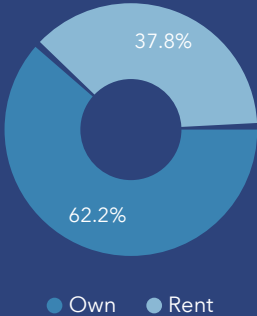


Age Profile: 5 Year Increments

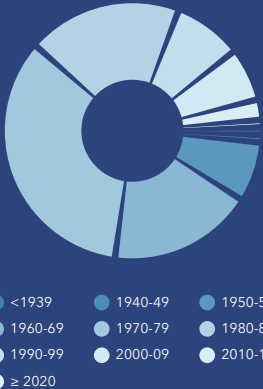


Dots show comparison to Jefferson Parish

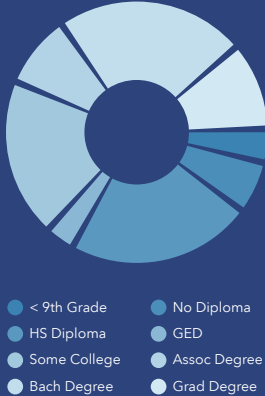
Home Ownership



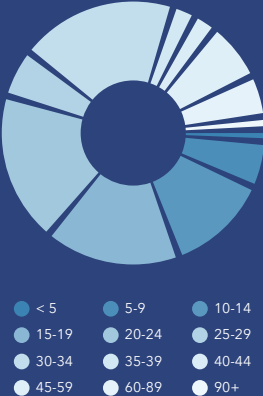
Housing: Year Built



Educational Attainment



Commute Time: Minutes



COMMUNITY SUMMARY

The Esplanade 2
Ring of 5 miles

171,469	2.44	78.3	40.5	\$69,388	\$293,991	\$175,812	20.9%	59.1%	20.1%
Population Total	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.4%
Services

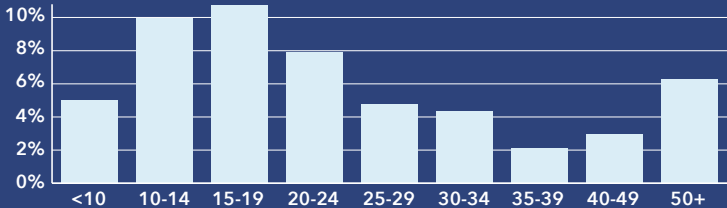


21.2%
Blue Collar

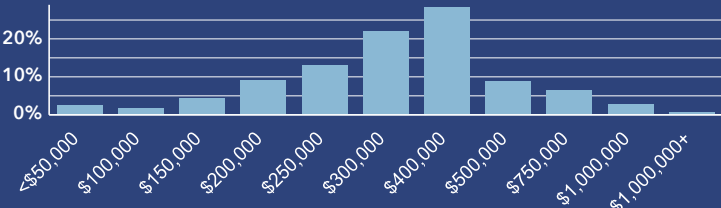


61.4%
White Collar

Mortgage as Percent of Salary



Home Value



Household Income

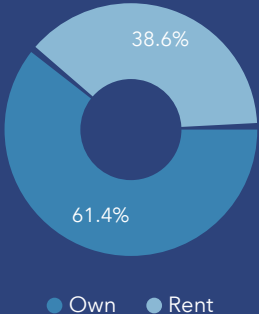


Age Profile: 5 Year Increments

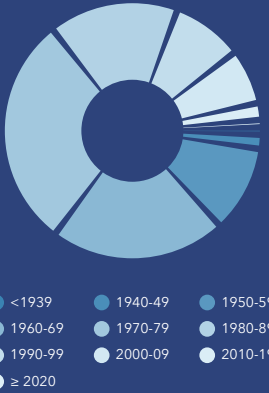


Dots show comparison to Jefferson Parish

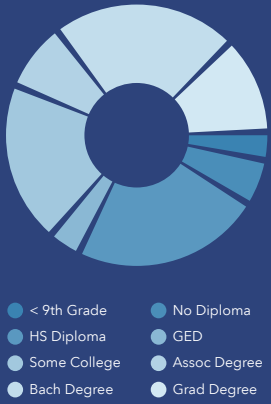
Home Ownership



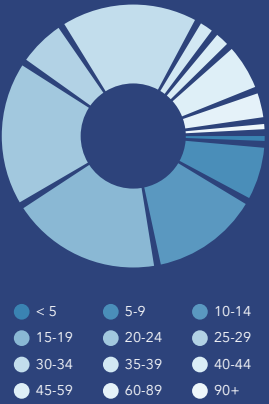
Housing: Year Built



Educational Attainment



Commute Time: Minutes



COMMUNITY SUMMARY

The Esplanade 2
Ring of 10 miles

383,486	2.32	72.6	39.6	\$70,637	\$327,292	\$170,106	19.4%	61.4%	19.2%
Population Total	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.4%
Services

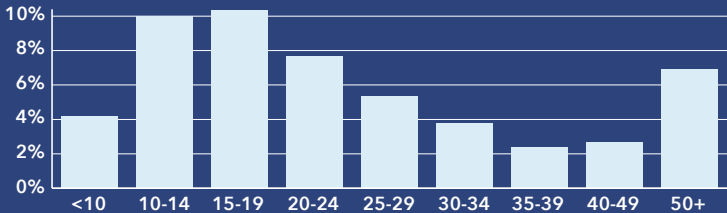


18.0%
Blue Collar

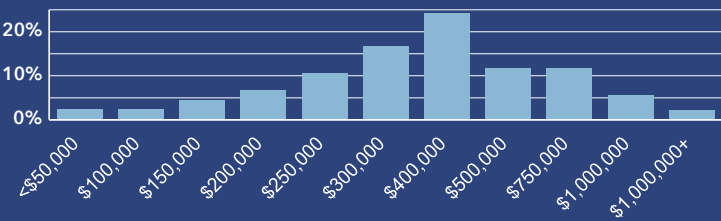


65.7%
White Collar

Mortgage as Percent of Salary



Home Value



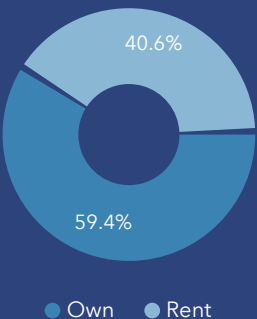
Household Income



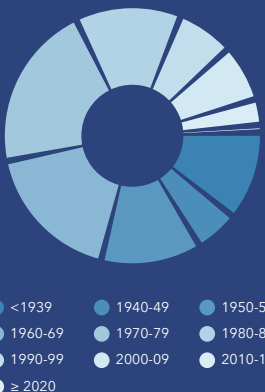
Age Profile: 5 Year Increments



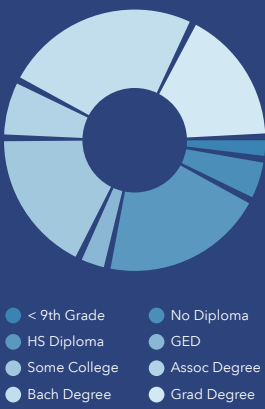
Home Ownership



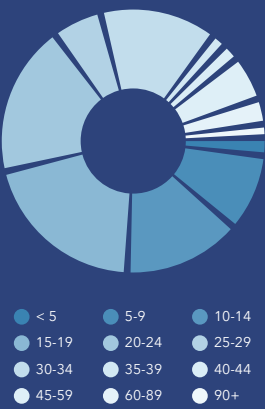
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.

A blue-tinted photograph of the New Orleans skyline at dusk, with the Mississippi River in the foreground and several tall buildings in the background.

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