

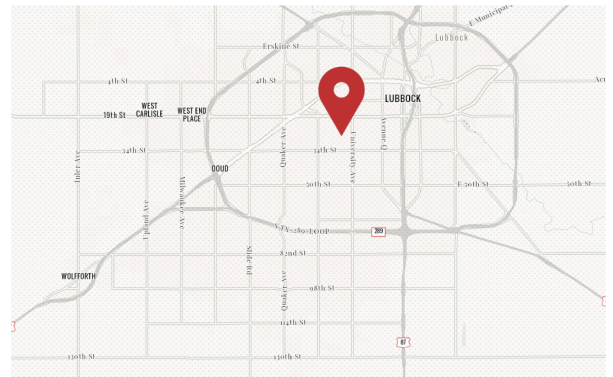


LBK Plaza Shopping Center

2604 Boston Avenue, Lubbock, TX 79410

Property Features

- LBK Plaza is a very popular shopping center in the middle of Tech Terrace Neighborhood near Texas Tech University.
- This 1,679 square foot space is currently occupied as an office space, but can accommodate a number of uses.
- The space features a 706 SF second-floor mezzanine.



Area Retailers & Businesses:



AVAILABLE SPACE	1,679 SF
LEASE RATE	\$1,733.57/Month
DATE AVAILABLE	Now
CENTER SIZE	16,084 SF

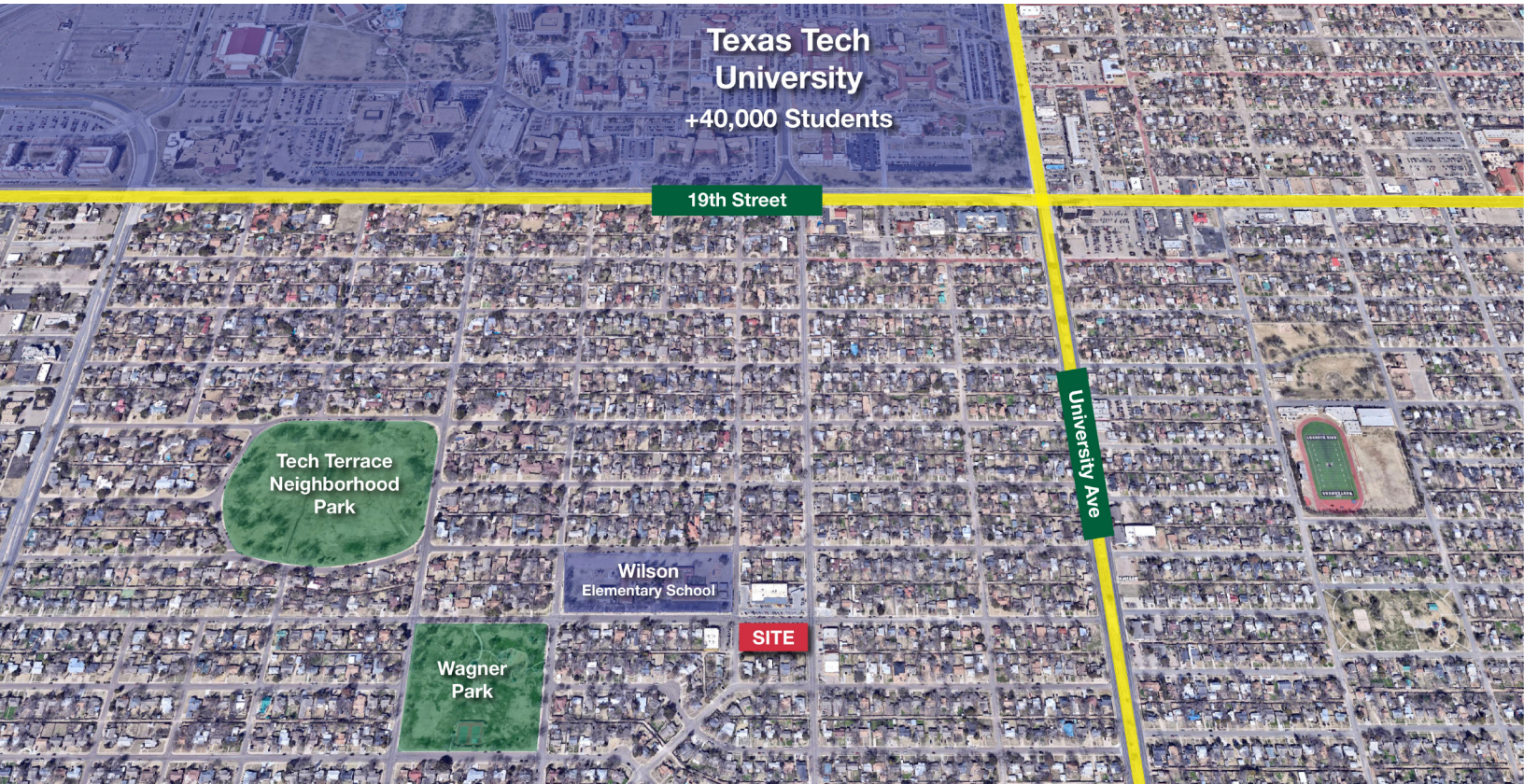
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FOR LEASE

THE AREA

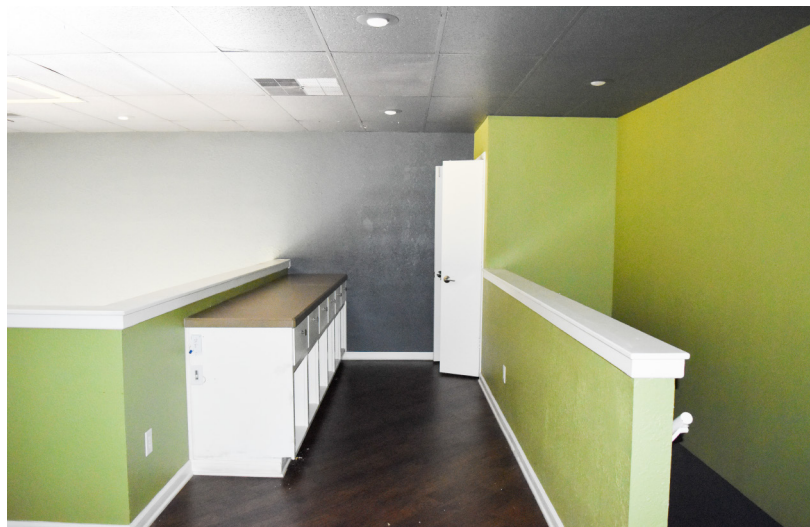


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THE SPACE

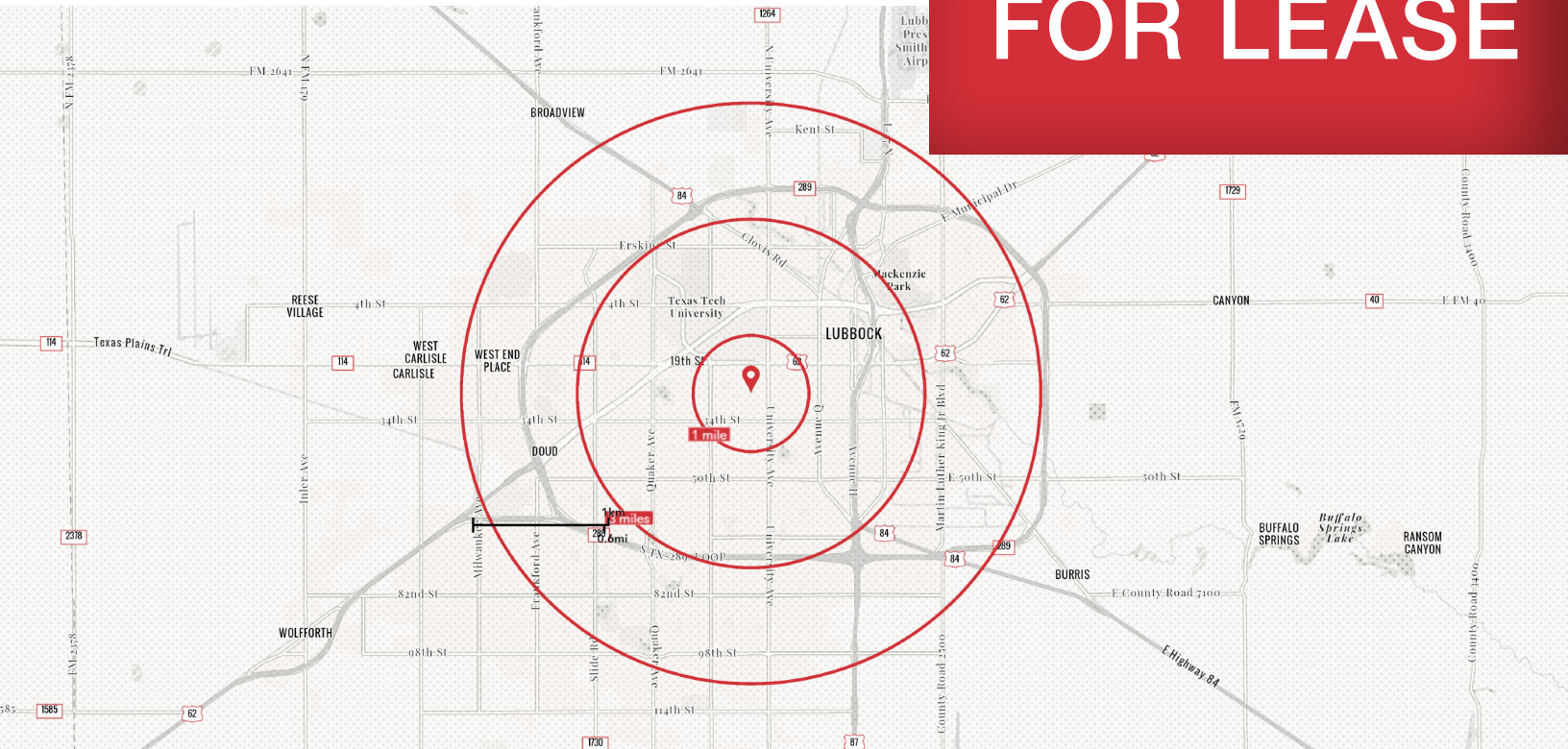


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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	17,789	110,461	217,690
AVG HH INCOME	\$58,179	\$59,761	\$65,535
HOUSEHOLDS	6,017	40,219	83,923
MEDIAN AGE	24.2	28.9	30.8

Location Advantages

- LBK Plaza Shopping Center is located in the middle of the dense and popular Tech Terrance Neighborhood, with over 17,000 people living in a 1-mile radius
- This site has excellent visibility and access to Boston Avenue, which provides easy access to Texas Tech University with over 40,000 students just half a mile away
- This center has excellent co-tenants that provide a lot of traffic and excitement to the area