



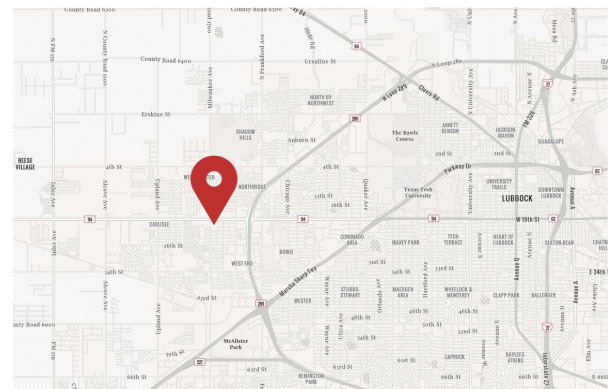
Prime Corner Site: 19th & Milwaukee

1903 Milwaukee Ave, Lubbock, TX 79407

Property Features

This 4,411 SF retail building is located at the hard, signalized corner of 19th Street and Milwaukee Avenue, one of West Lubbock's fastest-growing commercial corridors. Positioned on approximately 0.57 acres with over 23,000 vehicles per day, the property offers excellent visibility, accessibility, and exposure.

The space can be leased to a single user or divided for two tenants, accommodating a variety of retail, restaurant, or service-oriented concepts. Existing drive-thru lanes add flexibility, making this an outstanding opportunity in one of Lubbock's premier growth corridors.



Area Retailers & Businesses:



SPACE AVAILABLE: ± 2,000 - 4,411 SF

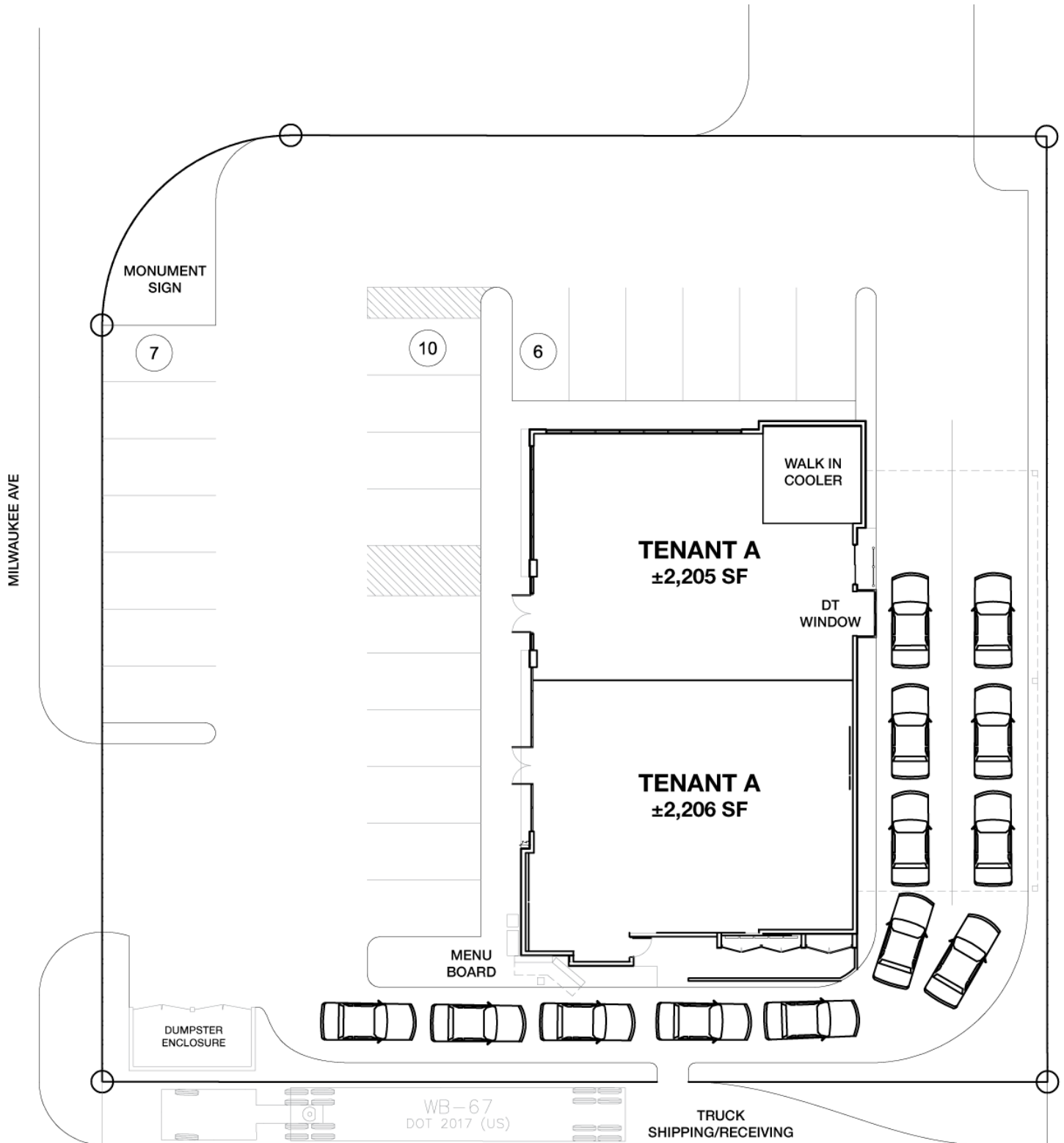
TOTAL LOT SIZE: 0.57 AC

LEASE RATE: Contact Broker

SALE PRICE: Contact Broker

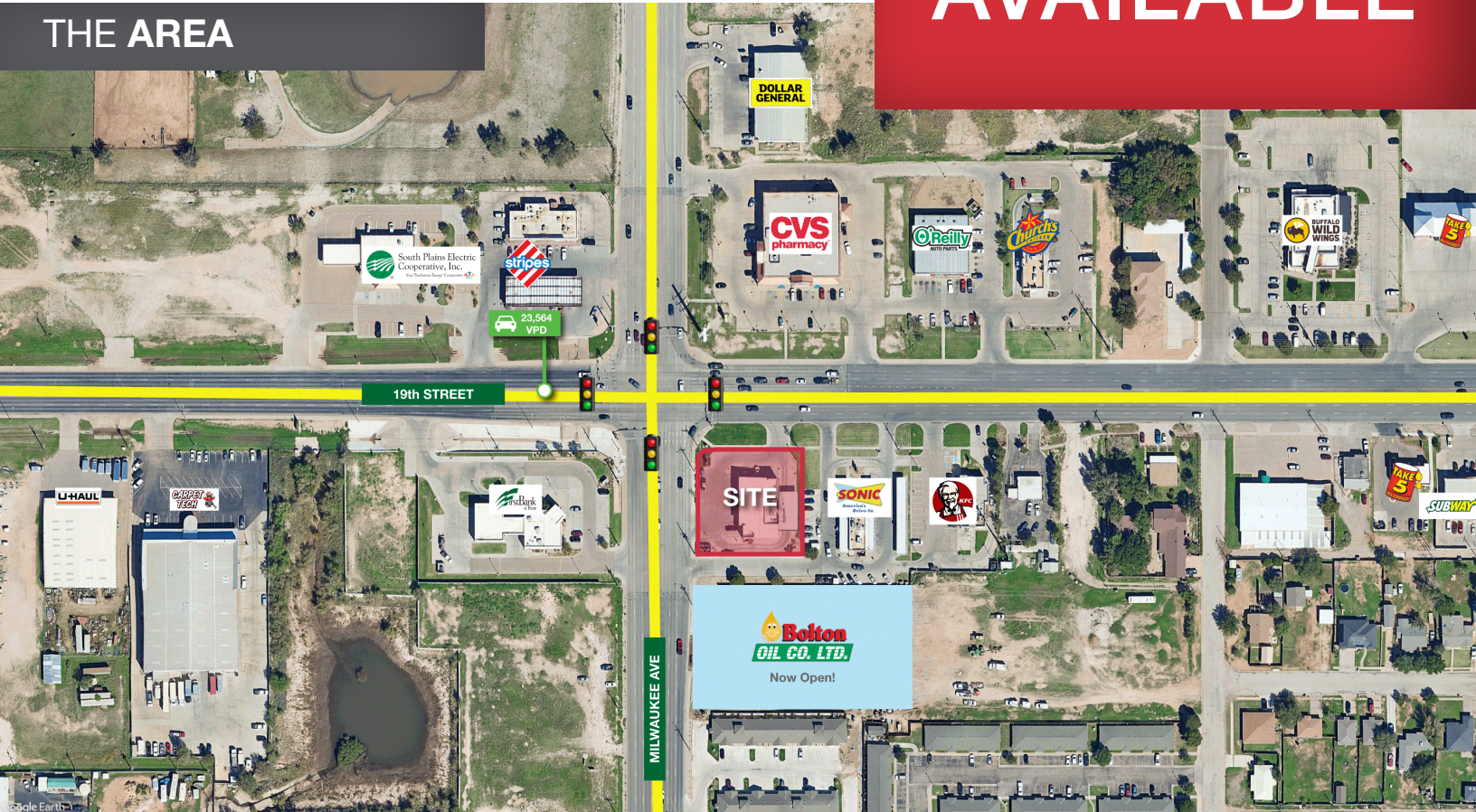
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AVAILABLE

THE AREA

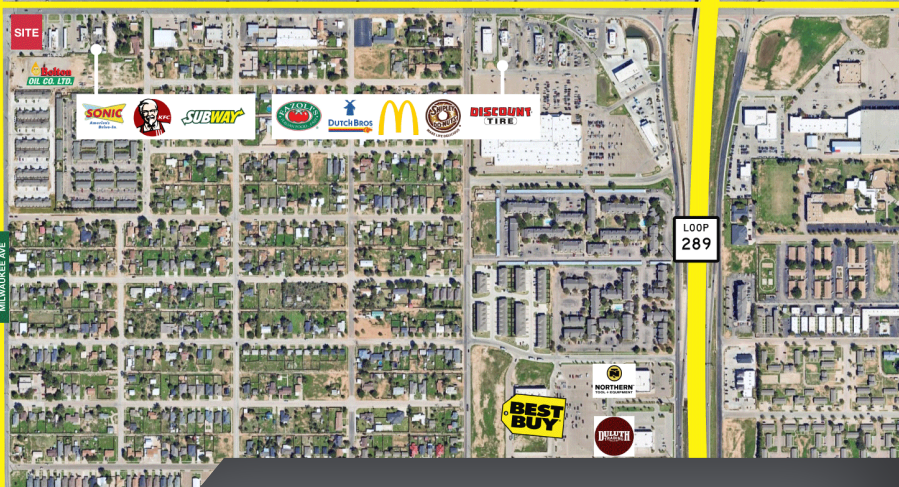


Burgamy Park
Neighborhood
In Development

Future Commercial

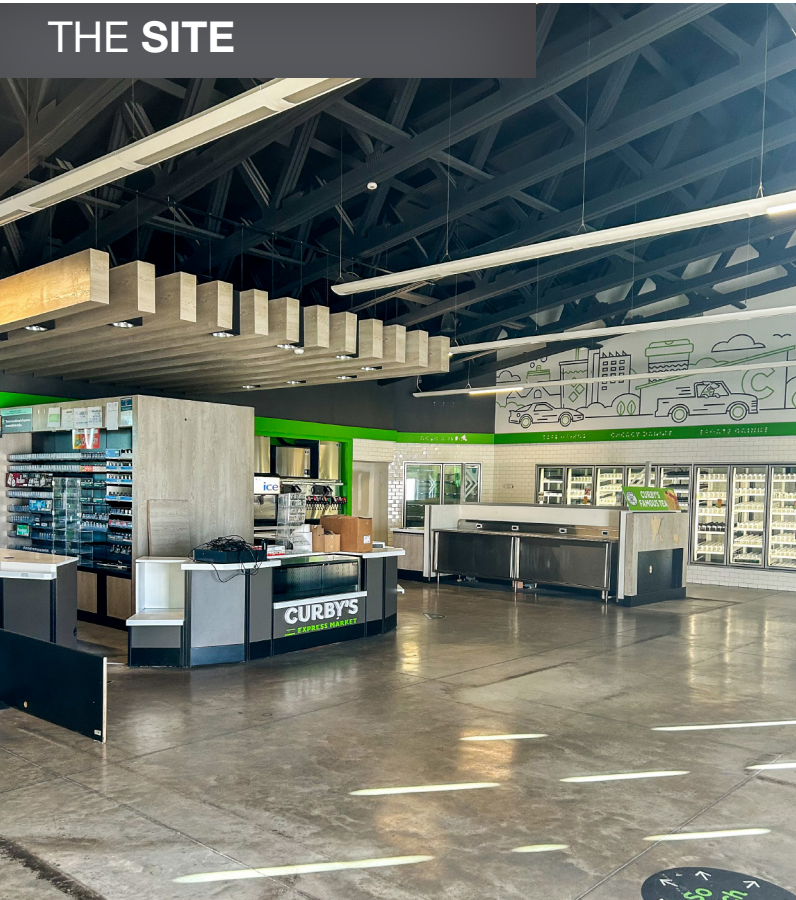


Bushland Springs
Neighborhood
In Development



AVAILABLE

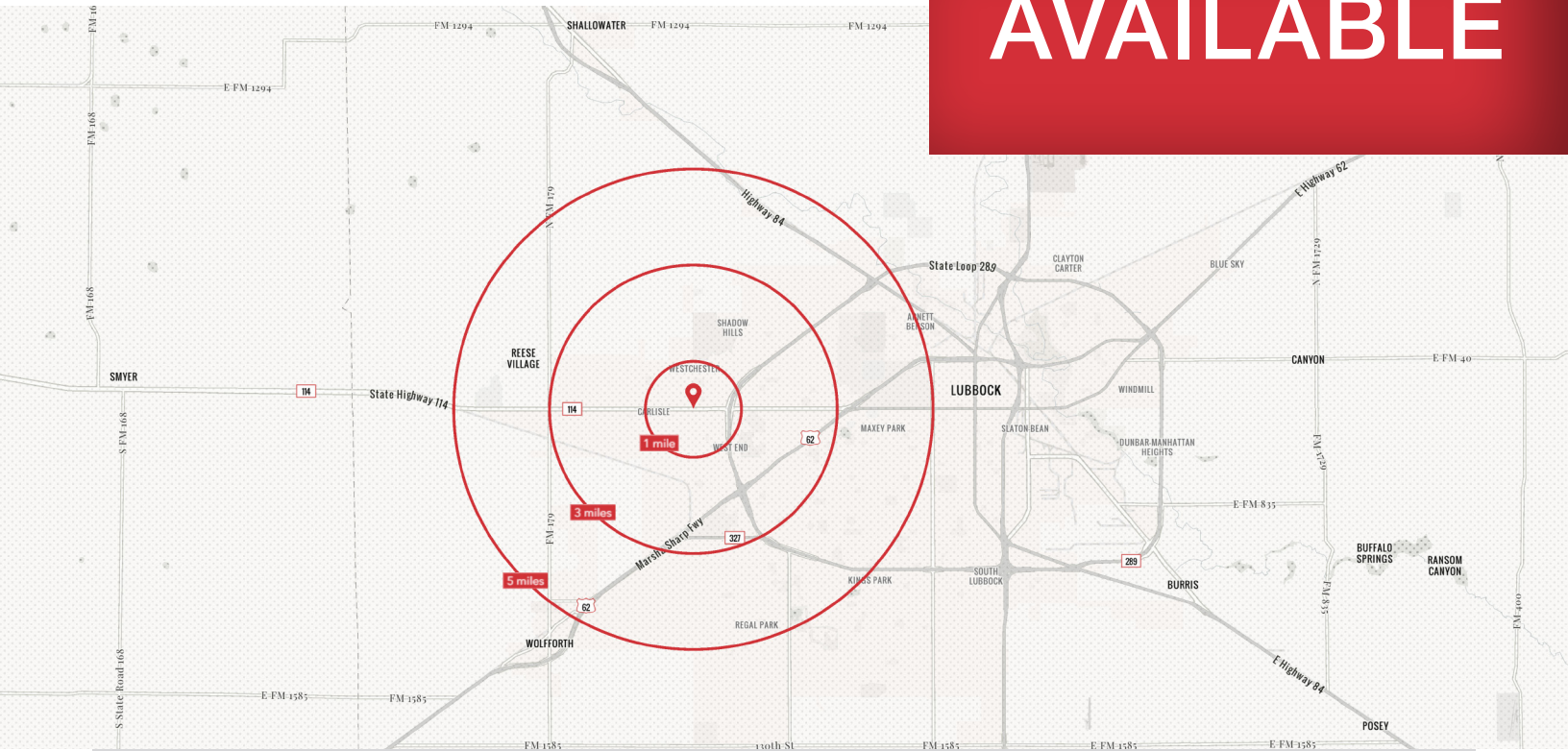
THE SITE



NAIWheelhouse

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AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	13,139	61,628	156,949
AVG HH INCOME	\$73,504	\$78,296	\$84,268
HOUSEHOLDS	7,023	30,652	70,903
MEDIAN AGE	29.6	31.7	31.7

Location Advantages

- Premier hard-corner location at 19th Street & Milwaukee Avenue, two of Lubbock's most heavily traveled corridors with over 23,000 vehicles per day.
- Situated in a booming West Lubbock submarket with over 13,000 residents within a one-mile radius and surrounded by new housing, schools, and commercial development.
- Excellent regional connectivity just minutes from Loop 289, offering quick access to the broader Lubbock metro and beyond.