

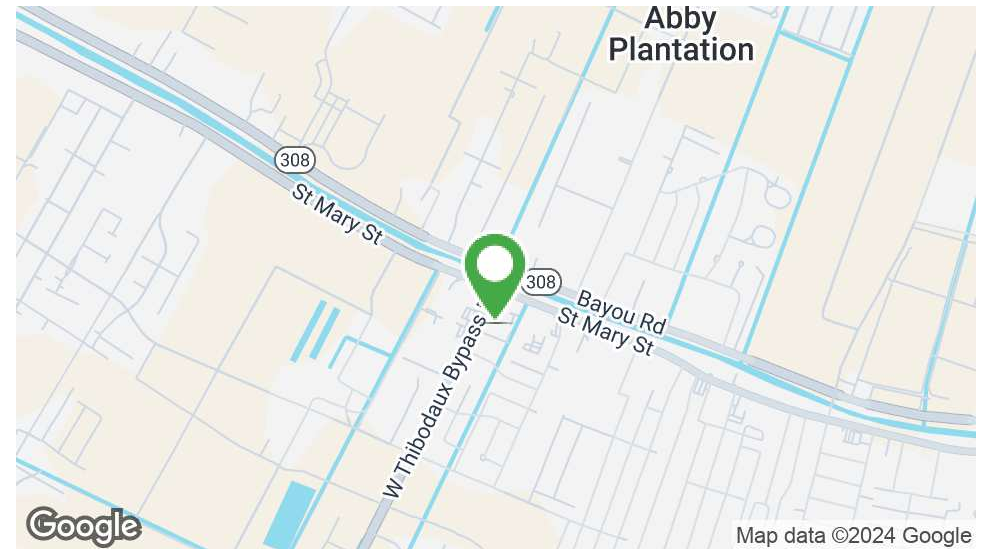


# BIG BOX & MIXED USE/RETAIL FOR LEASE

1657 Saint Mary Street, Thibodaux, LA 70301

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## PROPERTY DESCRIPTION

Two fantastic opportunities to capitalize on high traffic and visibility in N Lafourche Plaza!

The first is a 19,155 sq. ft. former Gym Unlimited space. This space has 22+ ft eave heights and is an open box just waiting for your customization and vision.

The second space is a 2,450 sf suite that was formerly a kickboxing studio. It includes 2 spacious rooms, four smaller rooms/offices, and two bathrooms.

The plaza is anchored by Rouses Supermarket, has recently undergone a refreshing makeover, featuring a new coat of paint and updated striping, enhancing its curb appeal and drawing in more customers. This area is one of the fastest-growing areas of Thibodaux, with 12 approved subdivisions in the immediate vicinity.

SPACES	LEASE RATE	SPACE SIZE
1657 St. Mary St	\$4.50 SF/yr	19,155 SF
1635 St. Mary St	\$14.00 SF/yr	2,450 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,862	11,063	15,424
Total Population	4,816	27,766	39,717
Average HH Income	\$89,690	\$86,511	\$90,887

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY



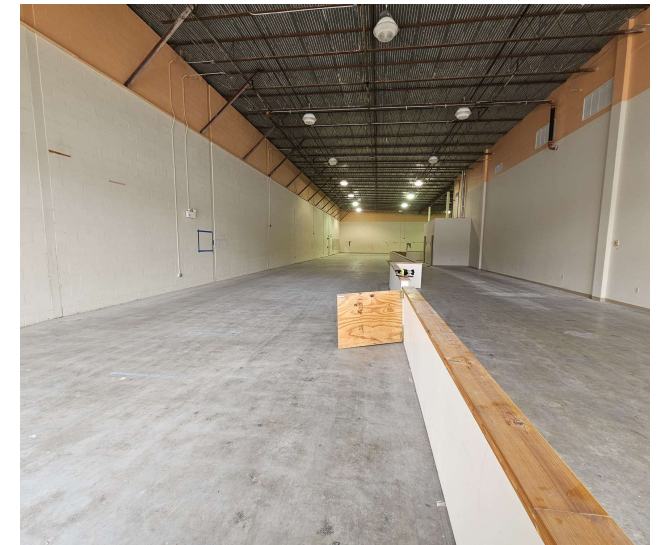


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RETAIL PROPERTY FOR LEASE

1657 ST. MARY PHOTOS



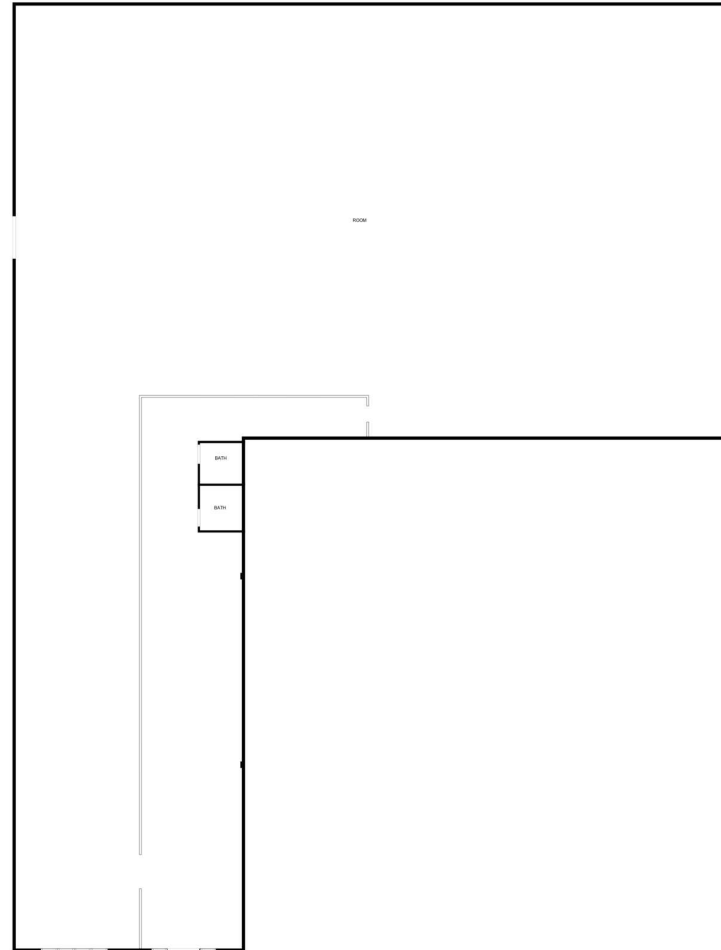


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RETAIL PROPERTY FOR LEASE

1657 ST. MARY FLOOR PLAN

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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RETAIL PROPERTY FOR LEASE

1635 ST. MARY PHOTOS

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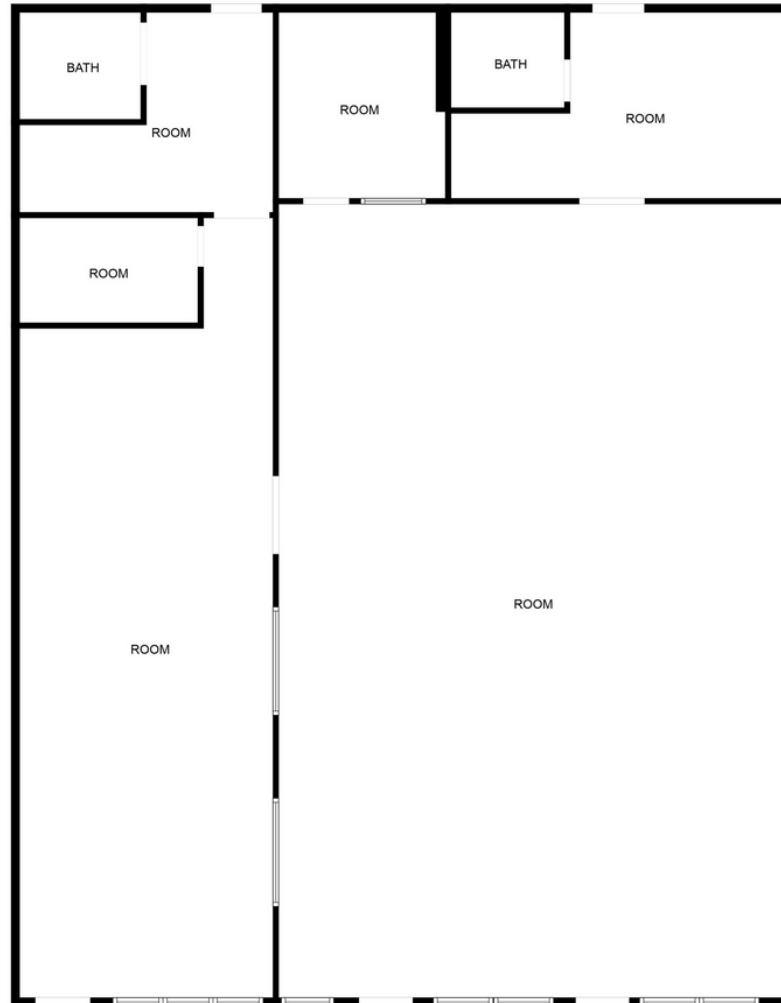


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RETAIL PROPERTY FOR LEASE

1635 ST. MARY FLOOR PLAN



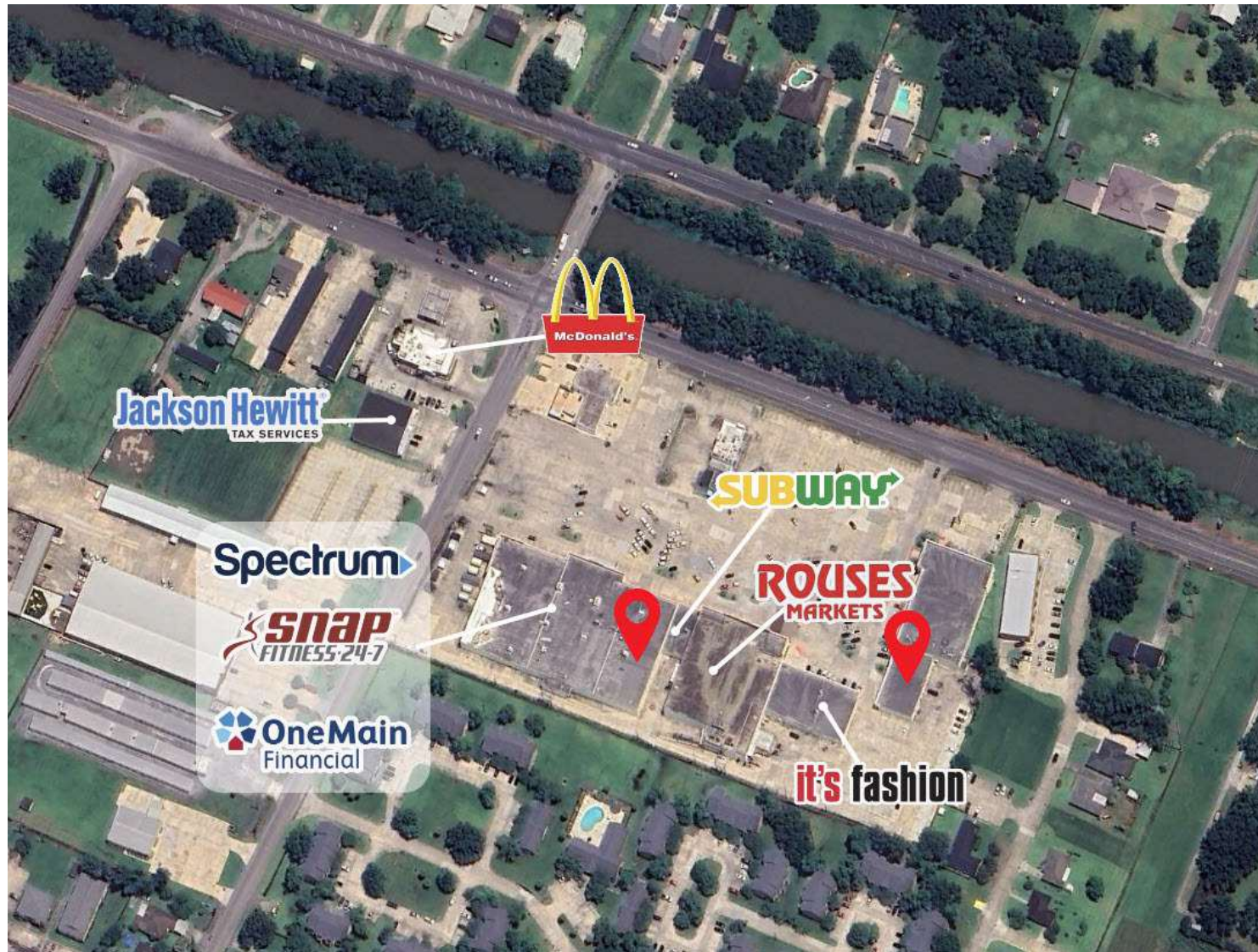


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RETAIL PROPERTY FOR LEASE

AERIAL



SOUTHEAST  
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REAL ESTATE



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RETAIL PROPERTY FOR LEASE

NEARBY SUBDIVISIONS





# BIG BOX & MIXED USE/RETAIL FOR LEASE

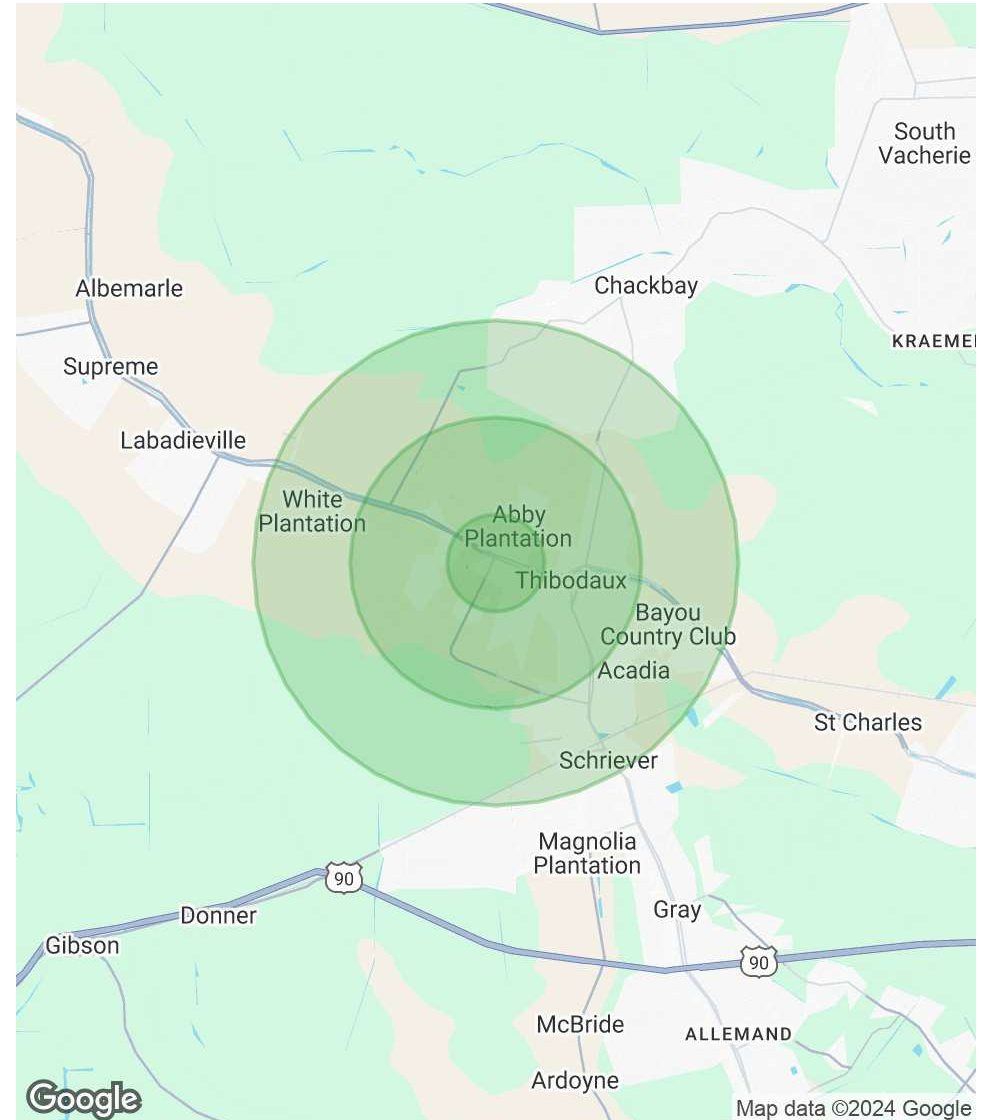
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,816	27,766	39,717
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,862	11,063	15,424
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$89,690	\$86,511	\$90,887
Average House Value	\$221,667	\$230,063	\$249,686

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

## DEMOGRAPHICS MAP & REPORT



SOUTHEAST COMMERCIAL REAL ESTATE