



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

1050 S. ACADIA RD. SUITE C

THIBODAUX, LA 70301

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE
Sales Associate
504.838.0001
LA #995716624

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PROPERTY SUMMARY

1050 S. ACADIA RD. SUITE C

THIBODAUX, LA 70301



PROPERTY DESCRIPTION

ONLY ONE SUITE LEFT. Come join Chicken Salad Chick, CC's, and Making The Cut in THE BEST NEW STRIP CENTER IN ALL OF THIBODAUX! Easily the nicest looking strip center in the market. Brand new Rouses immediately adjacent to this center.

Located across the street from Thibodaux Regional Medical Center that opened a multi-million dollar "wellness" center, and a new multi-story cancer treatment center, literally across the street from this center.. It's within walking distance to Nichols State University. Thousands of daytime employees and customers.

New garden apartment complex nearing completion only blocks away, and close to high-end Acadia Plantation "TND" subdivision.

OFFERING SUMMARY

Lease Rate:	\$27.00/SF/yr
Lease Structure:	NNN
Available SF:	1,800 SF
NNN Fee Estimates:	\$7.50/SF/YR

TRAFFIC COUNTS (DOTD)	LOCATION	YEAR
6,971 VPD	978 S Acadia Rd	2024
4,554 VPD	2111 Audubon Ave	2023
19,393 VPD	Canal Blvd @ Bayou Lafourche	2024



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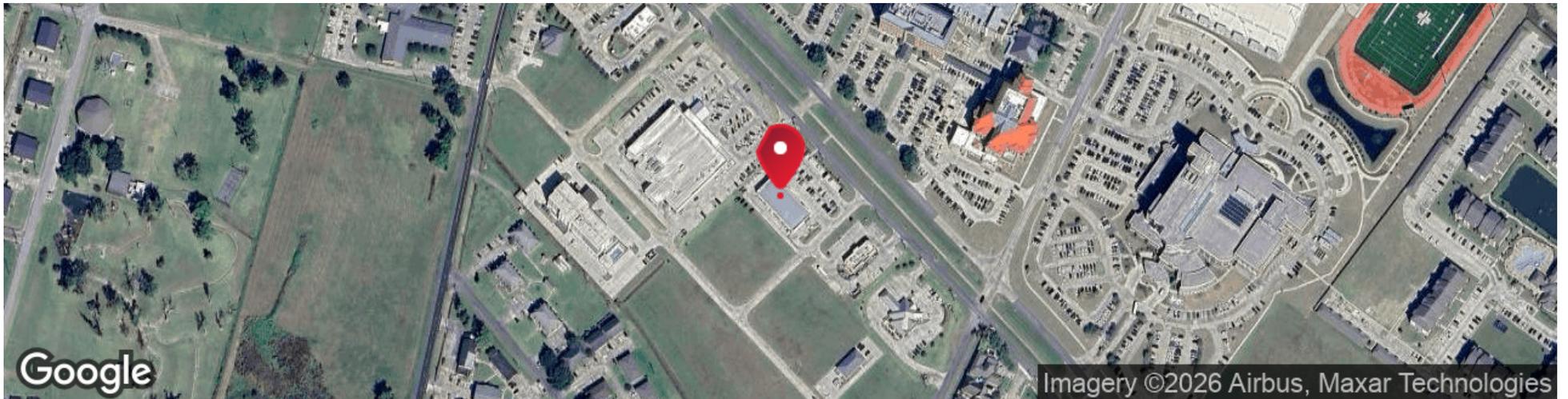
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LOCATION MAP

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ADDITIONAL PHOTOS

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