



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

JABBY'S PIZZA THRIVING TURN-KEY PIZZARIA BUSINESS FOR SALE

**610 N Canal Blvd
Thibodaux, LA 70301**

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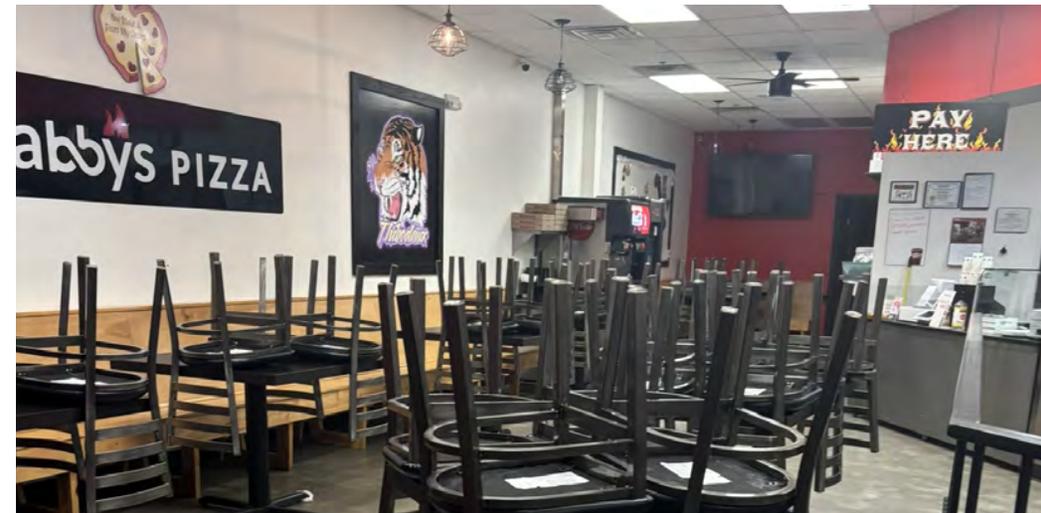
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JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA

BUSINESS FOR SALE

610 N CANAL BLVD, THIBODAUX, LA 70301

\$150,000



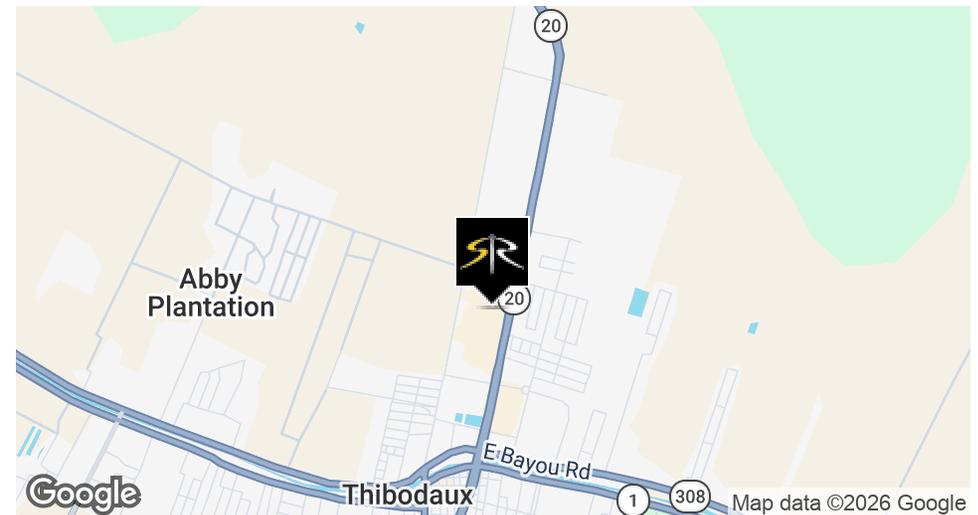
OFFERING SUMMARY

Business Sale Price:	\$150,000
Available: Suite 4:	1,820 SF
Zoning:	C-2

PROPERTY OVERVIEW

Jabby's Pizza – Thriving Turnkey Pizzeria for Sale:

Welcome to Jabby's Pizza, a beloved local pizzeria with a prime location in the heart of Thibodaux, LA, just across from Nicholls State University. With a loyal customer base, updated interiors, and fully equipped kitchen, this turnkey business opportunity is perfect for an operator or investor looking to step into a well-established, cash-flowing restaurant.



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PROPERTY HIGHLIGHTS

BUSINESS HIGHLIGHTS:

- **Fully Built Out & Operational** – Everything is ready for you to walk in and start serving.
- **All Furniture, Fixtures, and Equipment Included** – Pizza ovens, mixers, prep tables, refrigeration, POS, and small-wares are in place and in excellent condition.
- **Loyal Following & Brand Recognition** – Jabby's Pizza has become a go-to spot for locals, students, and game-day crowds alike.
- **Modern Dining Area** – Sleek industrial lighting, red-accented walls, flat-screen TVs, polished concrete floors, and seating for dine-in customers.
- **Efficient Kitchen Layout** – Includes high-end dough mixer, walk-in cooler, triple sink, dishwashing station, and prep/storage areas.
- **Clean, Well-Maintained Facility** – Pride of ownership is evident throughout.

LOCATION & LEASE INFO:

- Located in the Canal Place Shopping Center, surrounded by established tenants and excellent daily traffic.
- Across from Nicholls State University – Ideal for student foot traffic and delivery demand.
- 1,500± SF | Base Rent: \$2,250/month
- Lease Term through July 31, 2027, with two 3-year renewal options
- Water/sewer/trash included in rent; tenant pays electric and internet

IDEAL BUYER:

- This opportunity is perfect for an experienced operator looking to expand, a new entrepreneur ready to jump into restaurant ownership, or even a franchisor seeking a well-located footprint in South Louisiana.

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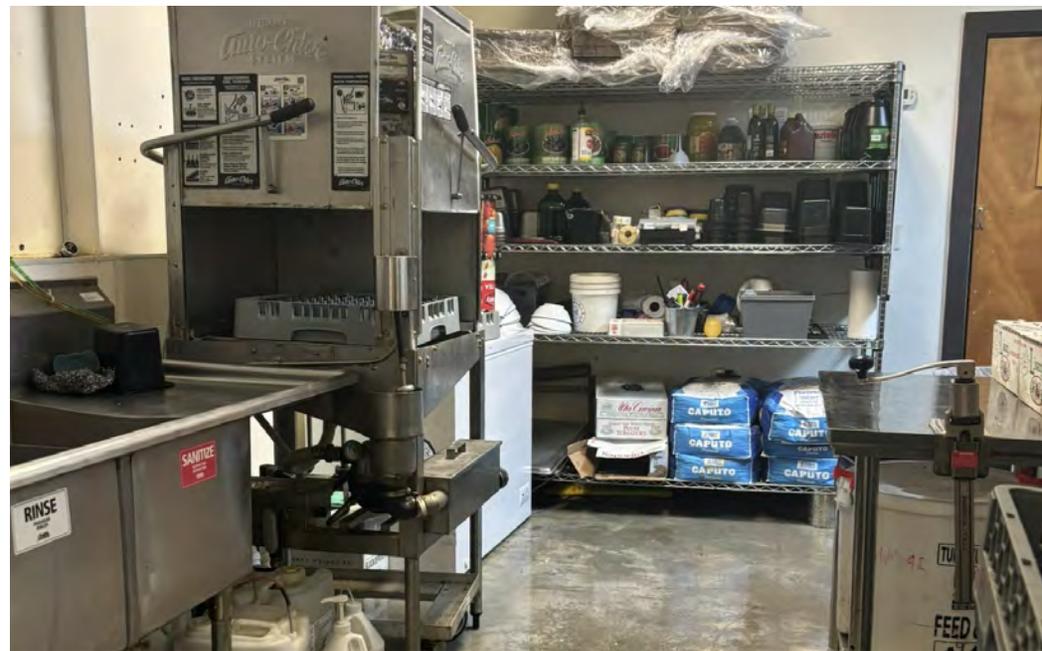
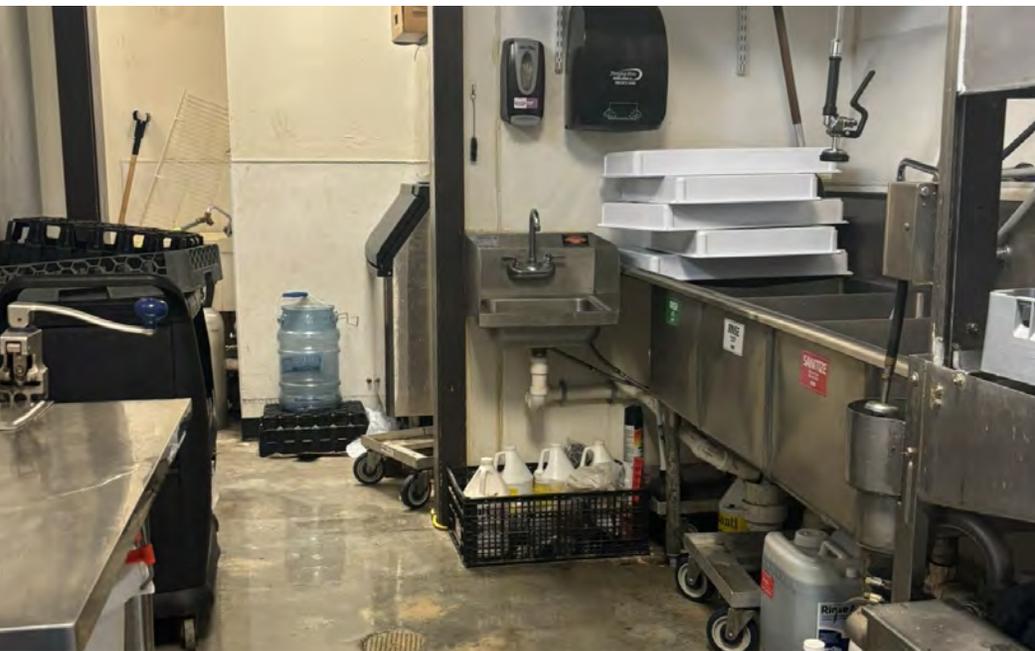
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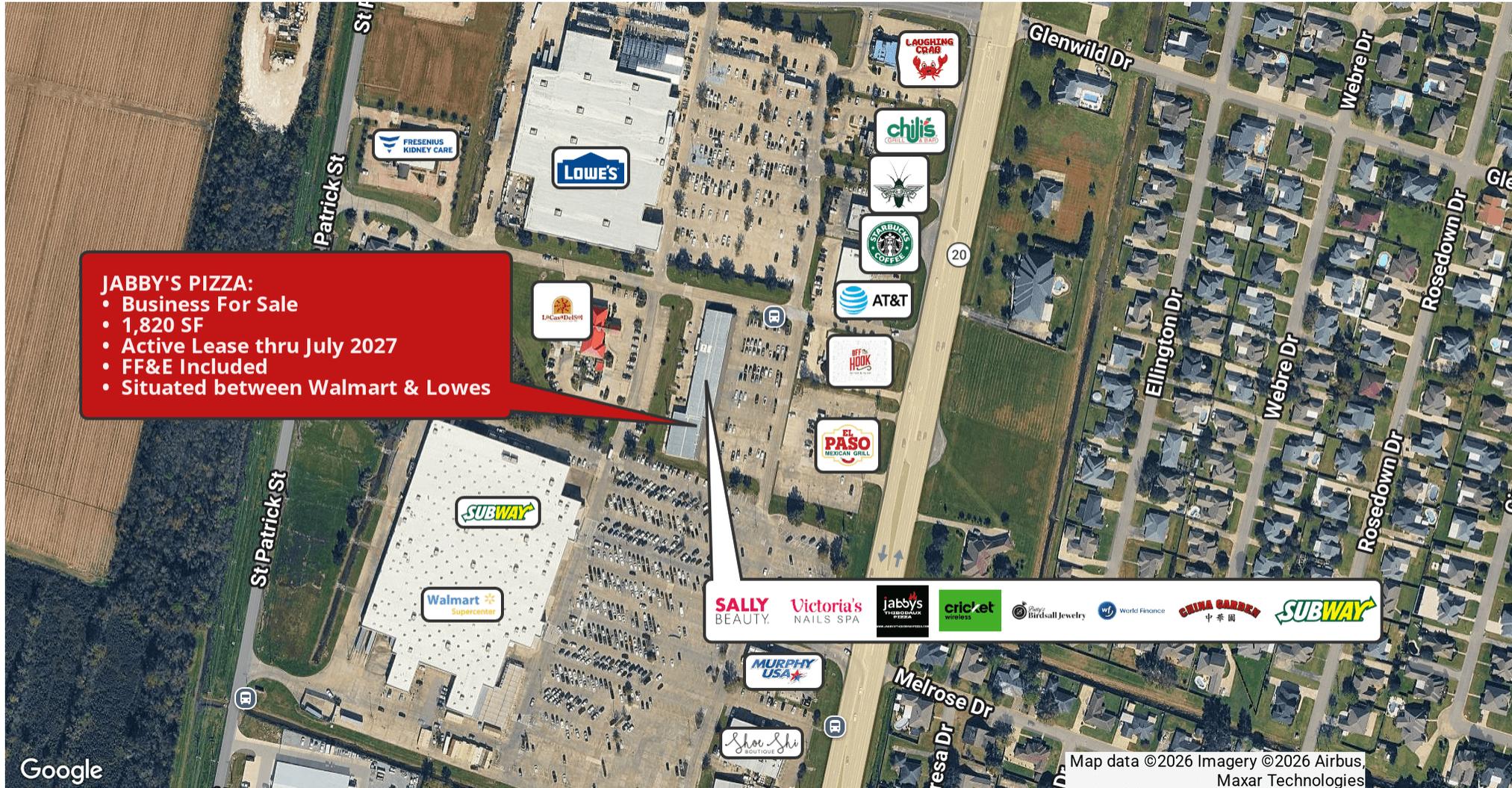
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\$150,000



JABBY'S PIZZA:

- Business For Sale
- 1,820 SF
- Active Lease thru July 2027
- FF&E Included
- Situated between Walmart & Lowes

Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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Traffic Count Map

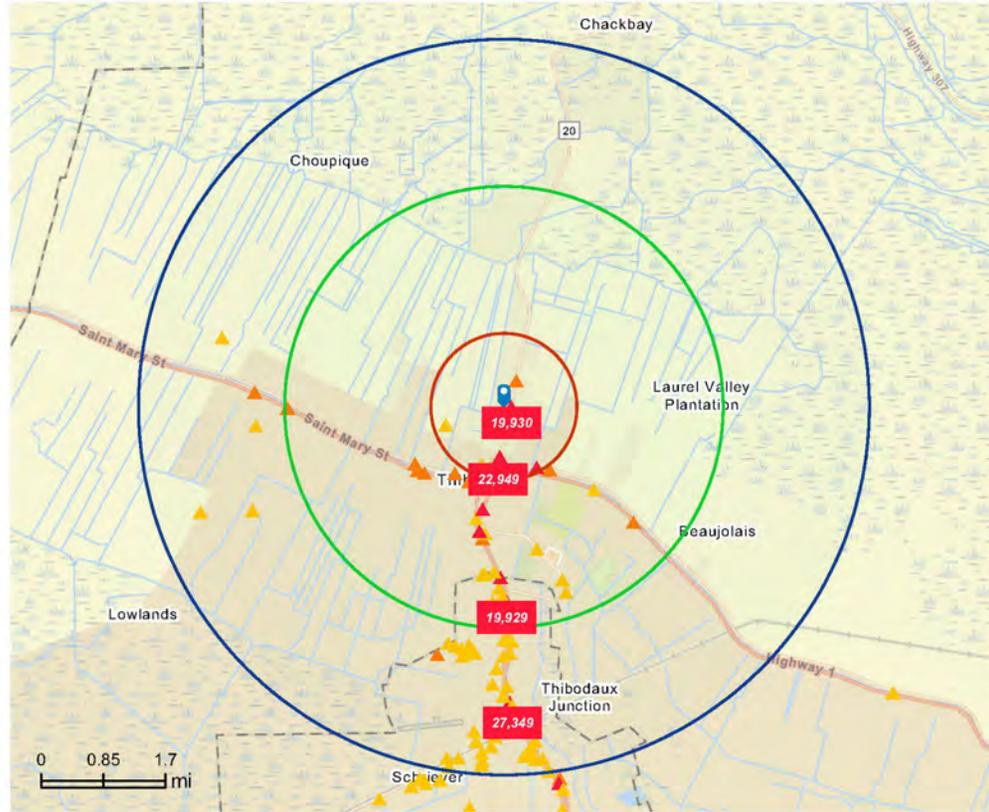
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Rings: 1, 3, 5 mile radii



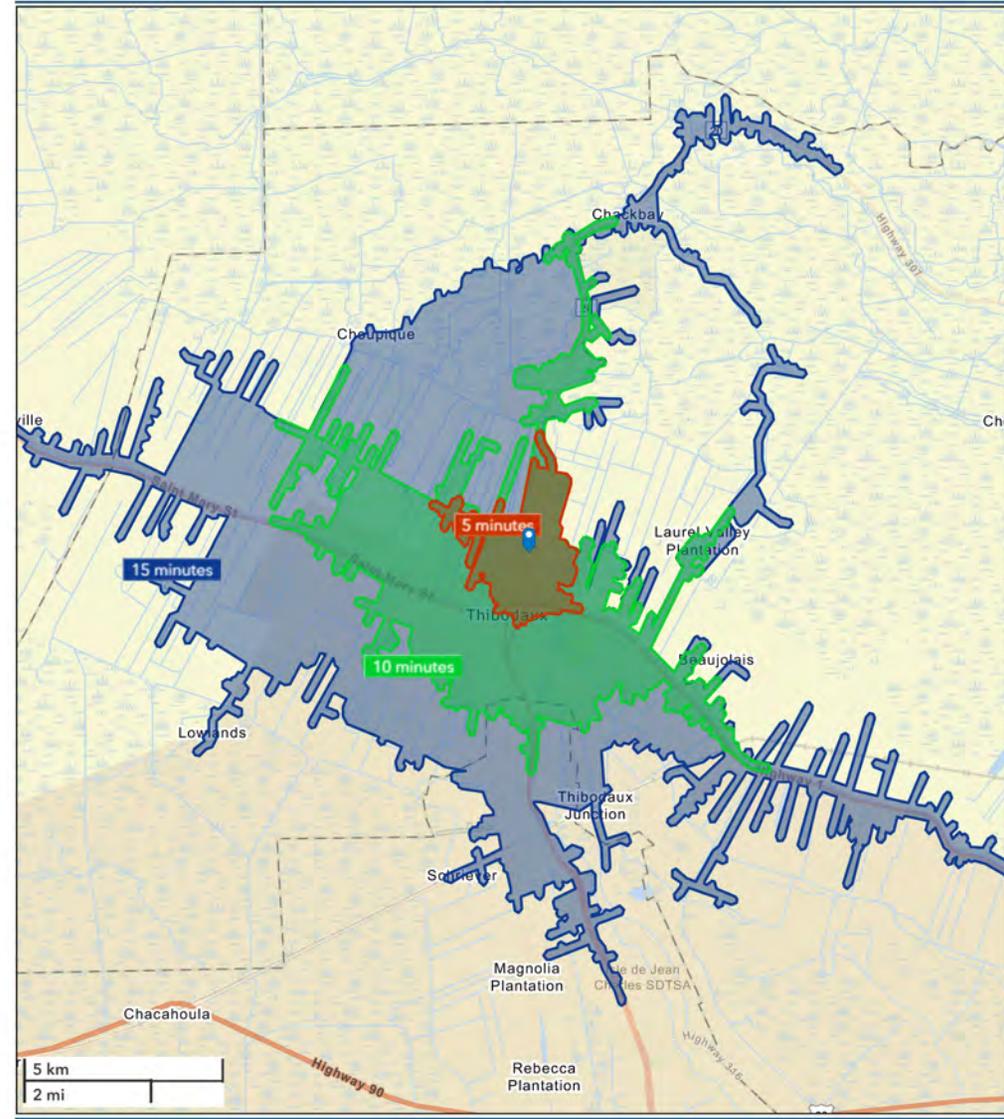
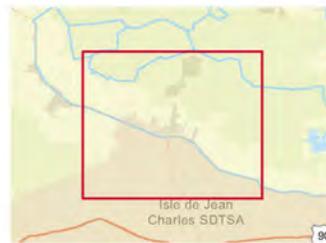
Drive Time Map: 5, 10, 15 Minutes

610 N. Canal Blvd., Suite 4, Thibodaux, LA 70301



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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Ring of 1 mile

Savvy Suburbanites (L1)

Dominant Tapestry Segment

KEY FACTS



3,631
Total Population



\$325,176
Median Home Value



-0.3%
2025-2030
Pop Growth
Rate



416
Businesses



7,474
Daytime Population



\$52,798
Per Capita
Income



2.4
Avg Household
Size



\$80,382
Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri Data Axle (2025), Esri U.S. BLS (2025).

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Spending facts are average annual dollars per household

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610 N Canal Blvd, Thibodaux, Louisiana, 70301

Ring of 3 miles

Moderate Metros (C6)

Dominant Tapestry Segment

KEY FACTS



27,550
Total Population



\$239,862
Median Home Value



-0.3%
2025-2030
Pop Growth
Rate



1,318
Businesses



31,083
Daytime Population



\$36,050
Per Capita
Income



2.3
Avg Household
Size



\$58,055
Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri Data Axle (2025), Esri U.S. BLS (2025).

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Spending facts are average annual dollars per household

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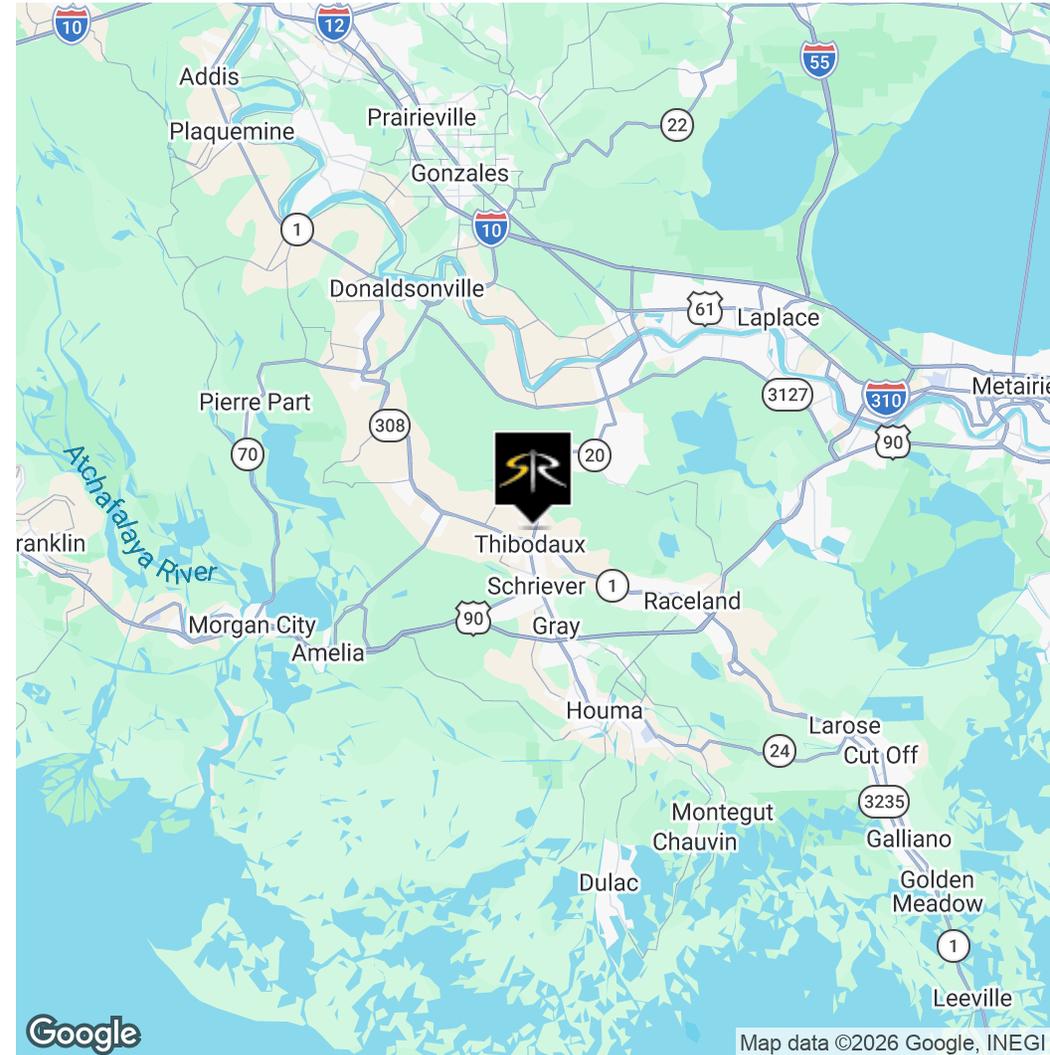
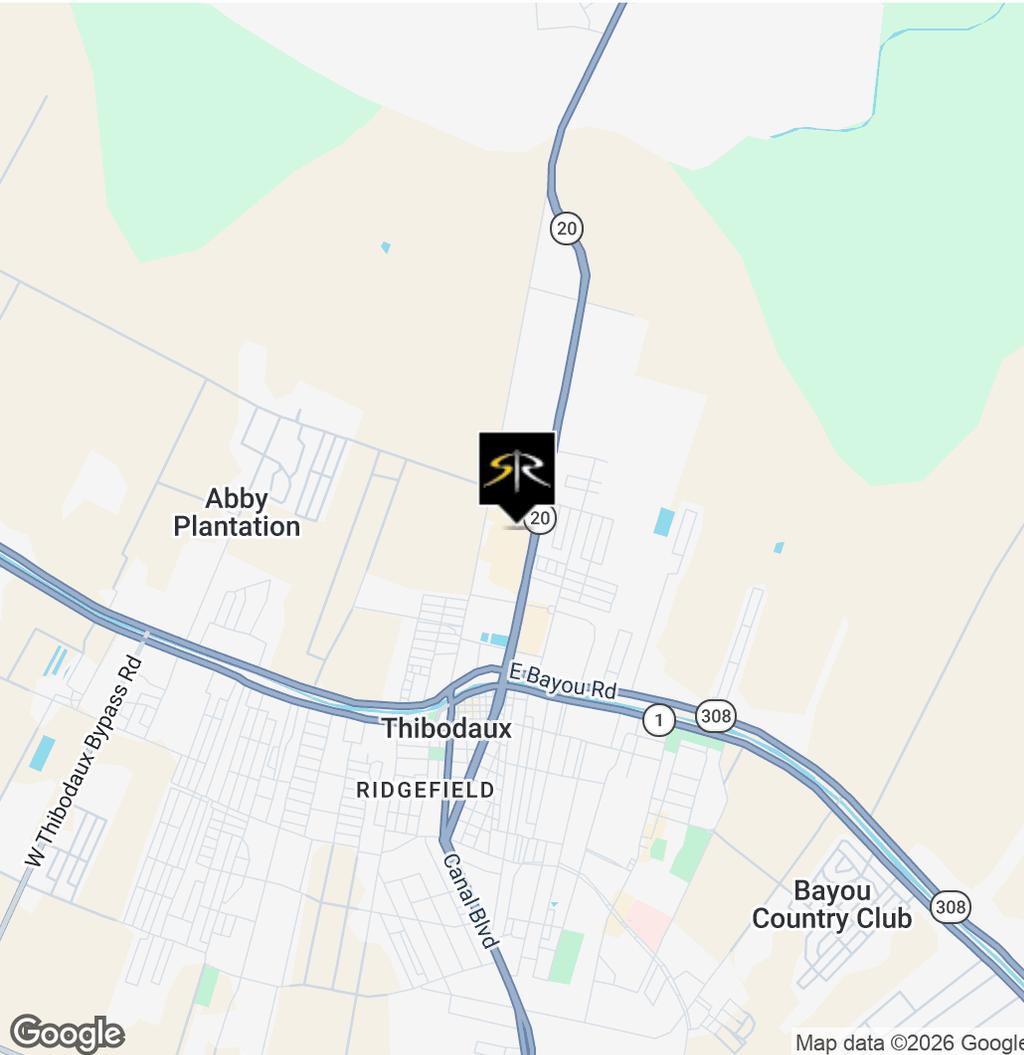
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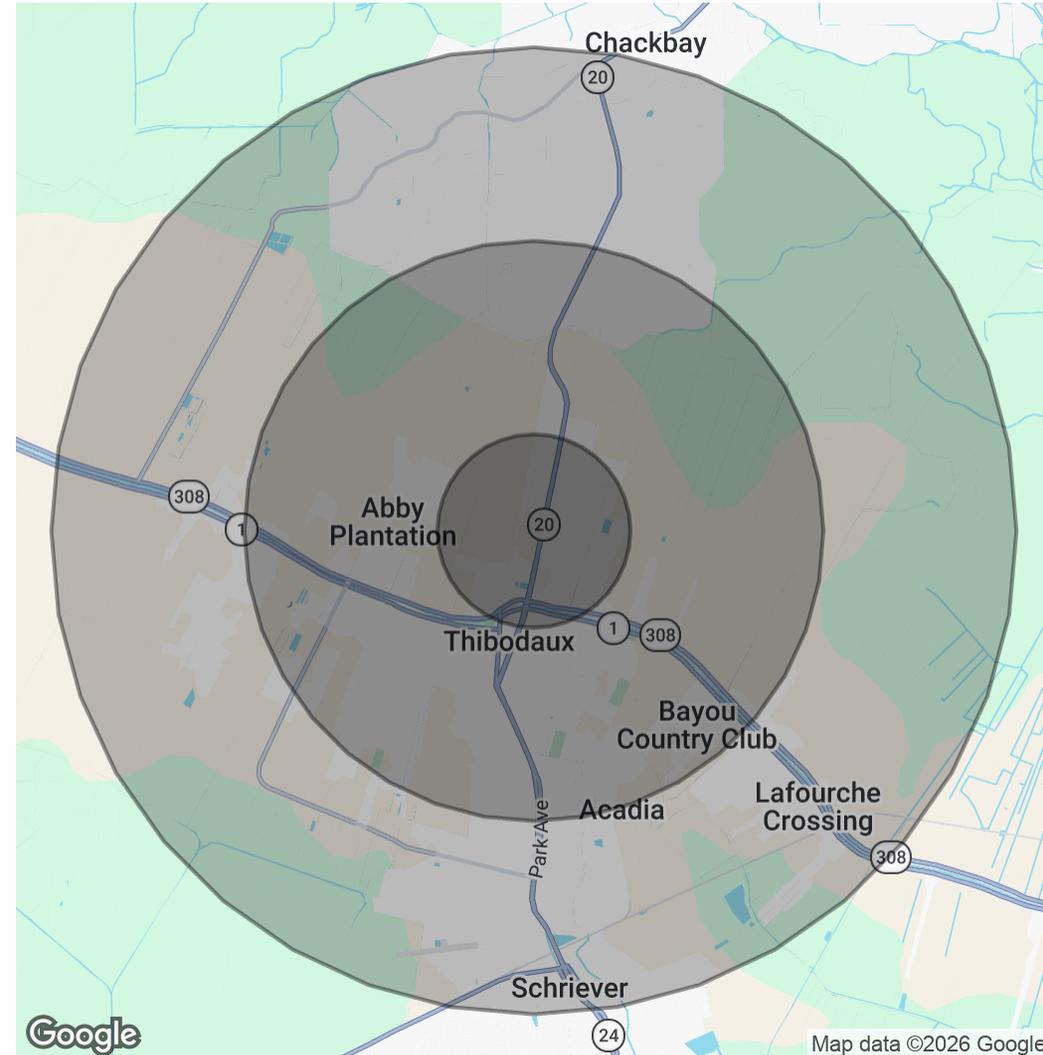
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,804	27,603	40,064
Average Age	43	39	39
Average Age (Male)	42	39	38
Average Age (Female)	45	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,586	10,802	15,587
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$126,792	\$92,813	\$90,543
Average House Value	\$321,833	\$261,268	\$249,335

Demographics data derived from AlphaMap



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