

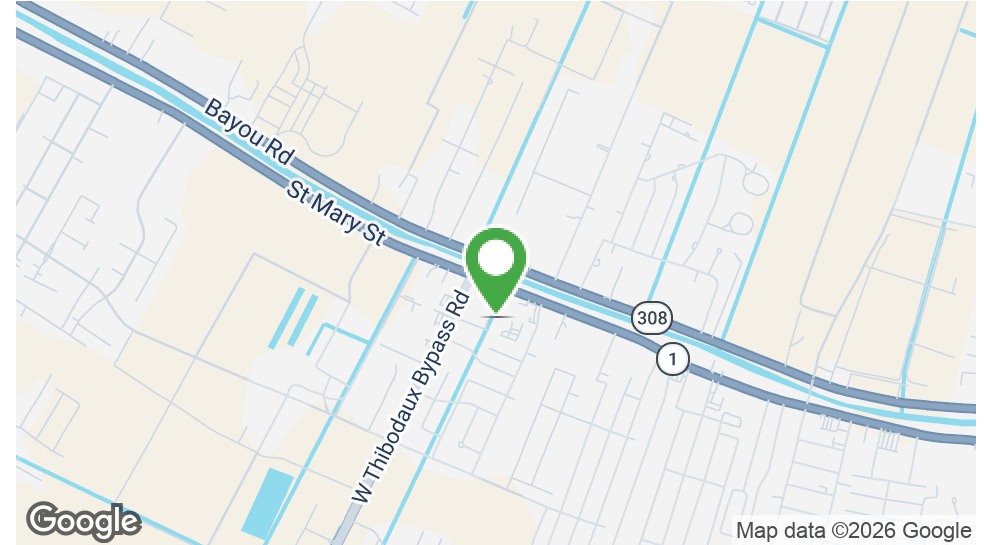


1653 Saint Mary St, Thibodaux, LA 70301

RETAIL SPACES AVAILABLE AT N. LAFOURCHE PLAZA

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PROPERTY DESCRIPTION

Located within the highly trafficked N. Lafourche Plaza in Thibodaux, LA, these available retail and commercial spaces present a prime opportunity for businesses seeking exceptional visibility, strong traffic counts, and a rapidly growing customer base. Anchored by Rouses Supermarket — one of the top-performing locations within the company's 64+ store portfolio — the plaza benefits from consistent daily traffic and strong consumer draw.

N. Lafourche Plaza has recently undergone a fresh exterior renovation including new paint and updated striping, enhancing the overall appearance and curb appeal of the center. The property also offers ample parking for both customers and employees, creating convenient access for a variety of business types.

Positioned in one of Thibodaux's fastest-growing corridors, the area is experiencing significant residential expansion with 12 approved subdivisions in the immediate vicinity, making this an ideal location for retail, healthcare, fitness, restaurant, or professional service users.

SPACES

LEASE RATE

SPACE SIZE

Suite 1: former juice bar	\$14.00 SF/yr	1,215 SF
Suite 2: former dance studio	\$14.00 SF/yr	1,600 SF
Suite 3: former Snap Fitness	\$12.00 SF/yr	3,000 SF
Suite 4: former Gym Unlimited	\$4.50 SF/yr	11,910 SF
Suite 5: former Curves	\$14.00 SF/yr	1,700 SF
Suites 4 & 5 Combined	\$4.50 SF/yr	13,610 SF

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

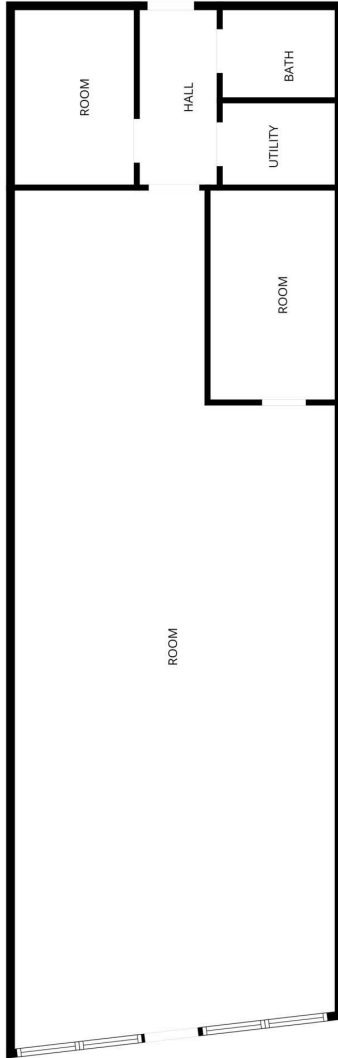


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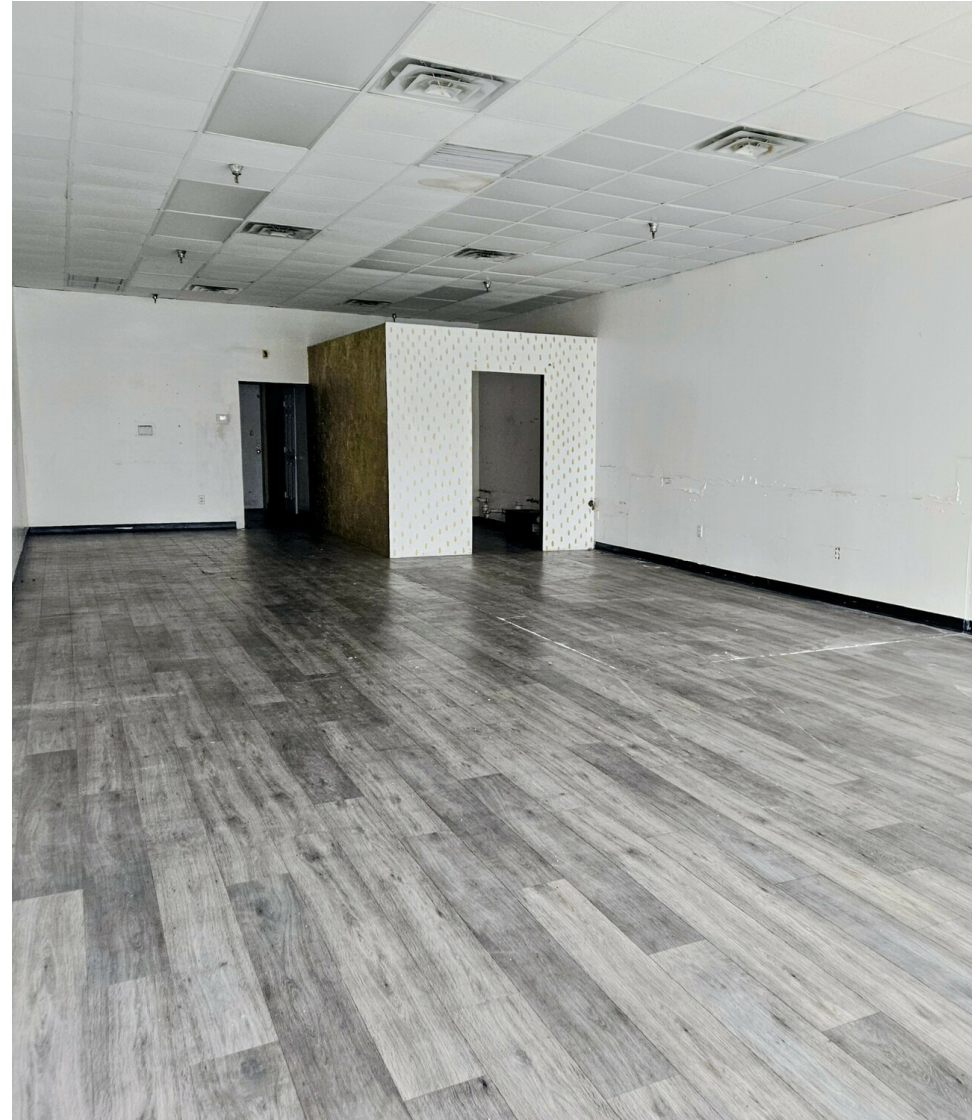
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



RETAIL PROPERTY FOR LEASE

SUITE 1: FORMER JUICE BAR



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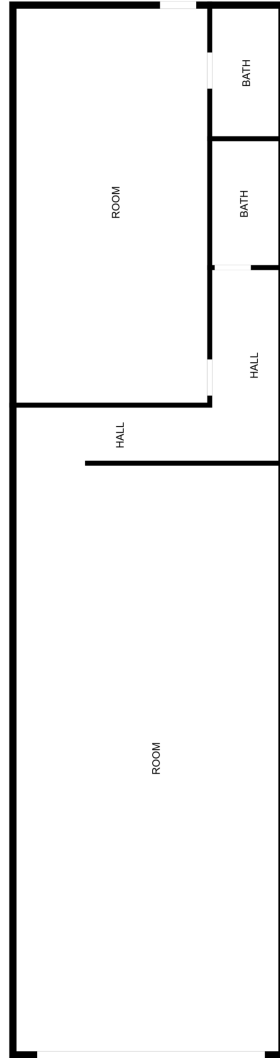


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SUITE 2: FORMER DANCE STUDIO



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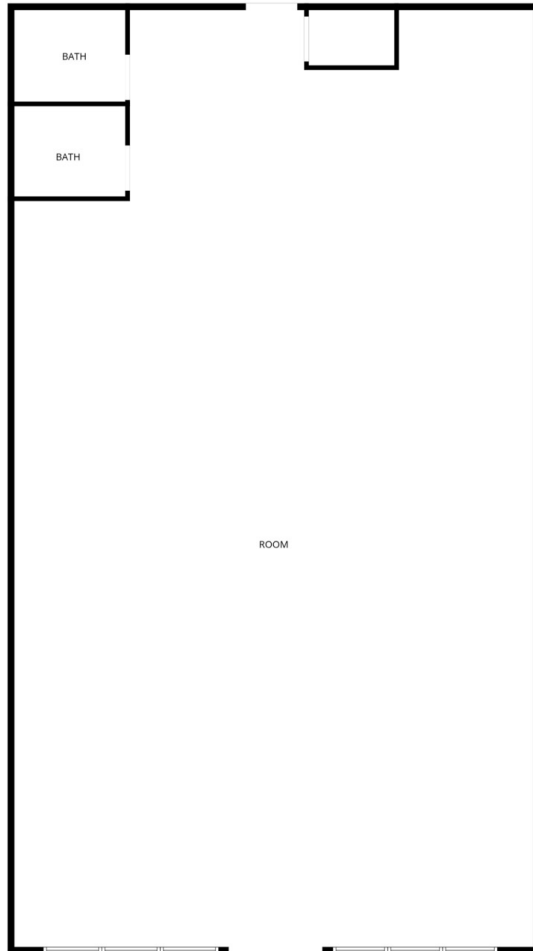
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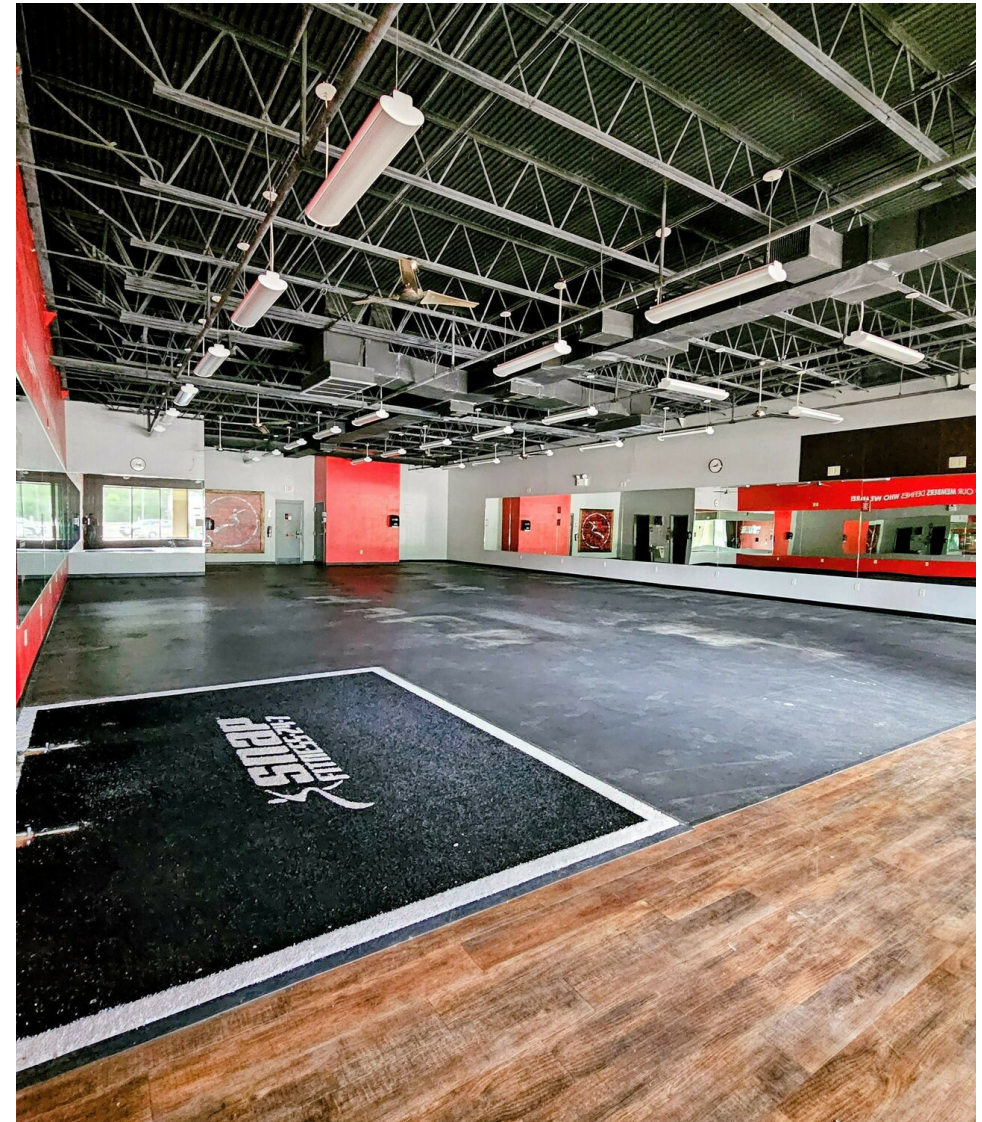
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SUITE 3: FORMER SNAP FITNESS



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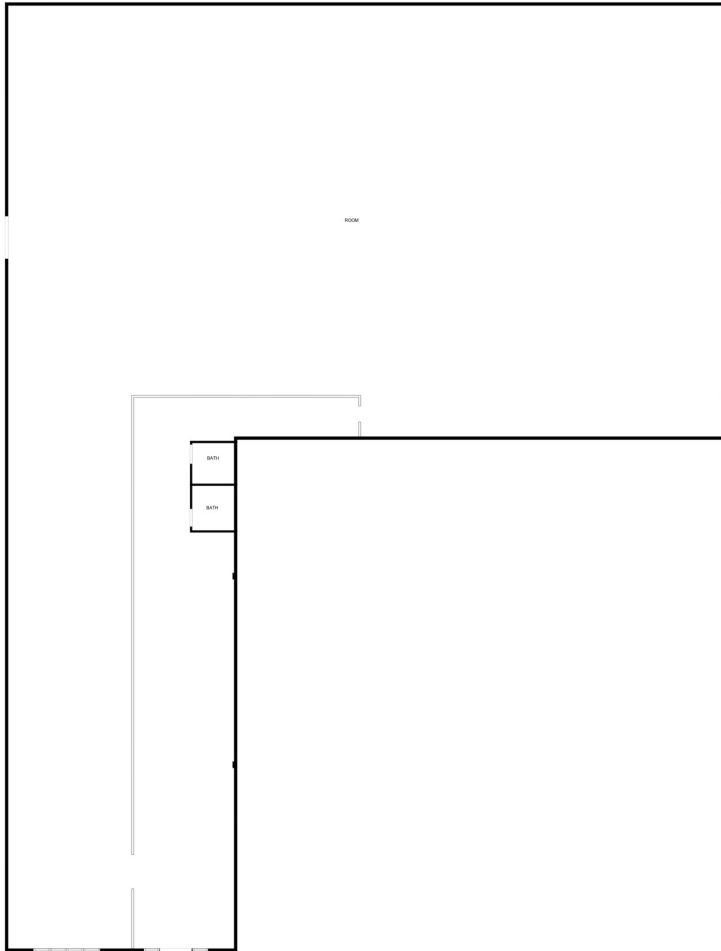


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



RETAIL PROPERTY FOR LEASE

SUITE 4: FORMER GYM UNLIMITED

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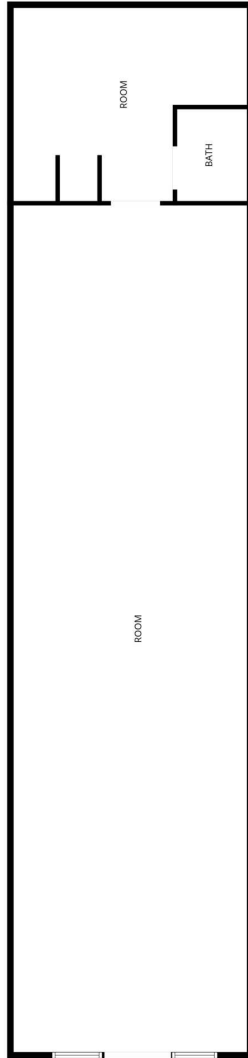
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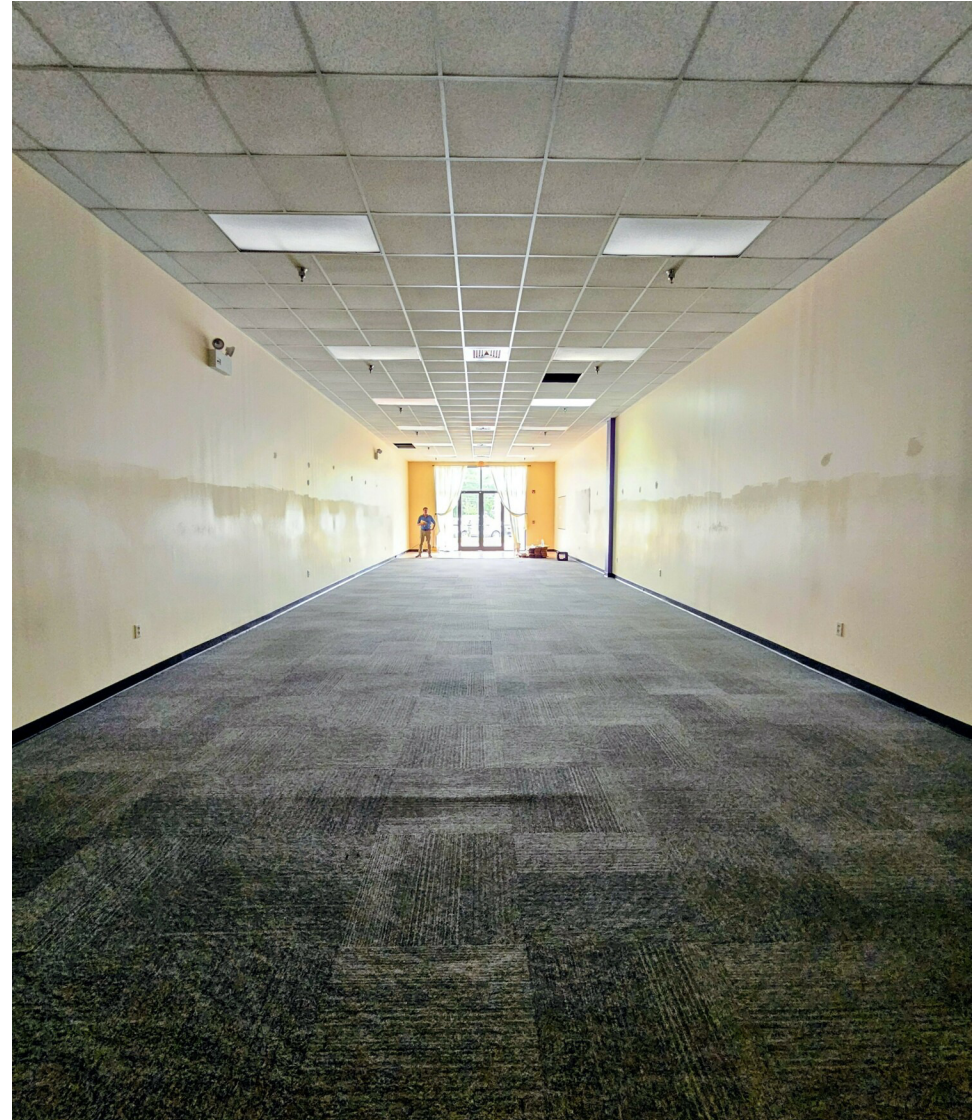
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RETAIL PROPERTY FOR LEASE

SUITE 5: FORMER CURVES



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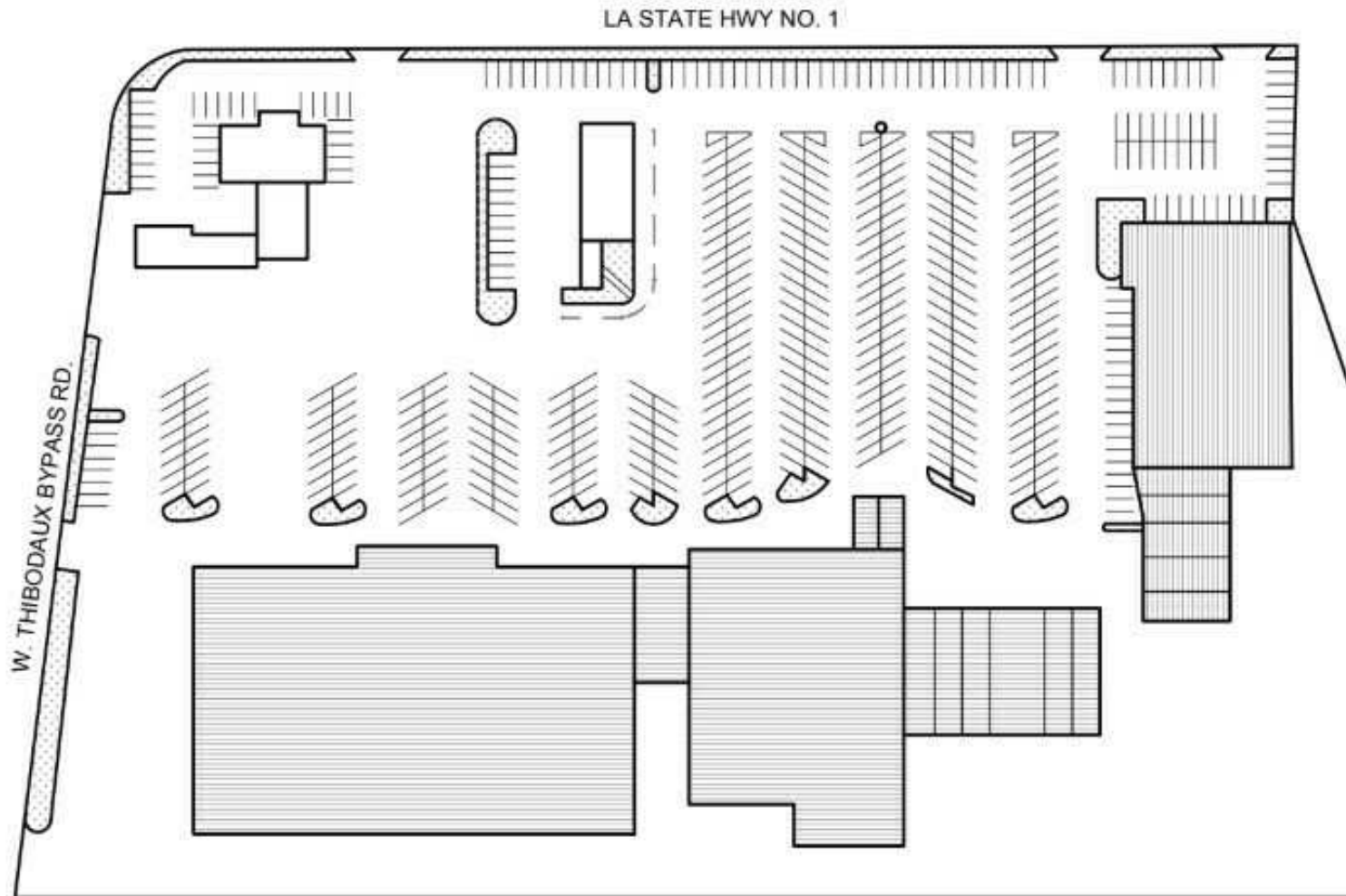


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RETAIL PROPERTY FOR LEASE

SITE PLAN



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RETAIL PROPERTY FOR LEASE

SURROUNDING SUBDIVISIONS



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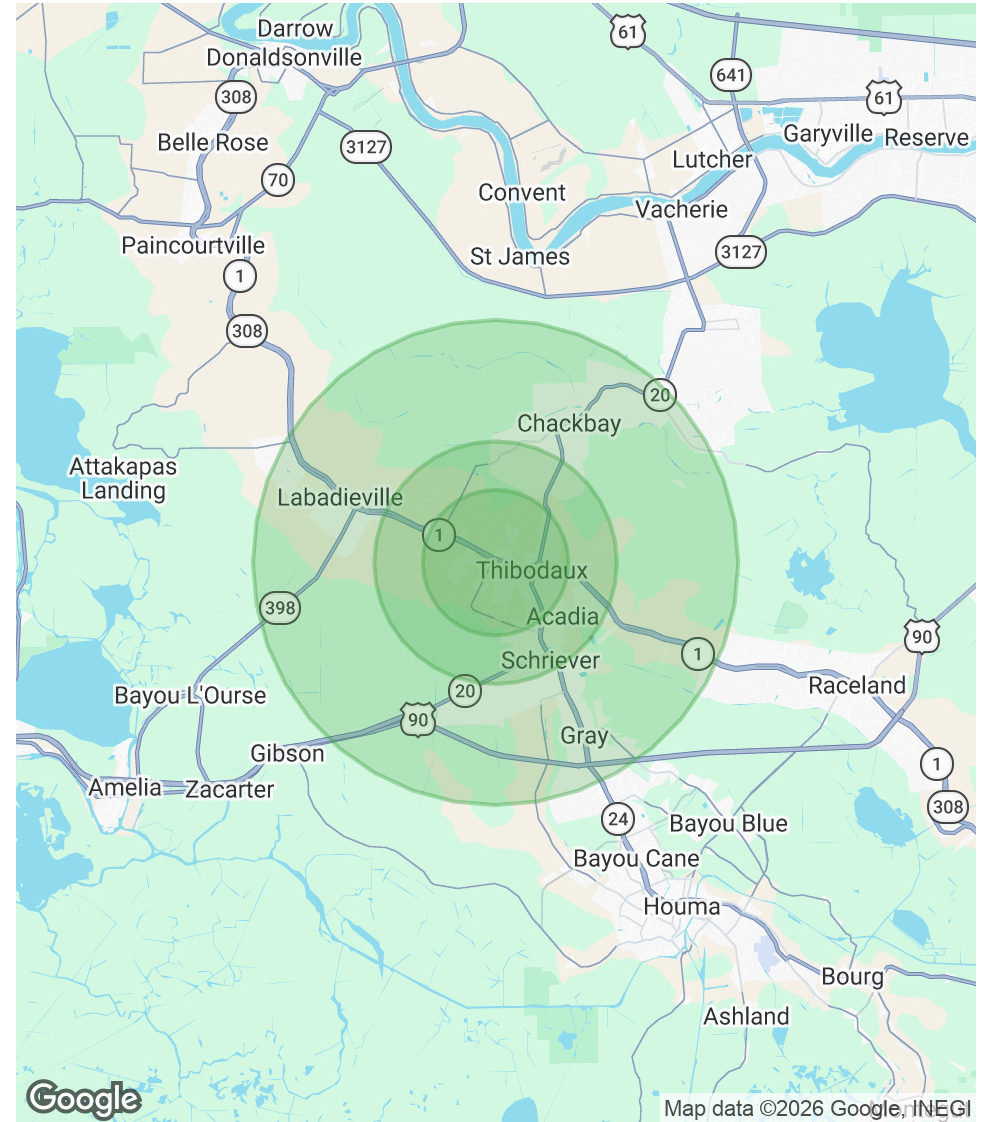
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,987	39,122	61,439
Average Age	34.6	36.4	37.8
Average Age (Male)	30.7	32.8	36.2
Average Age (Female)	38.7	39.4	39.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,194	15,277	24,349
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$74,227	\$85,777	\$85,098
Average House Value	\$202,408	\$248,172	\$226,768

2023 American Community Survey (ACS)



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



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