

**PROPERTY DESCRIPTION**



**Property Highlights:**

- 35,200+ SQFT Building for Lease (Retail, Warehouse)
- Rate: \$6.25 PSF/Year
- Can be subdivided into two 17,500 sqft suites
- Warehouse / Retail / Flex Space
- Current Use: Lynn's Interiors / Furniture store
- Building Height 19.8'
- Loading Dock
- Over 175 Parking Spaces
- C-1 Zoning
- No Flood Insurance required: Zone X
- ALTA / ACSM Map Available

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**Brent Garrett**

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**609 St. Mary St.**  
Thibodaux, LA 70301

LOCATION MAPS



Map data ©2020

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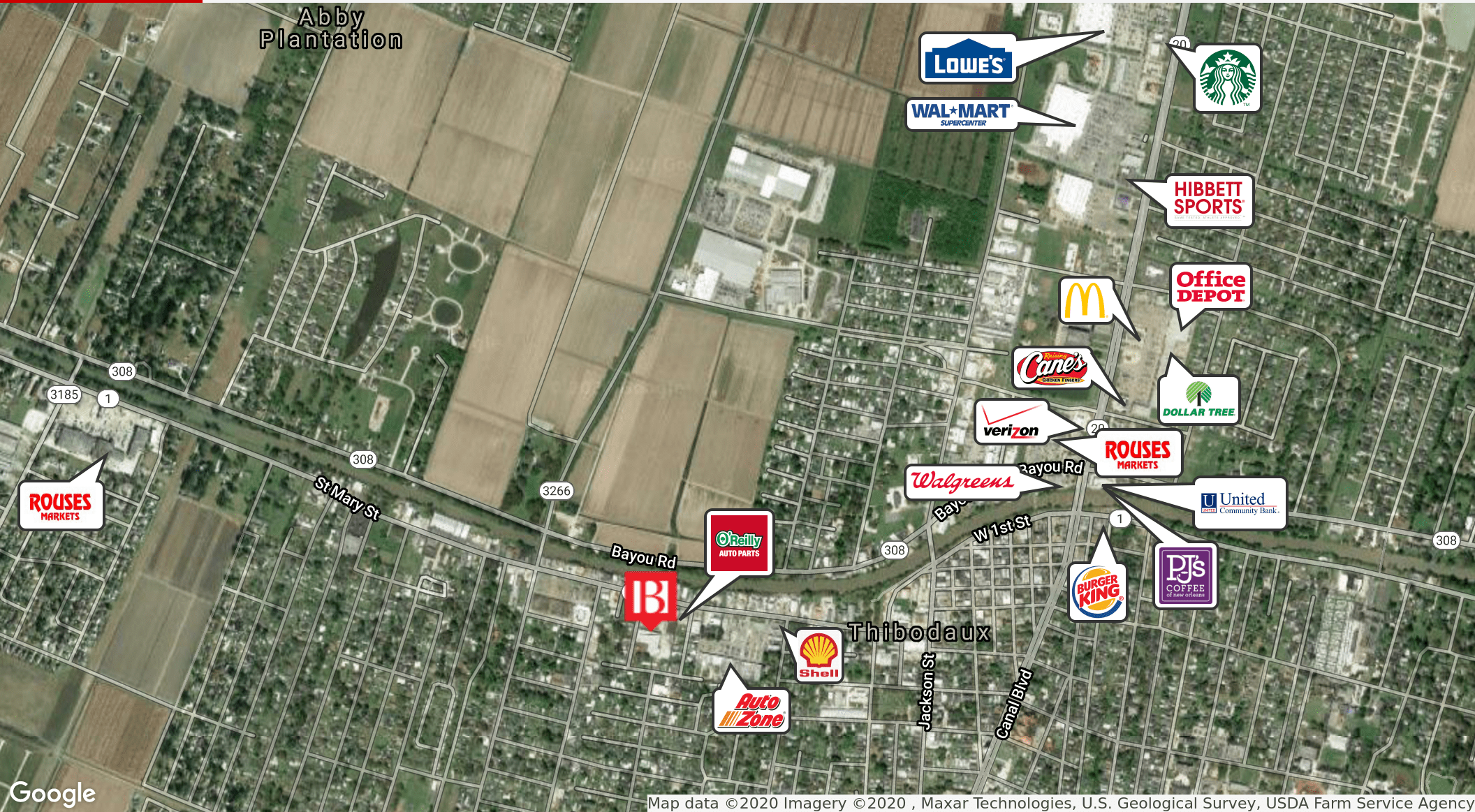
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RETAILER MAP



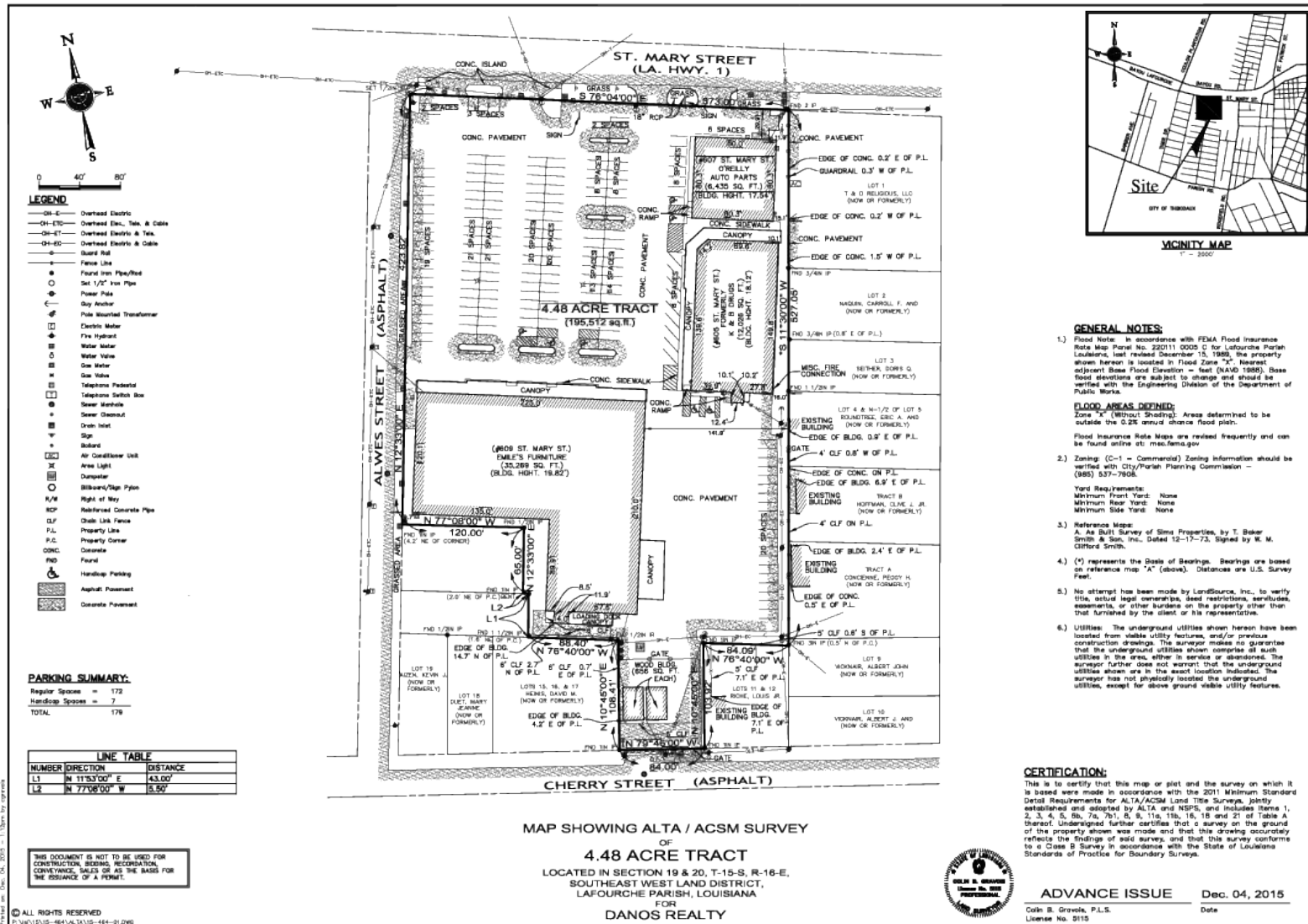
Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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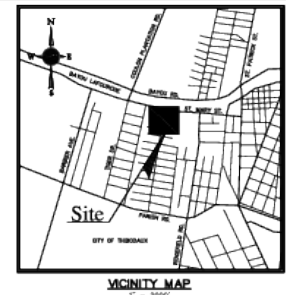
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**LANDSOURCE**  
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DATE: NOV. 25, 2015  
JOB # 15-464-01  
DWN. BY: MGD  
CRD. BY: CBG  
SHEET NO: 01  
OF: 01

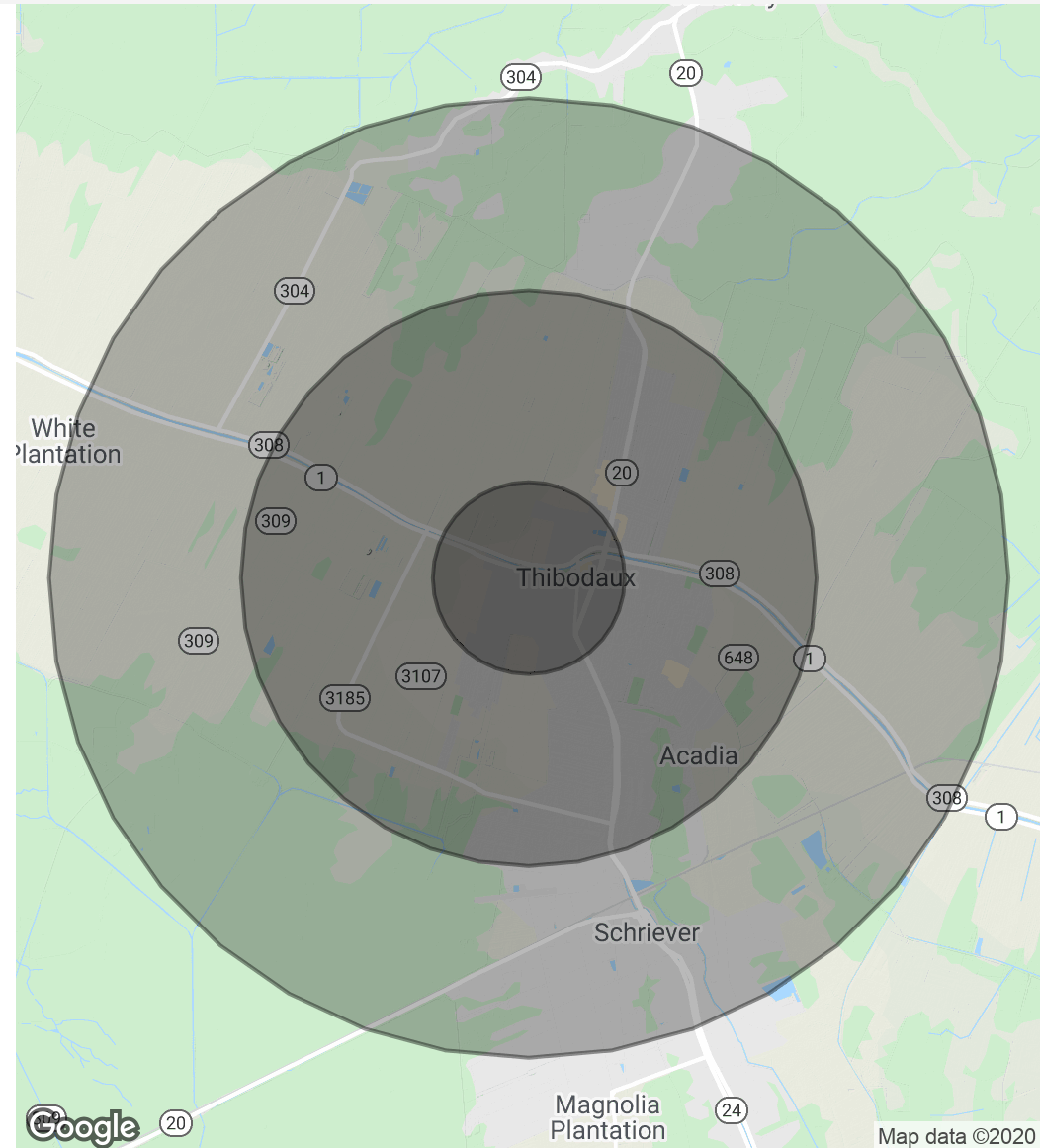
**DEMOGRAPHICS MAP & REPORT**

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,609	25,548	35,548
Average Age	35.8	34.1	34.1
Average Age (Male)	34.5	32.1	32.4
Average Age (Female)	38.0	36.0	35.8

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,912	9,117	12,556
# Of Persons Per HH	2.6	2.8	2.8
Average HH Income	\$59,835	\$67,335	\$69,743
Average House Value	\$161,023	\$192,714	\$181,153

*\* Demographic data derived from 2010 US Census*



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