

# SOUTH LUBBOCK KINGSGATE OFFICE

**GRACO**  
REAL ESTATE DEVELOPMENT, INC.



## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	2,086 SF
<b>Available SF:</b>	2,086 SF
<b>Lot Size:</b>	12,784 SF
<b>Year Built:</b>	1990

## PROPERTY OVERVIEW

Perfect office location, with the perfect space for a growing office! Nestled near Kingsgate Center, and near several high-traffic office locations, as well as retail and restaurant locations, this space is an easy-to-find location for any office, retail, or service-based business.

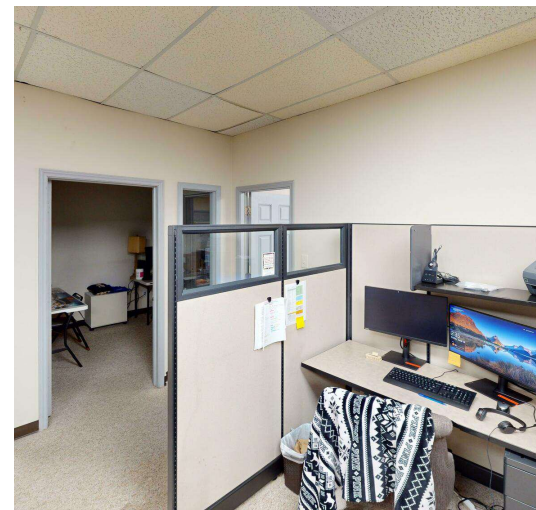
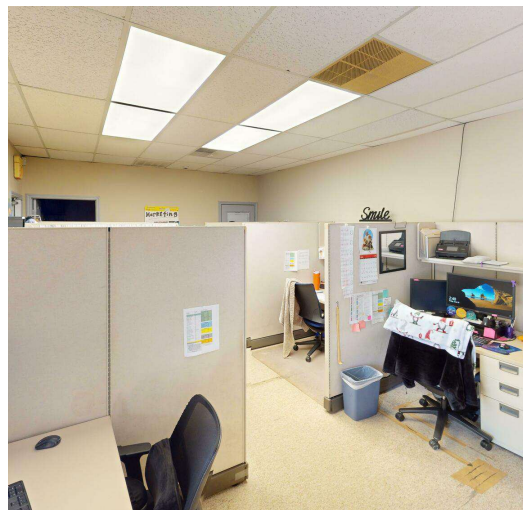
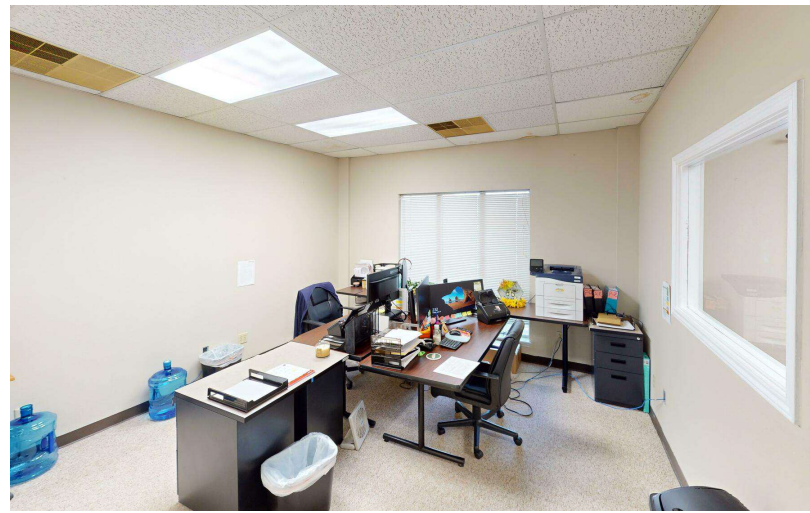
## TUCKER WENTZ

tucker@gracorealestate.com  
806.745.9718

GRACO.DEV

# 84TH STREET OFFICE LOCATION

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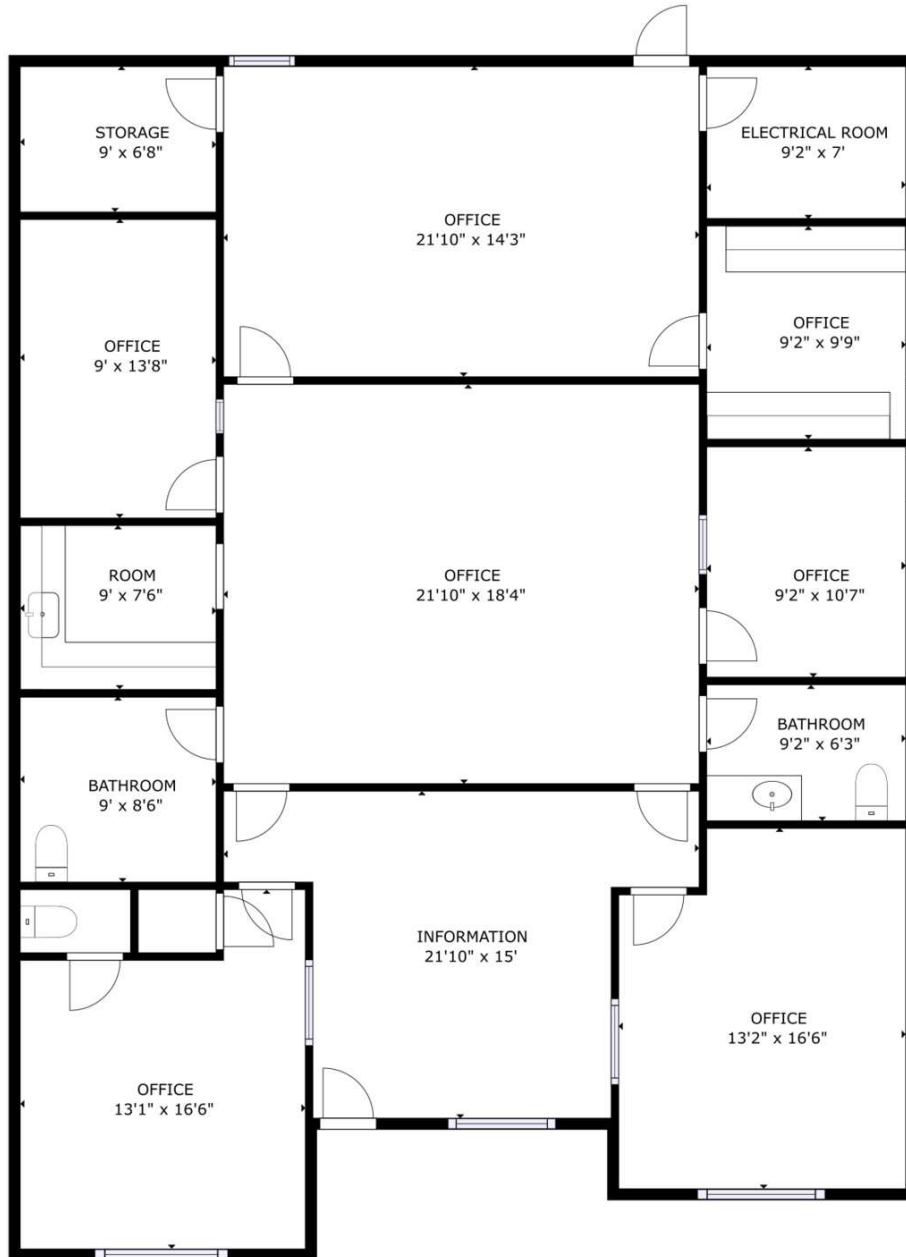
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GROSS INTERNAL AREA  
FLOOR 1: 2080 sq ft  
TOTAL: 2080 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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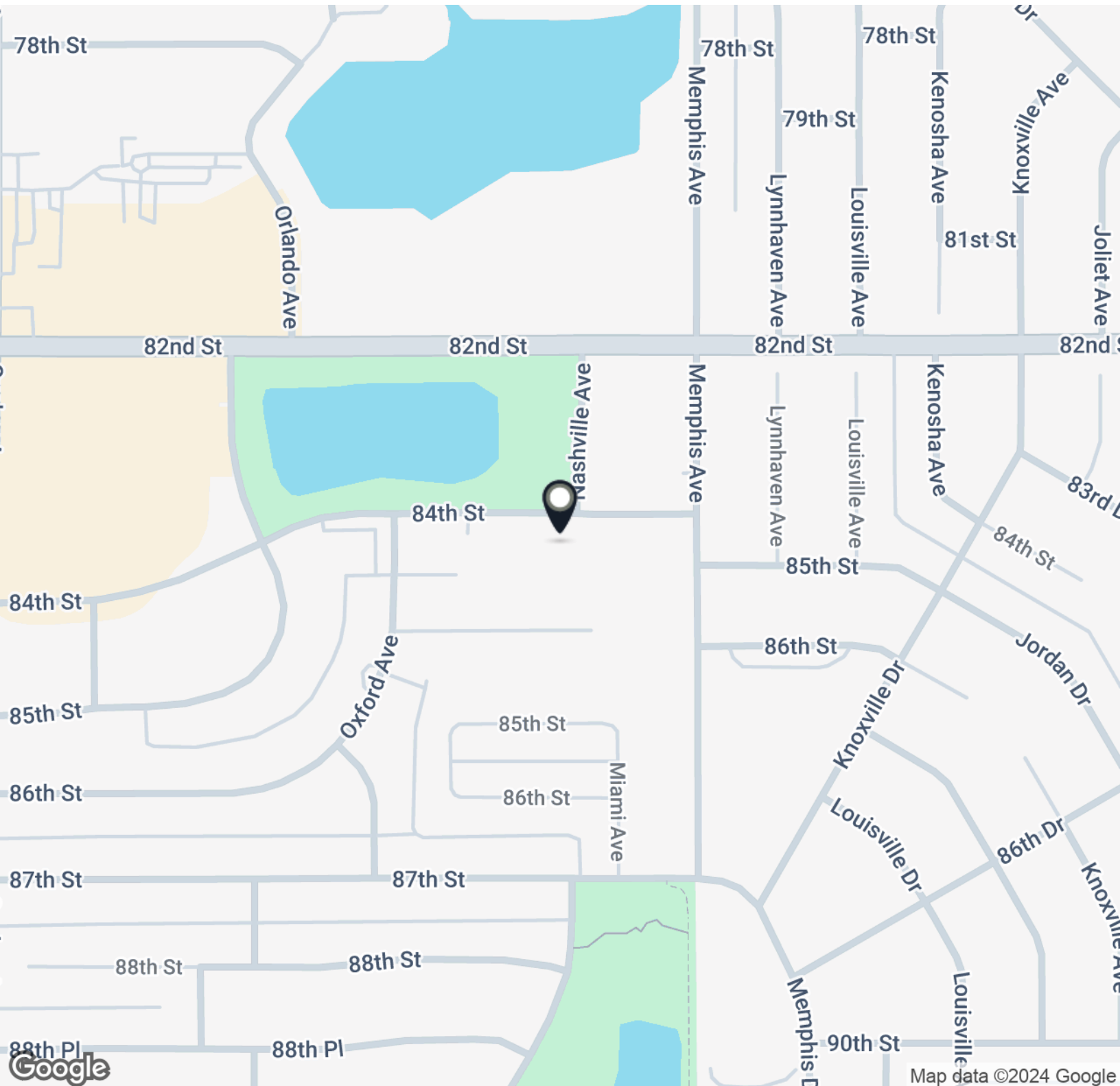
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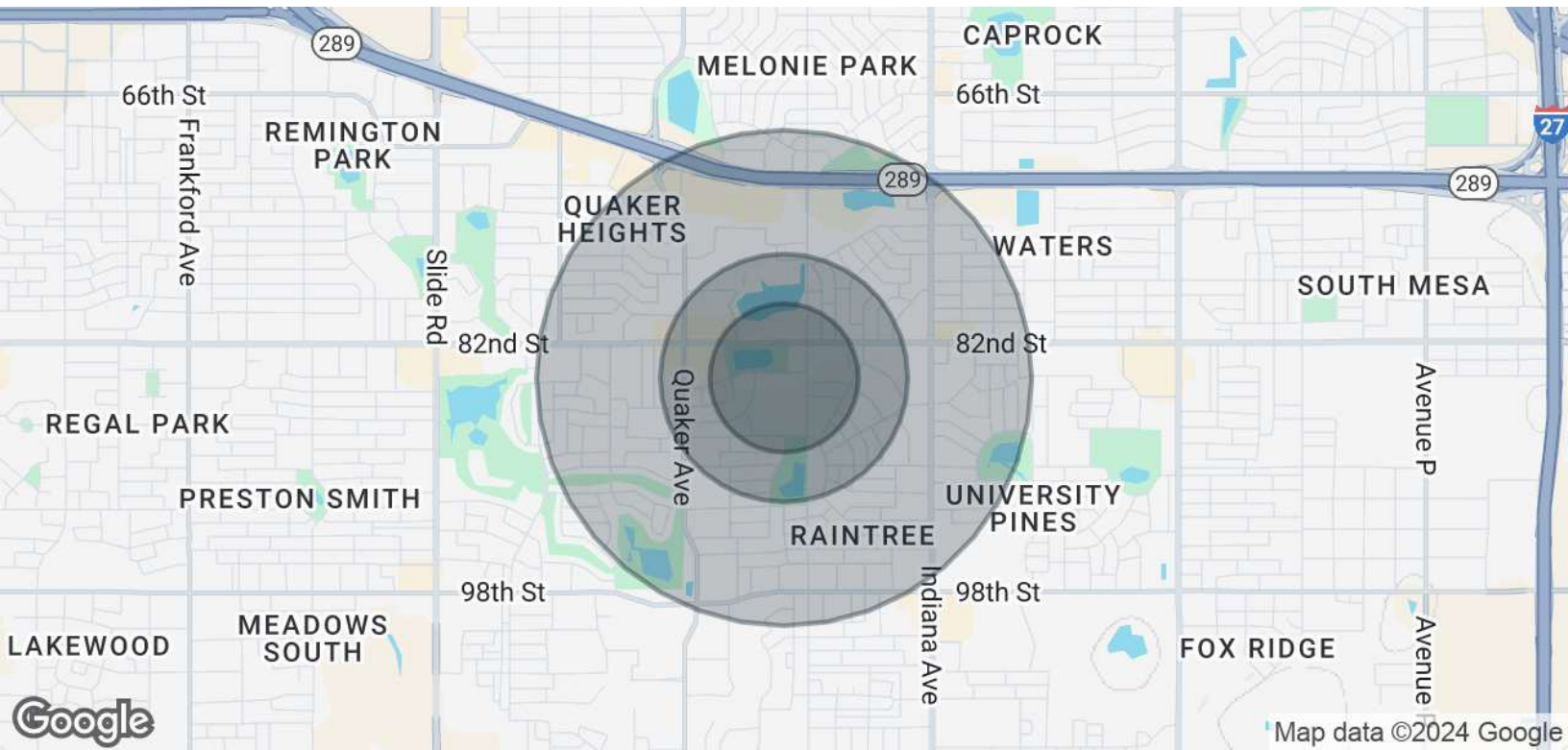
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	743	2,867	12,188
Average Age	47	46	44
Average Age (Male)	46	44	43
Average Age (Female)	49	47	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	329	1,270	5,206
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$147,043	\$137,213	\$134,722
Average House Value	\$344,745	\$344,825	\$322,056

Demographics data derived from AlphaMap

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