

RETAIL/OFFICE/MEDICAL FOR LEASE

MULTI-USE 3,016 SF ON 50TH STREET

3626 50th Street , Lubbock, TX 79413



OFFERING SUMMARY

AVAILABLE SF:	3,016 SF
LEASE RATE:	\$12.00 SF/yr (MG) Monthly Rate: \$3,016
LOT SIZE:	12,320 SF
ZONING:	C-3

PROPERTY OVERVIEW

Retail/Office/Medical building with high visibility, lots of space, and an affordable price. 3,016 SF located in the heart of Central Lubbock, West of Monterey High School, United Market Street, CVS, and dense residential housing.

Features include; large administrative area with built in desk, a service window into the main reception area, 2 offices one with sink and counter top, break room with private restroom and shower, 5 private office/exam areas (2) with sink/cabinet space, large storage closets, Men and Women's ADA restrooms (multi-stall), and ample parking. Building was last used as a doctor's office.

Building has 2 separate entrance/exits, and is zoned C-3. Space was recently painted, and has updated flooring. Possible use for retail shop, doctors office, professional office, and much more. Property can be leased.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Ample Parking
- C-3 Zoning
- Multi-Use

THE POWELL GROUP
806.239.0804
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com



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PHOTOS

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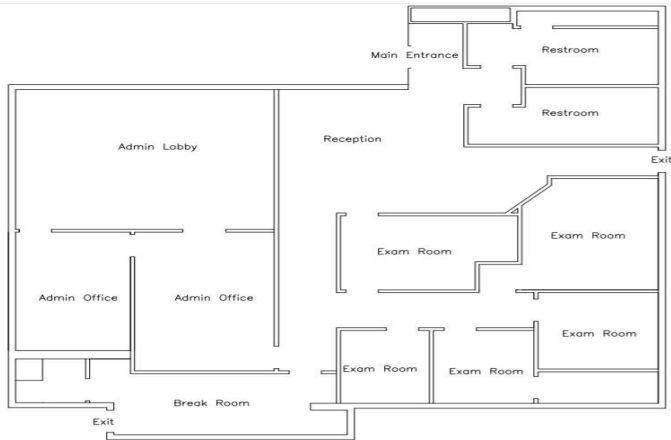
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ADDITIONAL PHOTOS

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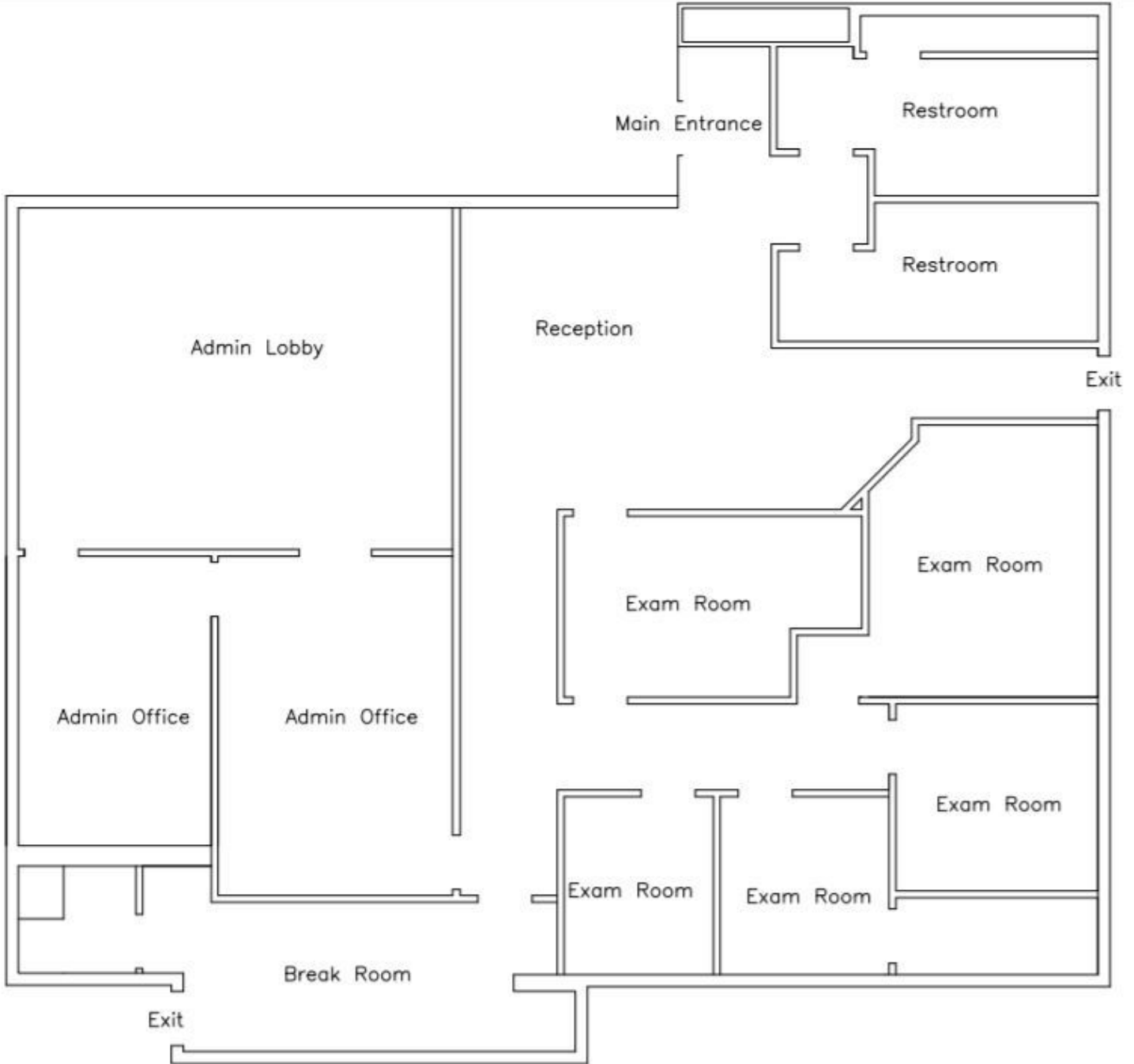
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PROPERTY FLOOR PLAN

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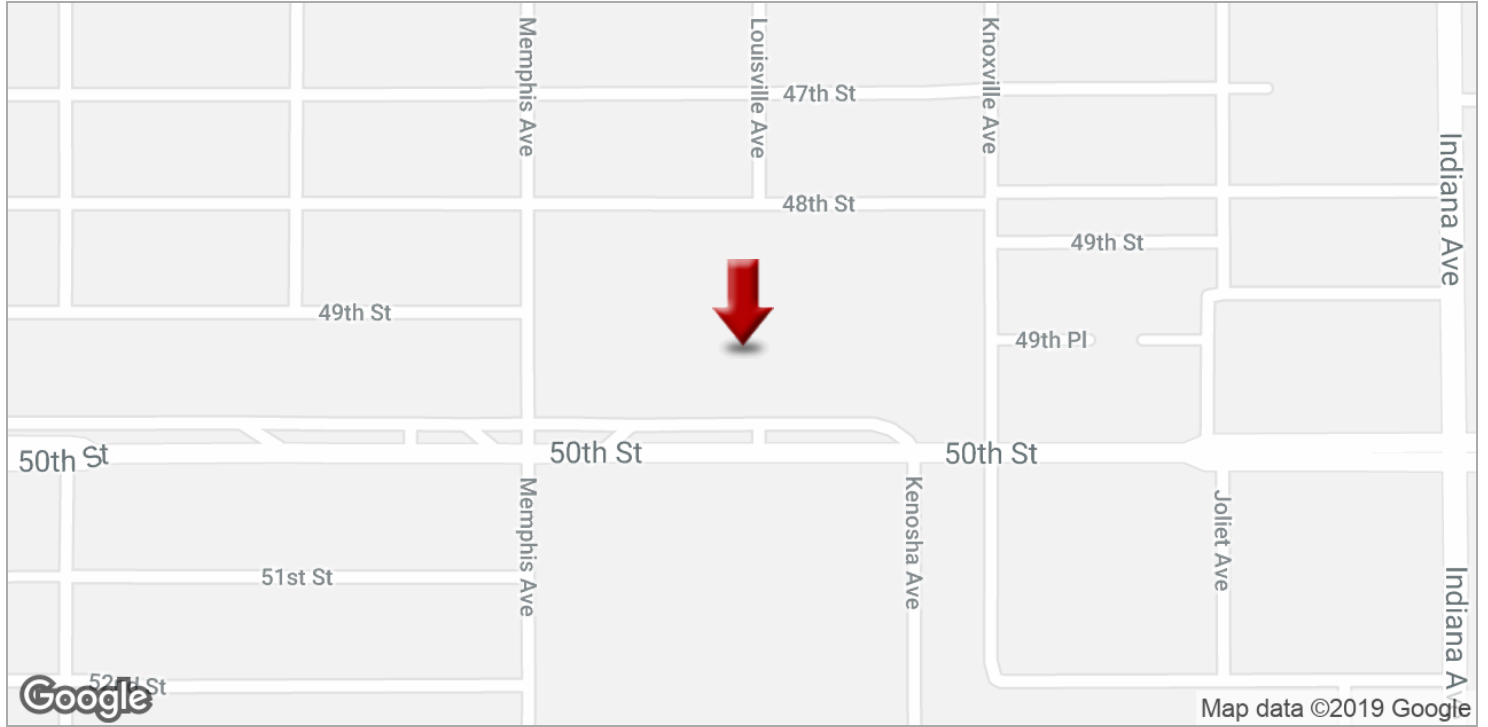


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Demographic Snapshot 2018

3626 50th St, Lubbock, Texas, 79413

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.54899

Longitude: -101.89440

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	481	5,133	8,971
Total Employees:	4,443	72,846	125,785
Total Residential Population:	15,122	127,488	241,526
Employee/Residential Population Ratio (per 100)	29	57	52

Population

	1 mile	3 miles	5 miles
2000 Population	14,144	115,139	184,895
2010 Population	14,251	118,892	213,524
2018 Population	15,122	127,488	241,526
2023 Population	15,807	133,635	258,941
2000-2010 Annual Rate	0.08%	0.32%	1.45%
2010-2017 Annual Rate	0.72%	0.85%	1.50%
2017-2022 Annual Rate	0.89%	0.95%	1.40%
2018 Male Population	48.0%	49.0%	49.3%
2018 Female Population	52.0%	51.0%	50.7%
2018 Median Age	36.7	31.8	30.7

In the identified area, the current year population is 15,122. In 2010, the Census count in the area was 14,251. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 15,807 representing a change of 0.89% annually from 2017 to 2022. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.2.

Race and Ethnicity

	1 mile	3 miles	5 miles
2018 White Alone	80.9%	77.4%	75.8%
2018 Black Alone	5.6%	6.6%	6.7%
2018 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2018 Asian Alone	1.2%	1.8%	2.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	9.0%	10.4%	11.0%
2018 Two or More Races	2.4%	2.9%	2.9%
2018 Hispanic Origin (Any Race)	29.8%	34.6%	35.6%

Persons of Hispanic origin represent 29.8% of the population in the identified area compared to 18.1% 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 61.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	5,882	46,734	72,955
2010 Households	5,759	47,008	83,103
2018 Total Households	6,046	49,915	92,826
2023 Total Households	6,303	52,399	99,426
2000-2010 Annual Rate	-0.21%	0.06%	1.31%
2010-2017 Annual Rate	0.59%	0.73%	1.35%
2017-2022 Annual Rate	0.84%	0.98%	1.38%
2018 Average Household Size	2.50	2.38	2.49

The household count in this area has changed from 5,759 in 2010 to 6,046 in the current year, a change of 0.59% annually. The five-year projection of households is 6,303, a change of 0.84% annually from the current year total. Average household size is currently 2.50, compared to 2.47 in the year 2010. The number of families in the current year is 3,718 in the specified area.



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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$52,023	\$45,979	\$48,046
2023 Median Household Income	\$55,728	\$50,662	\$52,617
2017-2022 Annual Rate	1.39%	1.96%	1.83%
Average Household Income			
2018 Average Household Income	\$69,365	\$67,503	\$69,105
2023 Average Household Income	\$78,175	\$74,997	\$77,527
2017-2022 Annual Rate	2.42%	2.13%	2.33%
Per Capita Income			
2018 Per Capita Income	\$28,307	\$27,098	\$27,052
2023 Per Capita Income	\$31,809	\$30,028	\$30,209
2017-2022 Annual Rate	2.36%	2.07%	2.23%

Households by Income

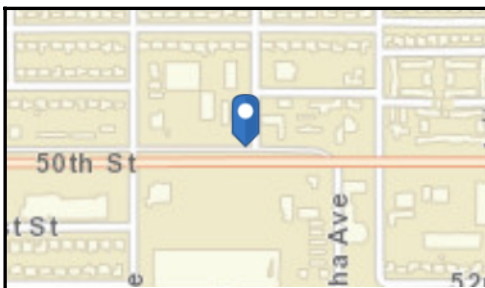
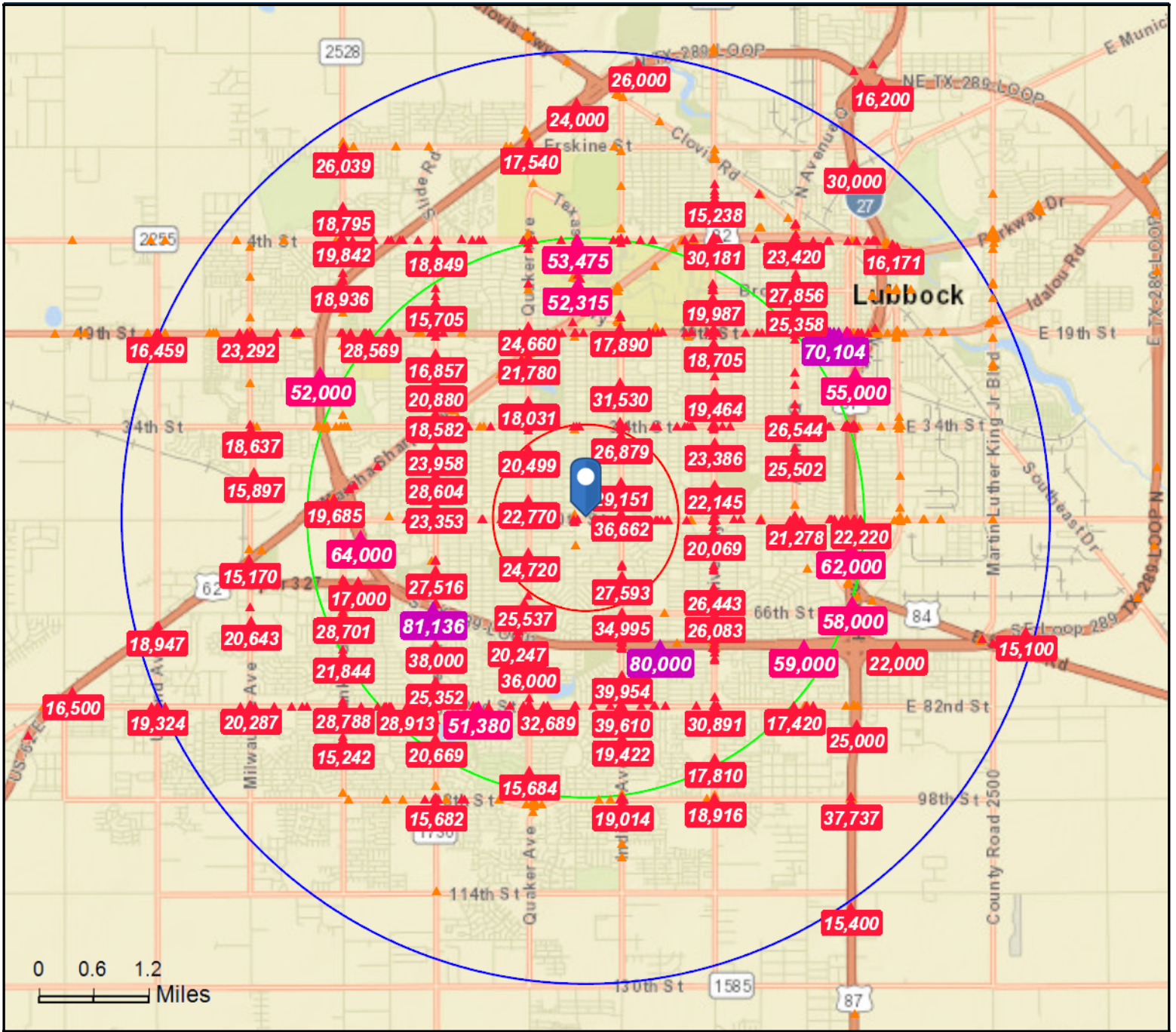
Current median household income is \$52,023 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$55,728 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$69,365 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$78,175 in five years, compared to \$91,585 for all U.S. households

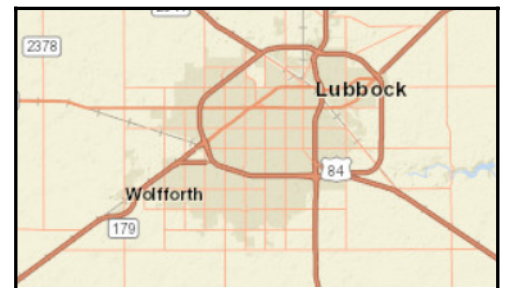
Current per capita income is \$28,307 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,809 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,084	50,038	79,063
2000 Owner Occupied Housing Units	3,932	25,910	40,268
2000 Renter Occupied Housing Units	1,950	20,824	32,687
2000 Vacant Housing Units	202	3,304	6,108
2010 Total Housing Units	6,126	50,812	89,895
2010 Owner Occupied Housing Units	3,692	24,828	44,894
2010 Renter Occupied Housing Units	2,067	22,180	38,209
2010 Vacant Housing Units	367	3,804	6,792
2018 Total Housing Units	6,387	53,583	99,097
2018 Owner Occupied Housing Units	3,665	24,490	47,152
2018 Renter Occupied Housing Units	2,381	25,425	45,674
2018 Vacant Housing Units	341	3,668	6,271
2023 Total Housing Units	6,656	56,122	105,603
2023 Owner Occupied Housing Units	3,961	26,495	52,108
2023 Renter Occupied Housing Units	2,342	25,904	47,318
2023 Vacant Housing Units	353	3,723	6,177

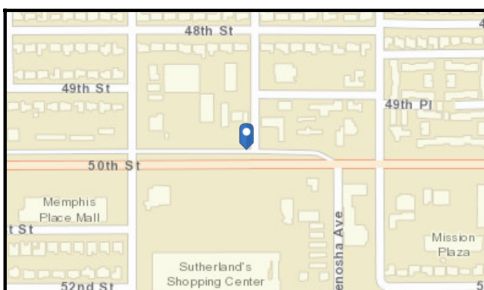
Currently, 57.4% of the 6,387 housing units in the area are owner occupied; 37.3%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 6,126 housing units in the area - 60.3% owner occupied, 33.7% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 1.87%. Median home value in the area is \$139,497, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.38% annually to \$164,691.



- 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

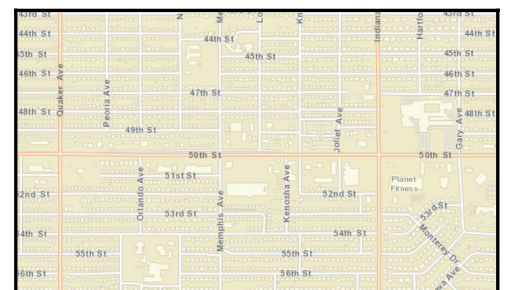


Source: ©2018 Kalibrate Technologies (Q2 2018).



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