

FOR LEASE

AVAILABLE

- Suite B: 1,600 SF

PROPERTY SUMMARY

1,600 SF inline retail space, ideally positioned between two major traffic drivers, Starbucks and Wingstop. Situated as an outparcel to Lowe's on N. Canal Blvd, this well-maintained property features recent upgrades and offers outstanding visibility in a high-traffic corridor. Its prime location in Thibodaux's thriving commercial hub provides convenient access to key highways, including I-10 and Highway 90, with easy connections to Houma, New Orleans, and surrounding areas.

This central setting places your business in the heart of consistent activity, attracting both local and regional customers. With modern appeal, ample parking, and close proximity to popular destinations, the space is well-suited for retail, professional services, or office uses.

PROPERTY HIGHLIGHTS

- Total Building GLA: 4,909 SF
- Zoning: C-2

CO-TENANTS

- Starbucks
- Wingstop

NEARBY LANDMARKS

Nicholls State University (5,893 Students), Walmart, Lowe's, Academy Sports + Outdoors, ALDI, Bealls, T.J.Maxx, Walk-On's Sports Bistreaux

TRAFFIC COUNT (ADT 2025)

- N. Canal Blvd (LA-20): 17,081

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,251	27,047	39,703
Avg. HH Income	\$120,799	\$92,385	\$91,753



