

**Marketing  
Package**

Unit B



## Commercial Retail Lease Available

612 North Canal Boulevard #B, Thibodaux, LA

**Canal** REALTY  
**Main**

# Offering Summary

---

## Address

612 North Canal Boulevard #B, Thibodaux, LA

## Price

\$4,266

## Price/SQ FT

\$32 SQ/FT ANNUAL NNN

## Zoning

C2 | Heavy Commercial



## Property Overview

---

Discover unparalleled business opportunities with this 1,600 sq ft unit, perfectly situated between two major draws—Starbucks and Wingstop. Located on the bustling N Canal Blvd, this well-maintained building boasts recent improvements and offers exceptional visibility in a high-traffic area.

Enjoy the convenience of being in Thibodaux's vibrant commercial hub, with easy access to key highways connecting to I-10, Highway 90, Houma, New Orleans, and beyond. This central location places your business in the heart of activity, attracting local and regional customers alike.

With its modern appeal, ample parking, and proximity to popular destinations, this unit is ideal for retail, professional services, or a boutique office. Don't miss this opportunity to secure a spot in one of Thibodaux's most desirable commercial corridors.





# Property Outline



# Points of Interest



# Canal + Main

REALTY

## HIGH TRAFFIC LOCATION WITH STARBUCKS ANCHOR

612 North Canal Boulevard #B,  
Thibodaux, LA



### Jared Gros

Associate Broker

**Office** 985.446.6363

**Mobile** 985.859.8592

jaredg@canalmain.com

509 Canal Blvd. Thibodaux, LA 70301



[CANALMAIN.COM](http://CANALMAIN.COM)

Licensed in Louisiana

Print Date: 12.22.2024



Canal & Main Realty is licensed in LA and independently owned & operated. All information deemed reliable but is not guaranteed. If your property is currently represented by a real estate broker, this is not an attempt to solicit your listing.

**C + M**  
REALTY