



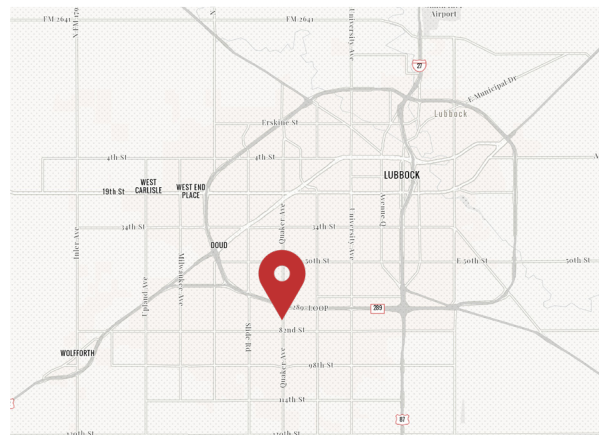
Physical Therapy Office

4229 78th St, Lubbock, TX 79424

Property Features

- 2,750 SF office attached to a successful health club in South Lubbock.
- This office is currently utilized for Physical Therapy and the Landlord would like to backfill with a similar business
- Full access and use of gym and all equipment for patients and employees included in lease rate

Area Retailers & Businesses:



AVAILABLE SPACE	2,750 SF
LEASE RATE	\$29 PSF
DATE AVAILABLE	December 2023
LEASE TYPE	Full Service

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FOR LEASE

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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	11,338	113,704	211,622
AVG HH INCOME	\$122,926	\$101,559	\$94,905
HOUSEHOLDS	4,880	46,854	83,651
MEDIAN AGE	45.6	36.9	33.6

Location Advantages

- This office space is attached to a successful health club in thriving South Lubbock
- With close proximity to Loop 289 & Quaker Avenue, this office has easy access to a large area of Lubbock and the surrounding communities
- This property is located in a dense residential area and is also near a major retail corridor of South Lubbock, providing excellent traffic to the area