

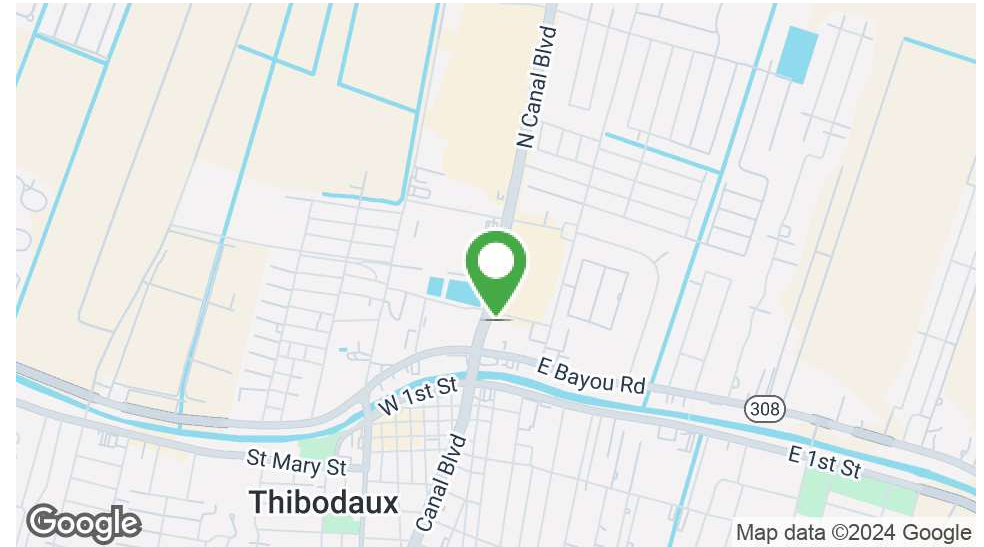
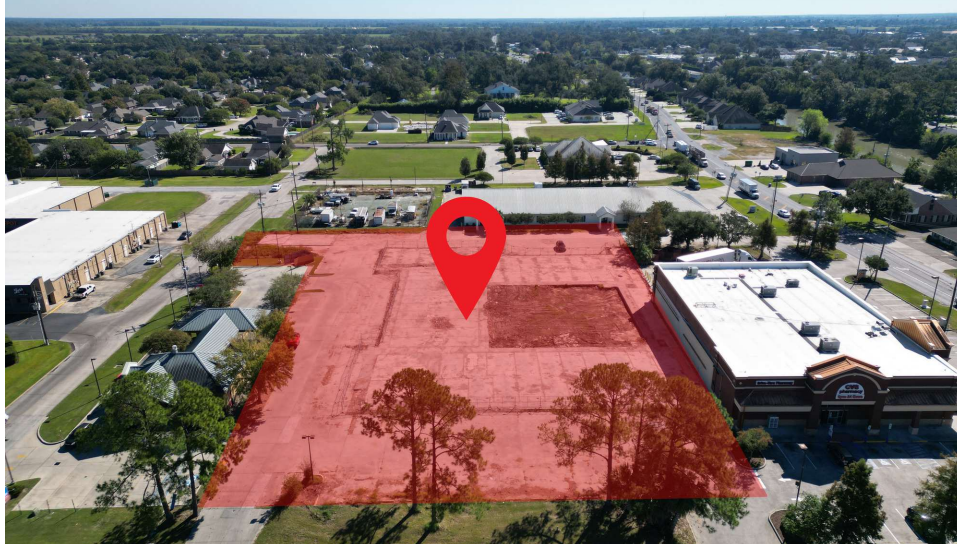


# 1.9 ACRES ON N CANAL BLVD FOR SALE

203 N Canal Blvd, Thibodaux, LA 70301

MATT EATON, CCIM • PARTNER  
OFFICE: 504.414.0703  
MOBILE: 504.339.2136  
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER  
OFFICE: 504.414.0703  
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momiller@ccim.net



## PROPERTY DESCRIPTION

The property covers approximately 1.96 acres with 236 feet of frontage on N Canal Blvd. This former hotel site has access points from all 3 surrounding roads/highways. The site is situated about 1 mile from Nicholls State University and 1 mile from downtown Thibodaux. It is located on the premier commercial corridor in Thibodaux. This property is surrounded by national and local retailers such as Rouses Supermarket, CVS, Domino's, Five Guys, Smoothie King, Chick-fil-A, McDonald's, TJ Maxx, Planet Fitness and many more.

## OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	1.9 Acres
Frontage:	236 Feet
Zoning:	C-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,724	11,966	15,764
Total Population	6,544	30,443	40,526
Average HH Income	\$98,719	\$89,727	\$91,835

LAND FOR SALE

## PROPERTY SUMMARY







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LAND FOR SALE

ADDITIONAL AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



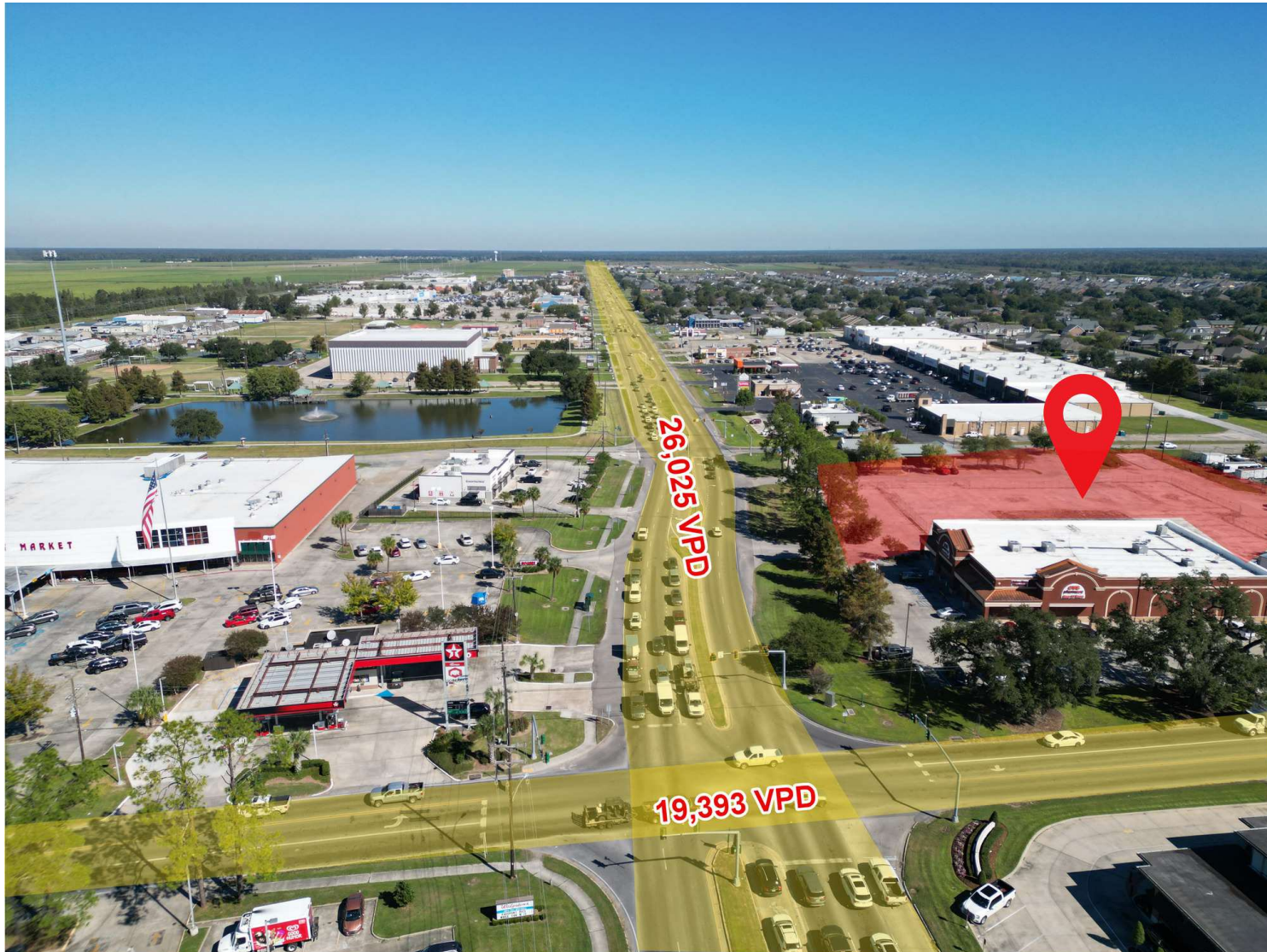


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TRAFFIC COUNTS



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



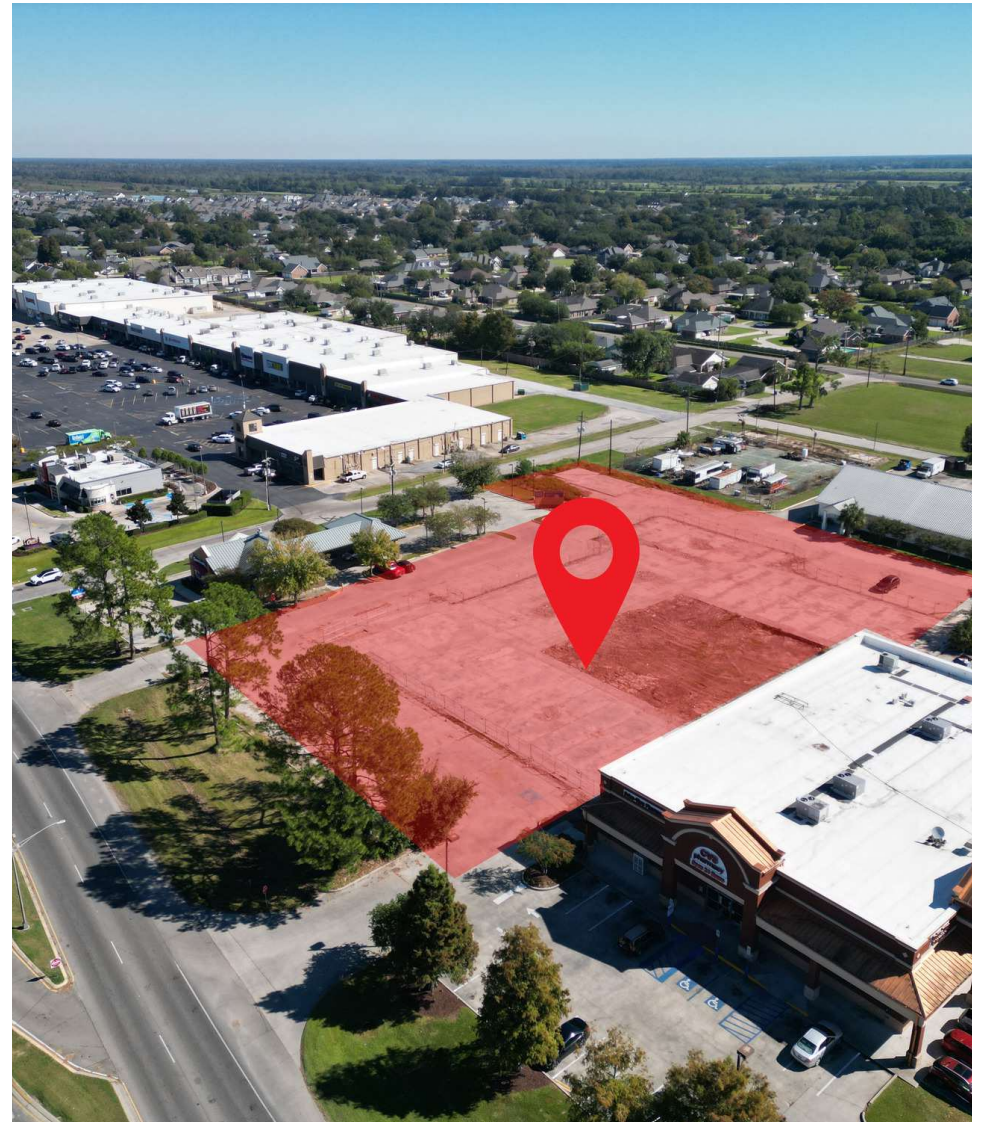


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LAND FOR SALE

AERIAL PHOTOS

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



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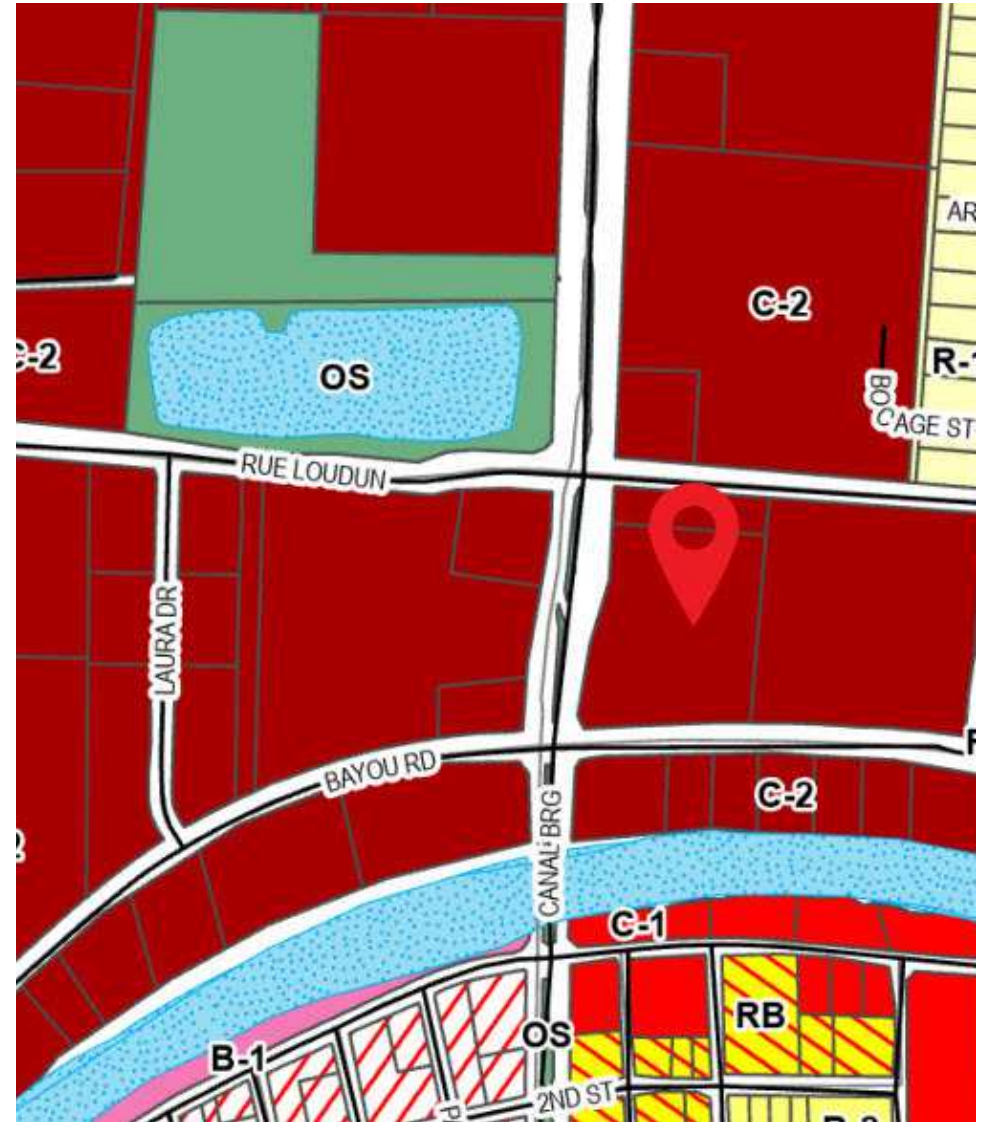
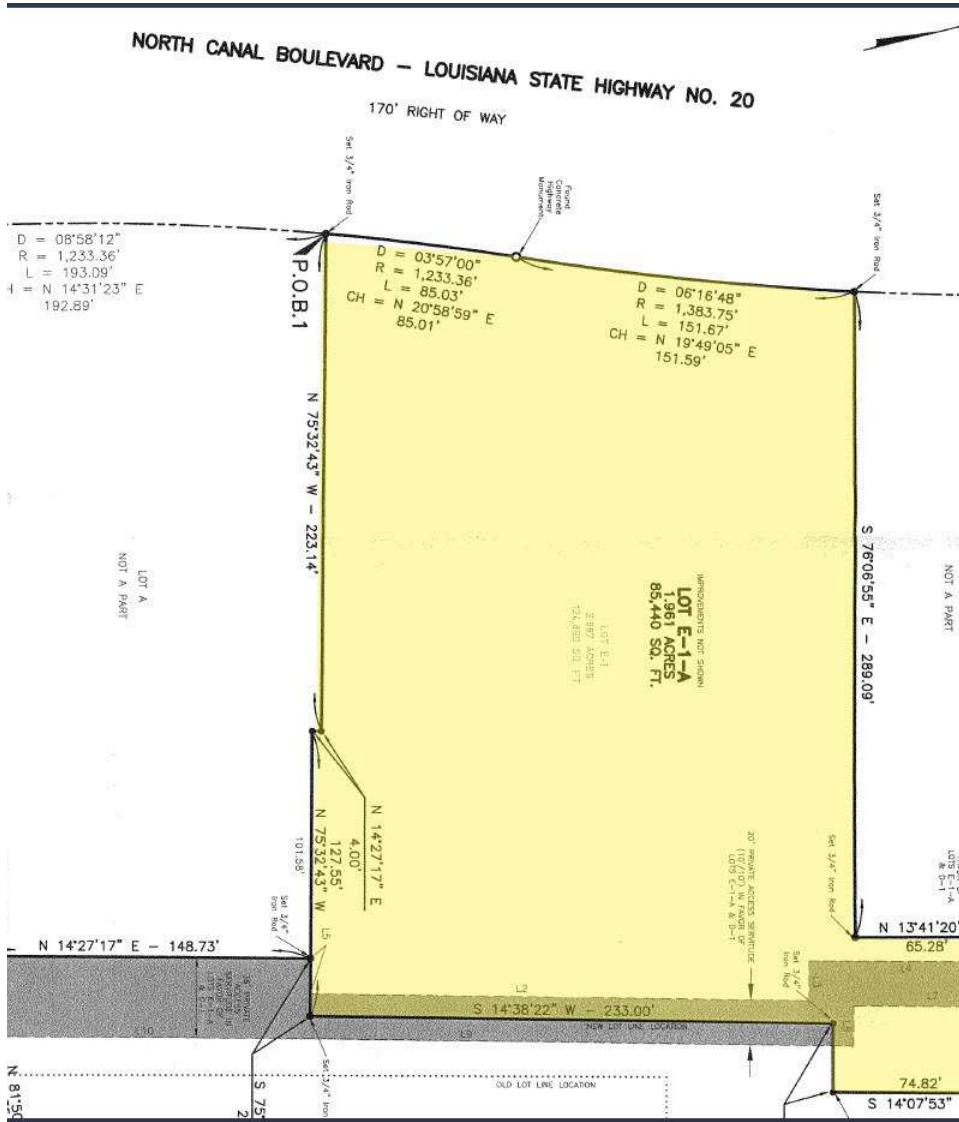
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**SURVEY AND ZONING**





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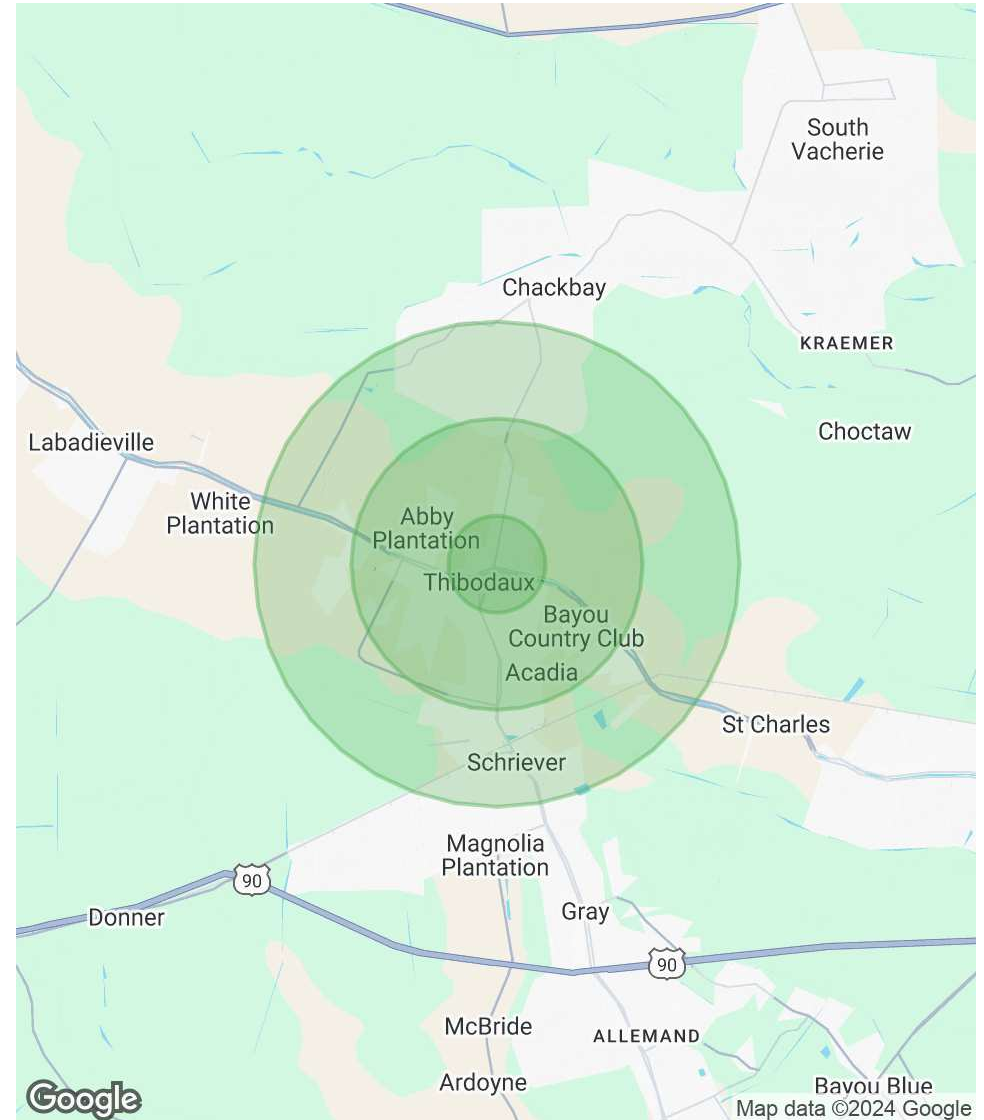
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,544	30,443	40,526
Average Age	41	39	39
Average Age (Male)	42	38	38
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,724	11,966	15,764
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$98,719	\$89,727	\$91,835
Average House Value	\$295,754	\$255,125	\$251,381

Demographics data derived from AlphaMap



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST  
COMMERCIAL  
REAL ESTATE