

## PROFESSIONAL OFFICE BUILDING FOR SALE

# LOT A,C, & D COMING FALL 2017

8721 Milwaukee Avenue, Lubbock, TX 79424



<b>SALE PRICE:</b>	\$15.90/SF/Month
<b>AVAILABLE SF:</b>	Approx. 2,500-5,000 SF
<b>BUILDING SIZE:</b>	Approx 5,000 SF
<b>DATE AVAILABLE:</b>	Coming Fall 2017
<b>LEASE TYPE:</b>	NNN (\$4.80 SF)
<b>BUILDING CLASS:</b>	A
<b>CROSS STREETS:</b>	88th St. & Milwaukee Ave.
<b>TRAFFIC COUNT:</b>	25,000 +/-

### PROPERTY OVERVIEW- COMING FALL 2017

Owner is sparing no expense in this class A professional office building. Single tenant with approximately 5,000 SF or two 2,500 SF tenant spaces with private entrances available. Amenities include six spacious offices and a large conference room on each side, energy efficient LED lighting, plantation shutters, crown molding throughout, upgraded roof and windows, granite counter-tops, superior ceiling and flooring details. Ample parking and beautifully landscaped!

Located on 88th and Milwaukee just before The Boulevard Entrance to "The Trails" neighborhood. Property lies near dense Milwaukee retail area in Southwest Lubbock.

### PROPERTY WILL FEATURE:

- Stairs to 400 Sf attic bonus space on truss system
- Open lobby & reception area
- IT/file room, storage room & break room
- SEE MORE FEATURES ON PAGE 2

**THE POWELL GROUP**  
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*The Experts in Real Estate & Business Brokerage*

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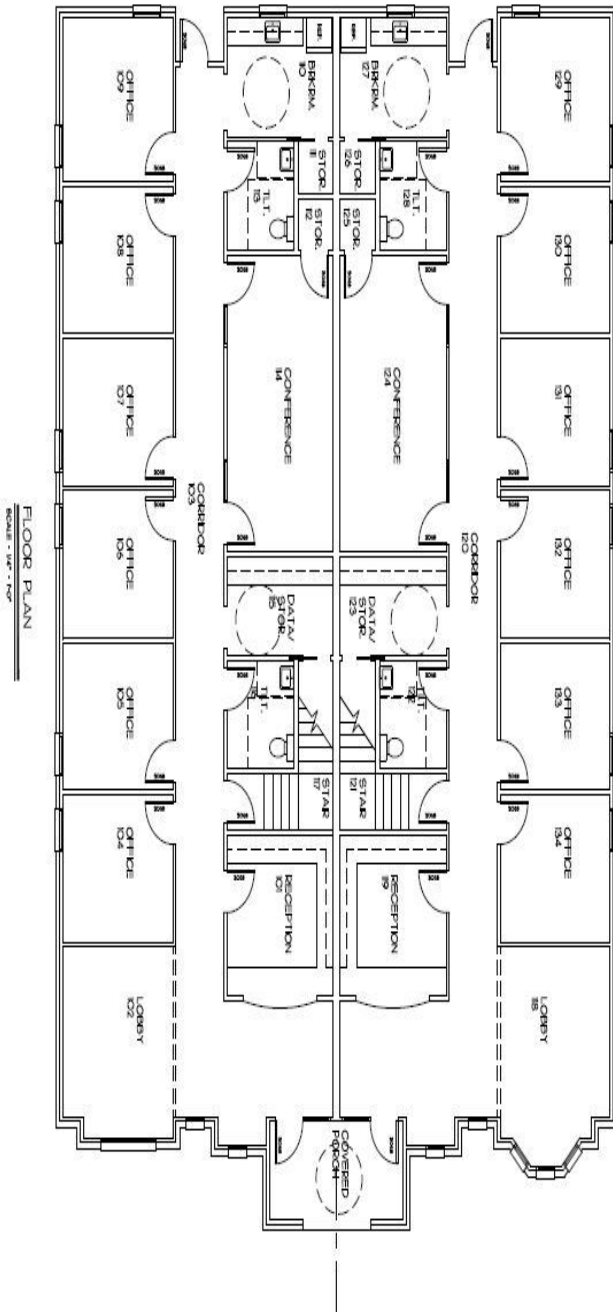
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## PROPERTY FEATURES CONTINUED

- Premium brick & stone on exterior
- Elegant tile with glass tile inserts
- Wood trim around reception desk
- Granite counter tops
- Stain grade cabinets
- Plantation shutters in reception
- LED can lights throughout (low energy consumption)
- Stairs to 400' attic bonus space on truss system
- 50 year hail stone resistant Malarkey architectural roof
- Store front metal windows throughout
- Low maintenance landscaping
- Lot A & C are available 2017



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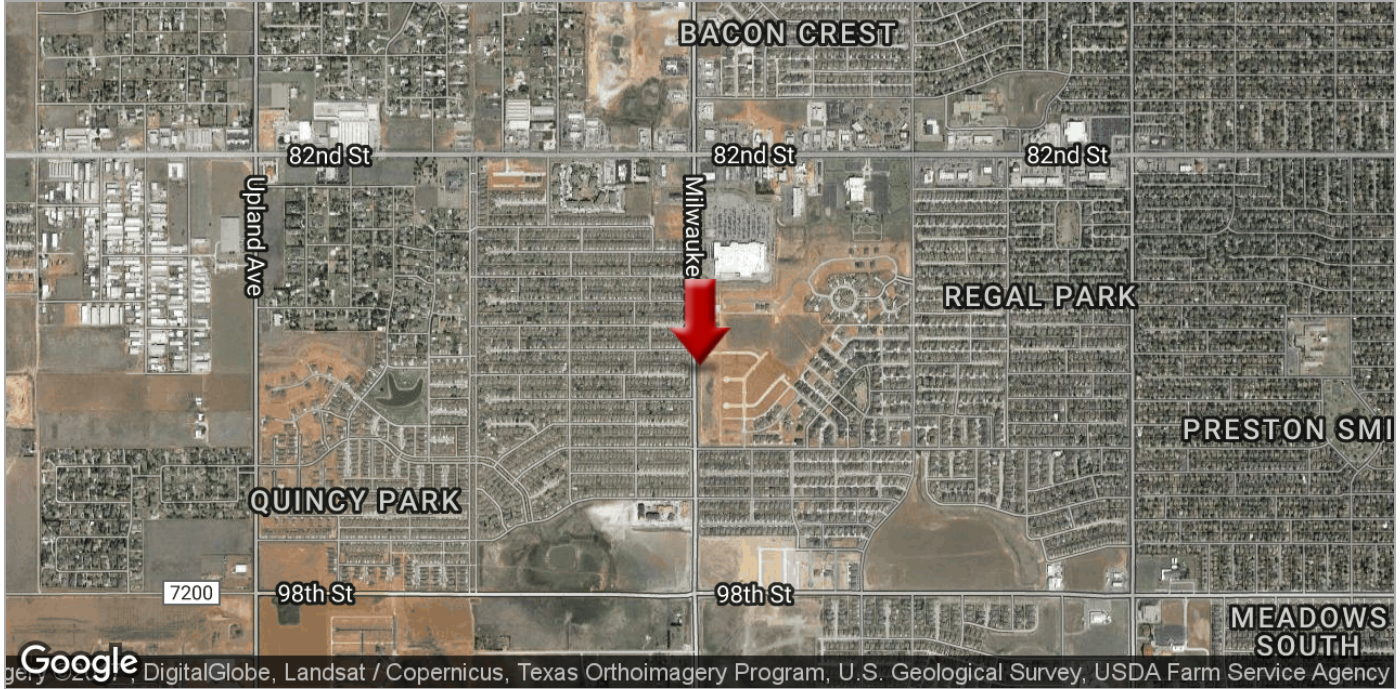
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# LOCATION MAPS

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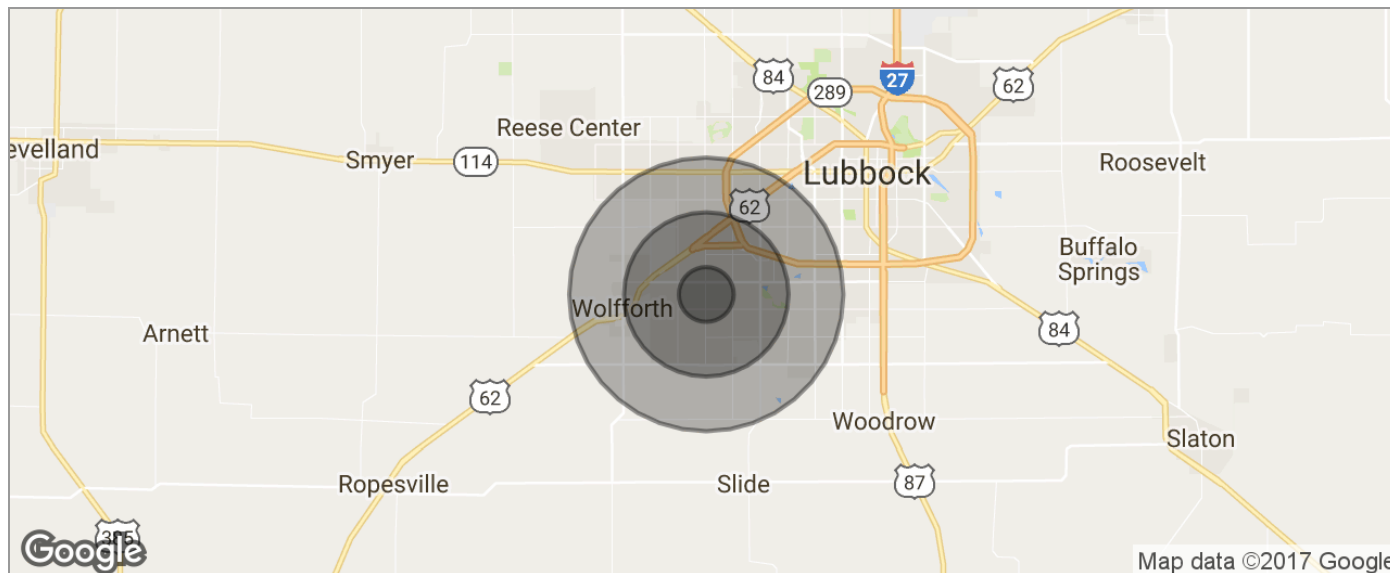
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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,873	39,188	104,357
MEDIAN AGE	32.6	37.0	35.5
MEDIAN AGE (MALE)	33.0	36.1	34.4
MEDIAN AGE (FEMALE)	32.0	37.5	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,747	16,328	43,319
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$96,293	\$80,751	\$71,819
AVERAGE HOUSE VALUE	\$197,772	\$167,653	\$154,921
RACE	1 MILE	3 MILES	5 MILES
% WHITE	85.7%	87.9%	86.0%
% BLACK	2.7%	2.3%	3.8%
% ASIAN	5.4%	3.6%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.8%	0.5%
% OTHER	3.6%	3.4%	5.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	14.7%	14.9%	19.2%

\* Demographic data derived from 2010 US Census

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