

RETAIL FOR LEASE

FREESTANDING RETAIL BUILDING

4322 50th Street, Lubbock, TX 79413



OFFERING SUMMARY

LEASE RATE:	\$8.00 PSF.(NNN) \$2.00
LOT SIZE:	0.52
BUILDING SIZE:	3,830 SF
PARKING SPACES:	29
ZONING	C-2

PROPERTY OVERVIEW

Offering a free-standing building in the high traffic area of Quaker and 50th street. The property stands between the restaurants of One Guy From Italy and Dunkin Donuts. 3,830sqft includes a warehouse with overhead doors on the west side and also provides 29 parking spaces, making this property ideal for various businesses. There are many options for this property such as a retail store, antique shop, art studio, beer barn, or restaurant space (grease trap can be added).

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Proximity to a major intersection
- Multi-purpose

THE POWELL GROUP
806.239.0804
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

RETAIL FOR LEASE

FREESTANDING RETAIL BUILDING

4322 50th Street , Lubbock, TX 79413



THE POWELL GROUP
806.239.0804
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

RETAIL FOR LEASE

FREESTANDING RETAIL BUILDING

4322 50th Street , Lubbock, TX 79413



THE POWELL GROUP
806.239.0804
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com



Executive Summary

4322 50th St, Lubbock, Texas, 79413
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54926
Longitude: -101.90414

	1 mile	3 miles	5 miles
Population			
2000 Population	15,514	112,028	184,930
2010 Population	15,664	114,099	214,471
2020 Population	16,222	121,725	245,463
2025 Population	16,651	126,210	260,484
2000-2010 Annual Rate	0.10%	0.18%	1.49%
2010-2020 Annual Rate	0.34%	0.63%	1.33%
2020-2025 Annual Rate	0.52%	0.73%	1.19%
2020 Male Population	48.2%	48.8%	49.3%
2020 Female Population	51.8%	51.2%	50.7%
2020 Median Age	34.7	33.1	31.2

In the identified area, the current year population is 245,463. In 2010, the Census count in the area was 214,471. The rate of change since 2010 was 1.33% annually. The five-year projection for the population in the area is 260,484 representing a change of 1.19% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	76.7%	78.4%	75.3%
2020 Black Alone	6.3%	6.2%	6.6%
2020 American Indian/Alaska Native Alone	0.8%	0.7%	0.8%
2020 Asian Alone	1.6%	1.9%	2.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	11.7%	9.6%	11.2%
2020 Two or More Races	2.8%	3.0%	3.1%
2020 Hispanic Origin (Any Race)	36.0%	32.2%	36.4%

Persons of Hispanic origin represent 36.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	56	68	64
2000 Households	6,482	45,936	72,975
2010 Households	6,376	45,973	83,460
2020 Total Households	6,555	48,731	94,453
2025 Total Households	6,713	50,598	100,124
2000-2010 Annual Rate	-0.16%	0.01%	1.35%
2010-2020 Annual Rate	0.27%	0.57%	1.21%
2020-2025 Annual Rate	0.48%	0.75%	1.17%
2020 Average Household Size	2.47	2.35	2.49

The household count in this area has changed from 83,460 in 2010 to 94,453 in the current year, a change of 1.21% annually. The five-year projection of households is 100,124, a change of 1.17% annually from the current year total. Average household size is currently 2.49, compared to 2.46 in the year 2010. The number of families in the current year is 55,445 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4322 50th St, Lubbock, Texas, 79413
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54926
Longitude: -101.90414

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.9%	13.4%	13.3%
Median Household Income			
2020 Median Household Income	\$49,622	\$48,905	\$49,311
2025 Median Household Income	\$51,604	\$50,989	\$51,881
2020-2025 Annual Rate	0.79%	0.84%	1.02%
Average Household Income			
2020 Average Household Income	\$63,552	\$68,293	\$67,746
2025 Average Household Income	\$67,366	\$72,545	\$73,377
2020-2025 Annual Rate	1.17%	1.22%	1.61%
Per Capita Income			
2020 Per Capita Income	\$25,665	\$27,408	\$26,144
2025 Per Capita Income	\$27,138	\$29,135	\$28,263
2020-2025 Annual Rate	1.12%	1.23%	1.57%

Households by Income

Current median household income is \$49,311 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$51,881 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,746 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$73,377 in five years, compared to \$99,510 for all U.S. households

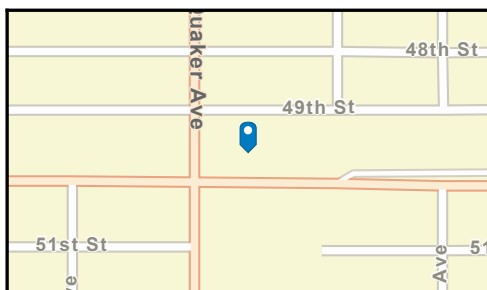
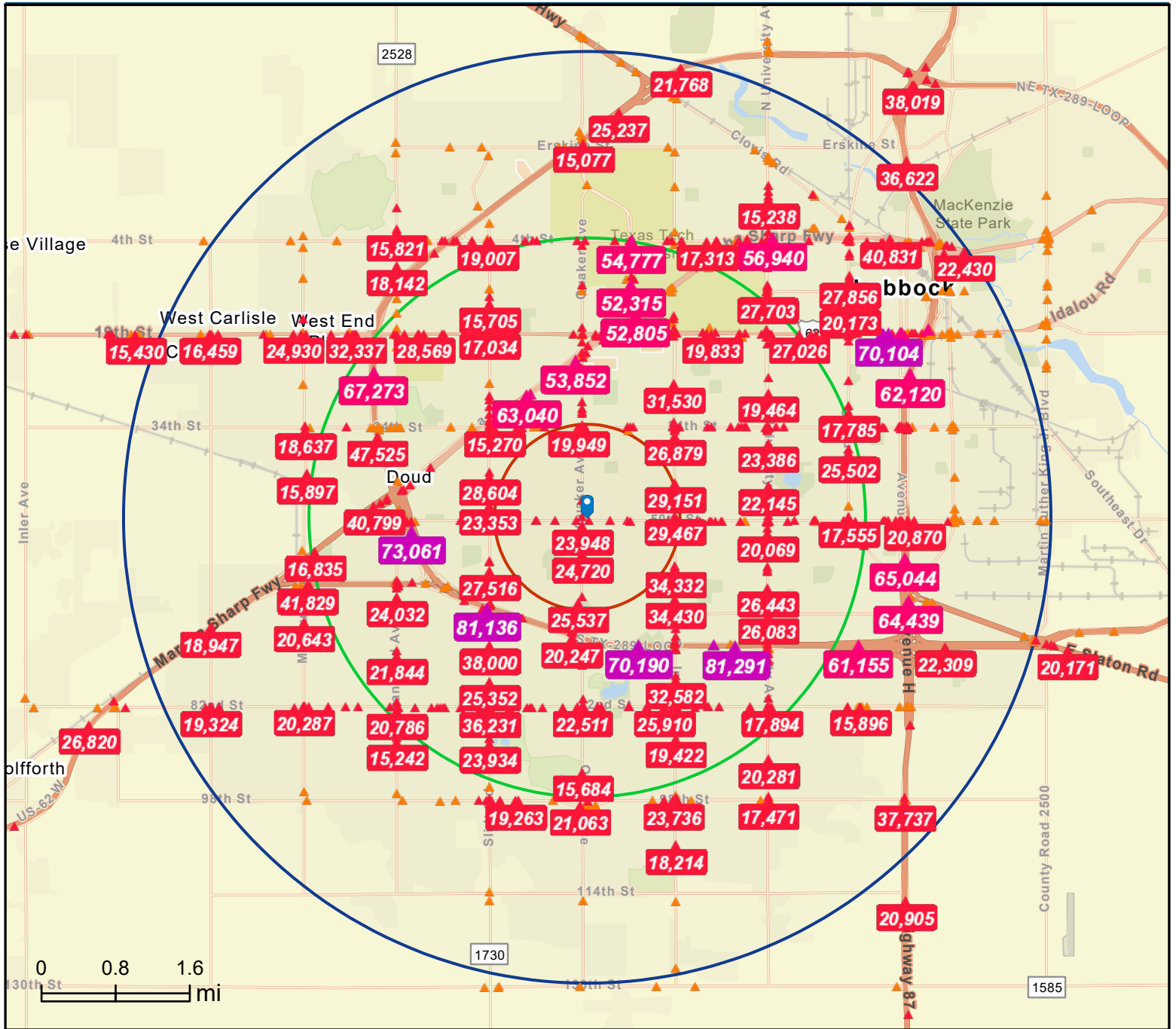
Current per capita income is \$26,144 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,263 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	182	150	148
2000 Total Housing Units	6,688	48,699	79,076
2000 Owner Occupied Housing Units	4,059	26,134	40,216
2000 Renter Occupied Housing Units	2,423	19,802	32,759
2000 Vacant Housing Units	206	2,763	6,101
2010 Total Housing Units	6,740	49,378	90,271
2010 Owner Occupied Housing Units	3,835	24,841	45,139
2010 Renter Occupied Housing Units	2,541	21,132	38,321
2010 Vacant Housing Units	364	3,405	6,811
2020 Total Housing Units	6,927	52,541	102,082
2020 Owner Occupied Housing Units	3,542	23,504	46,748
2020 Renter Occupied Housing Units	3,013	25,227	47,705
2020 Vacant Housing Units	372	3,810	7,629
2025 Total Housing Units	7,083	54,497	108,016
2025 Owner Occupied Housing Units	3,616	24,238	49,637
2025 Renter Occupied Housing Units	3,097	26,361	50,488
2025 Vacant Housing Units	370	3,899	7,892

Currently, 45.8% of the 102,082 housing units in the area are owner occupied; 46.7%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 90,271 housing units in the area - 50.0% owner occupied, 42.5% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 5.62%. Median home value in the area is \$157,423, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.04% annually to \$174,152.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

