

RETAIL PROPERTY FOR LEASE
JANUARY 2024

**ROUSES
SHADOW
ANCHORED
RETAIL SPACE
FOR LEASE**

1615 SAINT MARY ST

stirling





PROPERTY DESCRIPTION

Two spaces for lease located in Gatorland Plaza in Thibodeaux, LA. This grocery anchored shadow center anchored by Rouse's is positioned at the intersection of St. Mary Street and Richland Drive see an estimated +/- 10,000 vehicles per day. Tailored for versatility, it is well-suited for a diverse range of tenants, presenting a professional and accommodating environment for various retail users.

PROPERTY HIGHLIGHTS

- Grocery Anchored
- Excellent Visibility
- Ample Parking
- Surrounded residential single family homes
- 2 miles from Downtown Thibodeaux

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
NNN's:	\$3.25 SF/yr
Available SF:	1,000 - 2,000 SF
Lot Size:	0.82 Acres
Building Size:	7,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,836	9,799	14,117
Total Population	4,284	23,633	34,187
Average HH Income	\$69,543	\$64,540	\$70,275



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JOHN DEARMOND

Licensed in LA
225.202.4649
jdearmond@stirlingprop.com

JUSTIN LANGLOIS, CCIM

Licensed in LA
225.329.0287
jlanglois@stirlingprop.com



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jdearmond@stirlingprop.com

JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

janglois@stirlingprop.com

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