



Actual location

Walgreens

THIBODAUX, LA
NEW ORLEANS MSA

- WELL-ESTABLISHED INFILL LOCATION
OVER 14-YEARS OF OPERATING HISTORY
- LONG-TERM LEASE WITH OPTIONS
EQUIPPED WITH DRIVE-THROUGH
- EXCELLENT VISIBILITY AND ACCESS
4-WAY SIGNALIZED CORNER LOCATION
- STRONG DEMOGRAPHICS WITH \$70,235 AVG HHI
WITHIN A 5-MILE RADIUS

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Activity ID: ZAF0030181

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

WALGREENS PORTFOLIO

1000 South Acadia Road
Thibodaux, LA 70301

Steve Greer
LA Broker of Record
steven.greer@marcusmillichap.com

Marcus & Millichap

Purchase Price: \$3,647,059 | CAP Rate: 8.50%



MSA	New Orleans Louisiana MSA
NOI	\$310,000 ⁽¹⁾
Property Address	1000 S Acadia Rd Thibodaux, LA 70301
Lease Type	Absolute NNN
Primary Lease Term	25 Years
First Termination Option	7/31/2034 ⁽¹⁾
Years Remaining	8+ Years ⁽¹⁾
Year Built	2009 ⁽¹⁾
Rentable Area	14,820 ⁽¹⁾
Lot Size	1.86 Acres ⁽¹⁾
Renewal Options	50, 1-Year ⁽¹⁾
Tenant / Guarantor	Walgreen Co. ⁽¹⁾

(1) Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during the Due Diligence process.

INVESTMENT HIGHLIGHTS⁽¹⁾

- **Long-Term Absolute NNN Lease | Well-Established Location**
 - No Landlord management or maintenance obligations whatsoever
 - Over 14-Years of operational history at this location
- **Adjacent to the Thibodaux Regional Medical Center**
 - Directly across from the Thibodaux Regional Medical Center, a 180-bed hospital and emergency center
 - Adjacent to the 242,000 SF Wellness Center
- **4-Way Signalized Corner with Limited Competition**
 - Situated at the prominent 4-way signalized corner of Audubon Ave and South Acadia Road with excellent visibility and access
 - The building is equipped with a critical drive-through pick-up window
- **Surrounded by National Tenants & Higher Learning Institutions**
 - Nationally-recognized tenants in the immediate trade area include McDonald's, Walmart Neighborhood Market, Popeye's, Rouses Markets, Chick-fil-A, Domino's and many more
 - Situated near the Nicholls State University Campus
- **Walgreens - America's #1 Retail Pharmacy⁽¹⁾**
 - Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients daily
 - Operating over 12,000 locations across the U.S., Europe, and Latin America
 - The subject property Tenant is Walgreen Co.

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Actual location

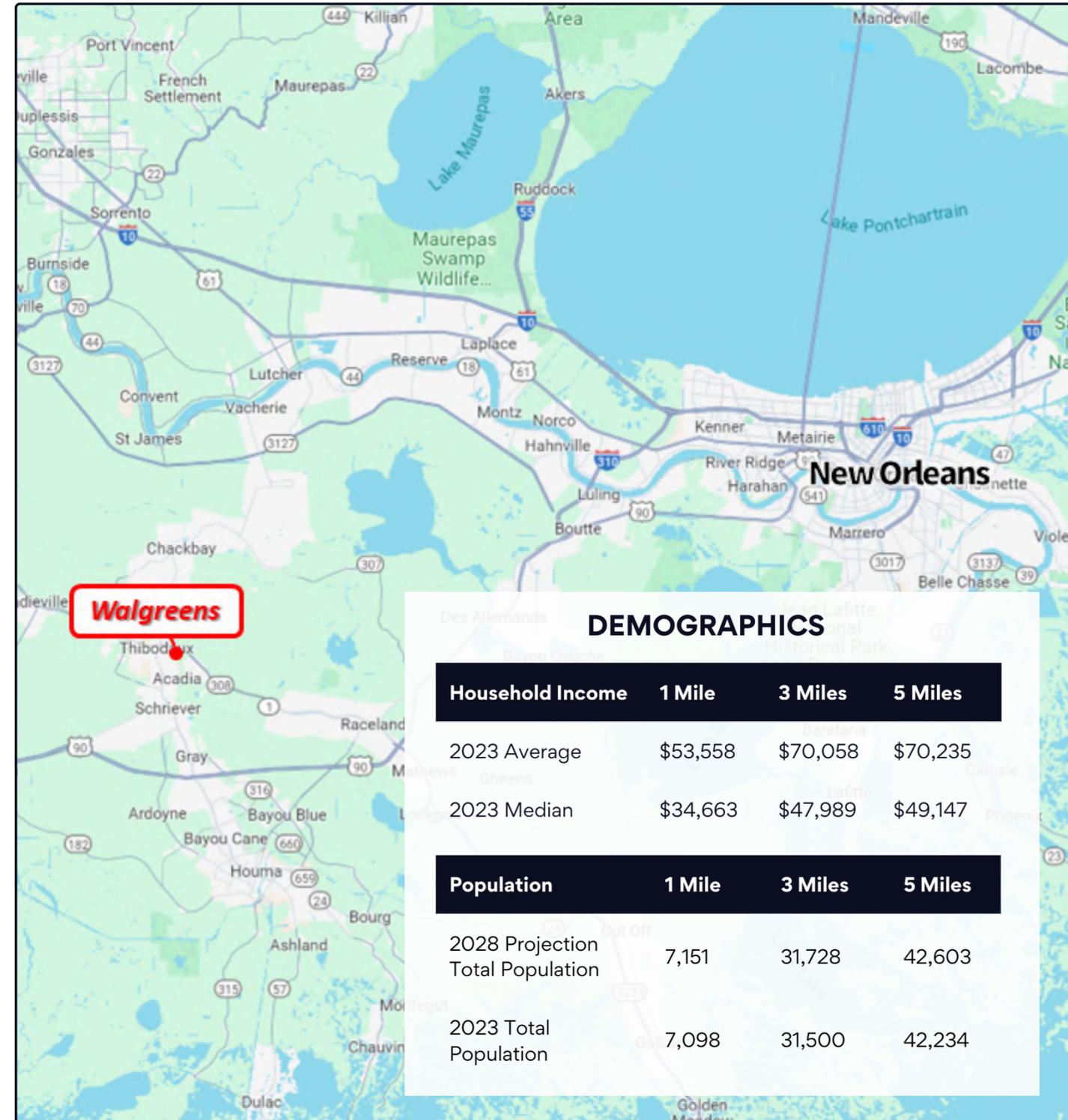


Actual location

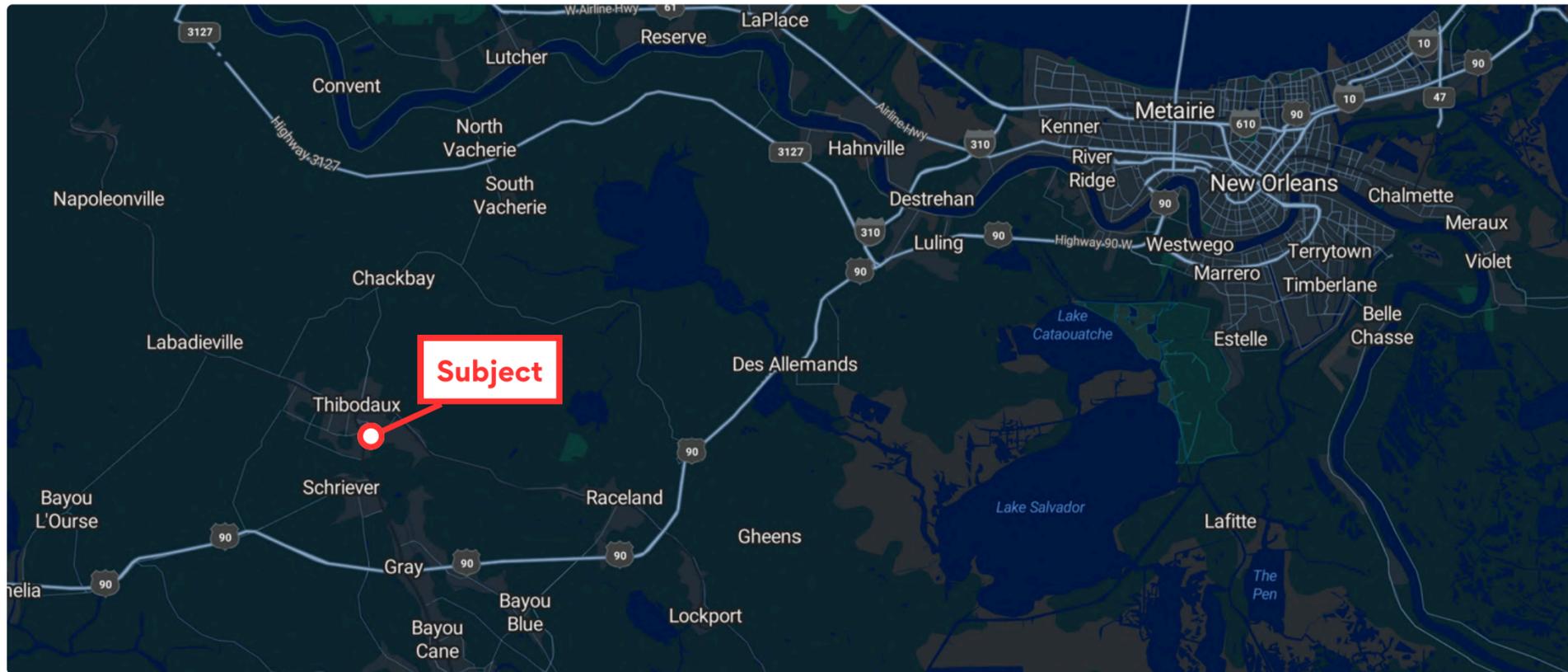
AERIAL OVERVIEW & DEMOGRAPHICS

WALGREENS - THIBODAUX, LA

[click here for map](#)



Source: Marcus & Millichap, Experian, CoStar. Parcel lines are not exact. Buyer must verify during Due Diligence.



Thibodaux, Louisiana is part of the Houma-Bayou Cane-Thibodaux MSA and is located in the Acadiana region of southern Louisiana. The region encompasses Terrebonne Parish and Lafourche Parish. Recent estimates place the area's population in the 200,000+ range. The region's economy is heavily oriented toward the offshore oil and gas industry, which serves as the primary economic driver. This includes activities such as petroleum and natural gas production, exploration, support services, marine transportation, and related shipbuilding/shipyards. The area's proximity to the Gulf of America and facilities like Port Fourchon bolsters its role in offshore energy support. This sector has historically provided resilience, with notably low unemployment during economic downturns (e.g., around 3.5%, among the lowest in the U.S.). Recent reports highlight strong economic performance, including top national and regional rankings in economic strength among MSAs (e.g., #1 in the U.S. South region and high overall placements in 2025 assessments). Other notable sectors include marine/offshore vessel services, fabrication, healthcare, public education, and retail/government services. Occupational data shows high employment in transportation and material moving (often tied to marine and energy logistics), as well as production and installation/maintenance roles linked to energy and shipbuilding.

Top employers in the region (based on recent and historical lists from parish economic development sources, local reports, and directories) include a mix of energy-related firms, public institutions, healthcare providers, and others:

- Edison Chouest Offshore — A major player in offshore vessel services and marine support (often listed as one of the largest overall, with thousands of employees regionally).
- Terrebonne Parish School Board/Public School District — Public education, one of the top public-sector employers (around 2,000+ employees).
- Lafourche Parish School Board — Similar role in education for the other parish.
- Terrebonne General Health System — Healthcare/hospital services.
- Cardiovascular Institute of the South — Specialized healthcare.
- Bollinger Shipyards — Shipbuilding and repair, tied to energy/marine sectors

Other significant ones include various oil/gas operators (e.g., historical mentions of companies like Hilcorp or Apache in related activities), Rouses Markets (retail), and public/government entities. The MSA benefits from its strategic location for Gulf energy operations, contributing to relatively stable employment and income levels (median household income around \$61,000-\$64,000 in recent years, per capita personal income over \$55,000). While energy dominates, diversification into healthcare and education supports the local economy. For the most current figures, sources like the U.S. Bureau of Labor Statistics (BLS) or Louisiana Economic Development provide ongoing data. Source: www.grok.com



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