

For Sublease

CBRE

632 N Canal Blvd

Turn-Key, Standalone Restaurant

Thibodaux, Louisiana, 70301 | www.cbre.com/desmoines



Retail

This freestanding restaurant space is offered in turn-key condition and ready for a new operator to step in with minimal downtime. The existing buildout and layout support a variety of dining concepts.

Located in front of Lowe's and Walmart along N Canal Blvd, Thibodaux's primary retail corridor, the property offers strong visibility, steady traffic, and access to nearby neighborhoods, universities, and medical users. The market continues to show a clear demand for additional sit-down restaurant options, creating a unique opportunity to capture an underserved customer base.

The space features a flexible layout, full kitchen infrastructure, and ample parking, making it well-positioned for a new concept or expanding brand to quickly establish a presence in a supply-constrained dining market.

Space Features

- + 4,700 SF
- + FF&E available
- + Grease interceptor in place
- + Former Seafood Restaurant
- + Brand new bar and dining room finishes

Sublease Terms

- + \$10,000/Month Base Rent
- + Lease Expiration: 9/30/2030

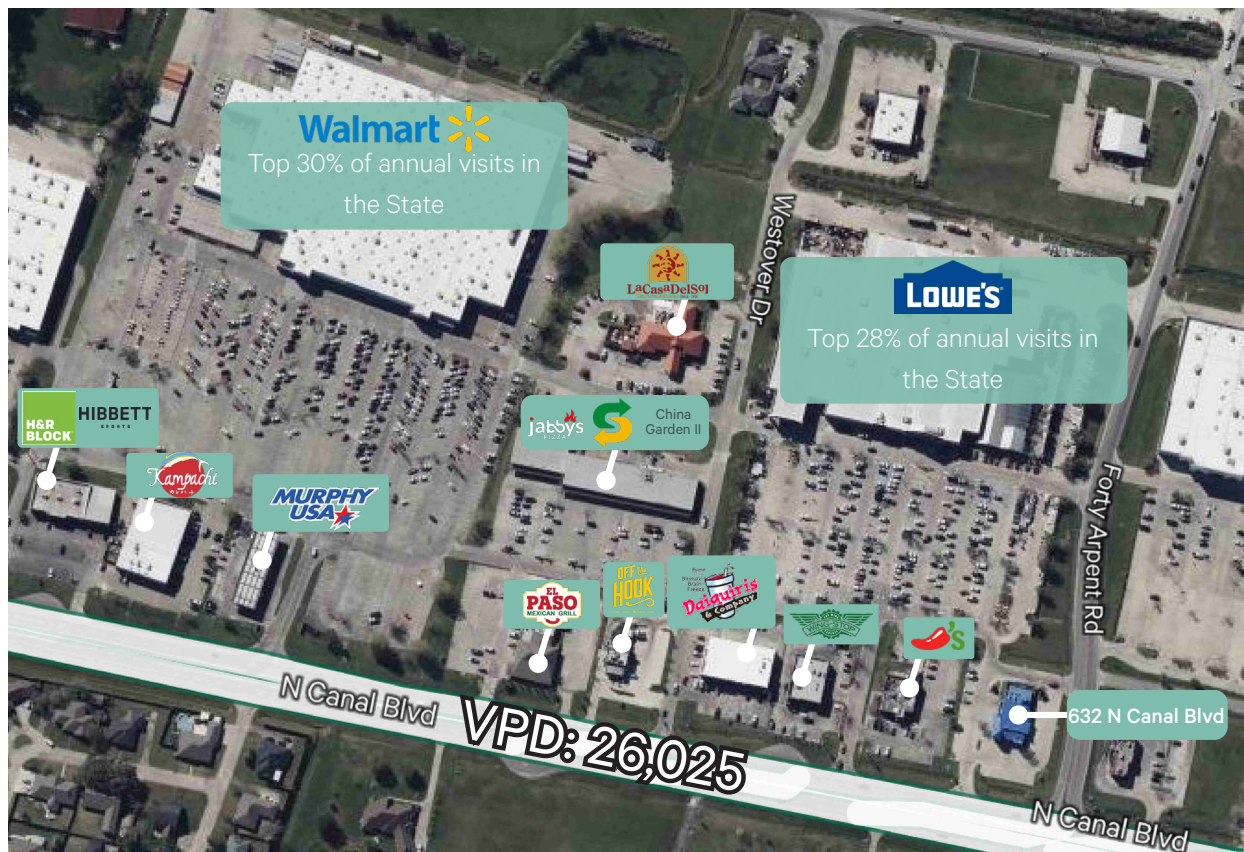
Interior Photos



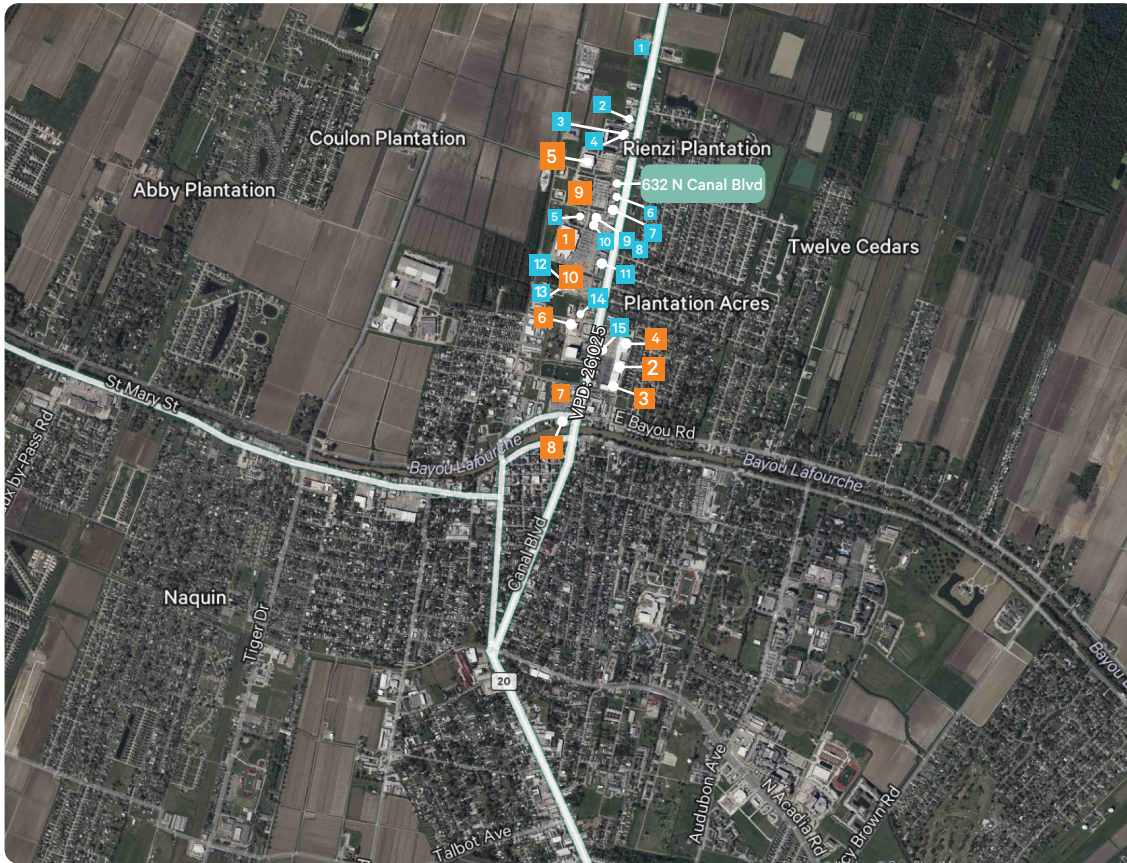
Demographics

	1 Mile	3 Miles	5 Miles
Place of Work			
2025 Businesses	293	1,315	1,586
2025 Employees	3,200	15,754	18,000
Population			
2025 Population - Current Year Estimate	3,159	26,863	40,044
2030 Population - Five Year Projection	3,120	26,392	39,467
2025-2030 Annual Population Growth Rate	-0.20%	-0.42%	-0.15%
2030-2035 Annual Population Growth Rate	-0.25%	-0.35%	-0.29%
Households			
2025 Households - Current Year Estimate	1,325	10,877	16,087
2030 Households - Five Year Projection	1,343	10,963	16,257
2024 Average Household Size	2.34	2.30	2.36
Household Income			
2025 Average Household Income	\$128,223	\$89,872	\$86,161
2025 Median Household Income	\$141,613	\$98,095	\$93,826
2025 Per Capita Income	\$54,680	\$36,172	\$34,858

Nearby Retail Visits Data



Property Location & Amenities



EATERIES

- 1 Walk On's Sports Bistreaux
- 2 Waffle House
- 3 Freddy's
- 4 Sonic
- 5 La Casa Del Sol
- 6 Chili's Grill & Bar
- 7 Of The Hook
- 8 China Gardans II
- 9 Subway
- 10 Jabbys Thibodaux Pizza
- 11 Kampachi Sushi & Hibatchi
- 12 Lin's Chinese Buffet
- 13 Athenos Greek & Lebanese Cafe
- 14 Rally's
- 15 McDonald's

RETAILERS

- 1 Walmart
- 2 T.J Maxx
- 3 Dollar General
- 4 bealls
- 5 Academy Sports
- 6 Aldi
- 7 Rouses Market
- 8 Walgreens
- 9 Lowes
- 10 Tractor Supply Co

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