

LEASING



Commercial & Residential Real Estate

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806-438-9116



Mitley, LLC presents **12011 Indiana**
a 6,400 square foot shopping
center on Indiana Avenue

**Shopping Center in South
Lubbock for Lease**



BRAND NEW 2024 Shopping Center for lease in South Lubbock

Available: 1,600 SF – 3,200 SF (3,200 SF contiguous SF available; 4,800 SF total available)

This first-gen shopping center is located halfway between 114th Street and 130th Street (Future Loop 88). On one of Lubbock's fastest growing commercial thoroughfares with large amounts of commercial, single-family, and multi-family development, this shopping center is located right in the middle of the action! Nearby businesses include United Supermarkets (part of Albertsons Group), McDonald's, Harrigan's Steakhouse, Sonic Drive-in, Rosa's Café, Pizza Hut, Domino's, and Happy's.

Designed to maximize tenant's exposure, we built this thinking about you. Nothing will cover the front of this shopping center – so the passerby will always see your sign. Space delivered with storefront, concrete slab in place (leave out in rear for plumbing), and generous tenant improvement allowance.

EV chargers will be installed soon as an extra amenity for your customers!

Vehicles-per-day: 13,798 (TXDOT 2020) (increasing everyday); Divisible SF: 1,600 SF – 3,200 SF

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UNIT INFORMATION

Unit 100

\$20/SF + NNN
End-cap unit
1,600 SF
Drive-thru lane
1,000-gallon grease trap

Unit 200



Unit 300

\$22/SF + NNN
In-line unit
1,600 SF
Contiguous with Unit
400: Rent Unit 300 + 400
for an even larger space

Unit 400

\$24/SF + NNN
End-cap unit
1,600 SF
Exclusive drive-thru lane
1,500-gallon grease trap
Contiguous with Unit
300: Rent Unit 300 + 400
for an even larger space

ADDITIONAL DETAILS

- (1) Leases are either Base Rent + NNN or Gross Modified Leases. Please let us know which you prefer and we can accommodate your needs.
- (2) Tenant improvement:
 - Hire us as the contractor: Up to \$50,000 (\$31.25/foot) and you cover the rest, or
 - Do it with your own team: Up to \$25/SF upon finish out
 - Tenant improvement depends on the unit selected, term, tenant credit, build-out plan, and other terms.

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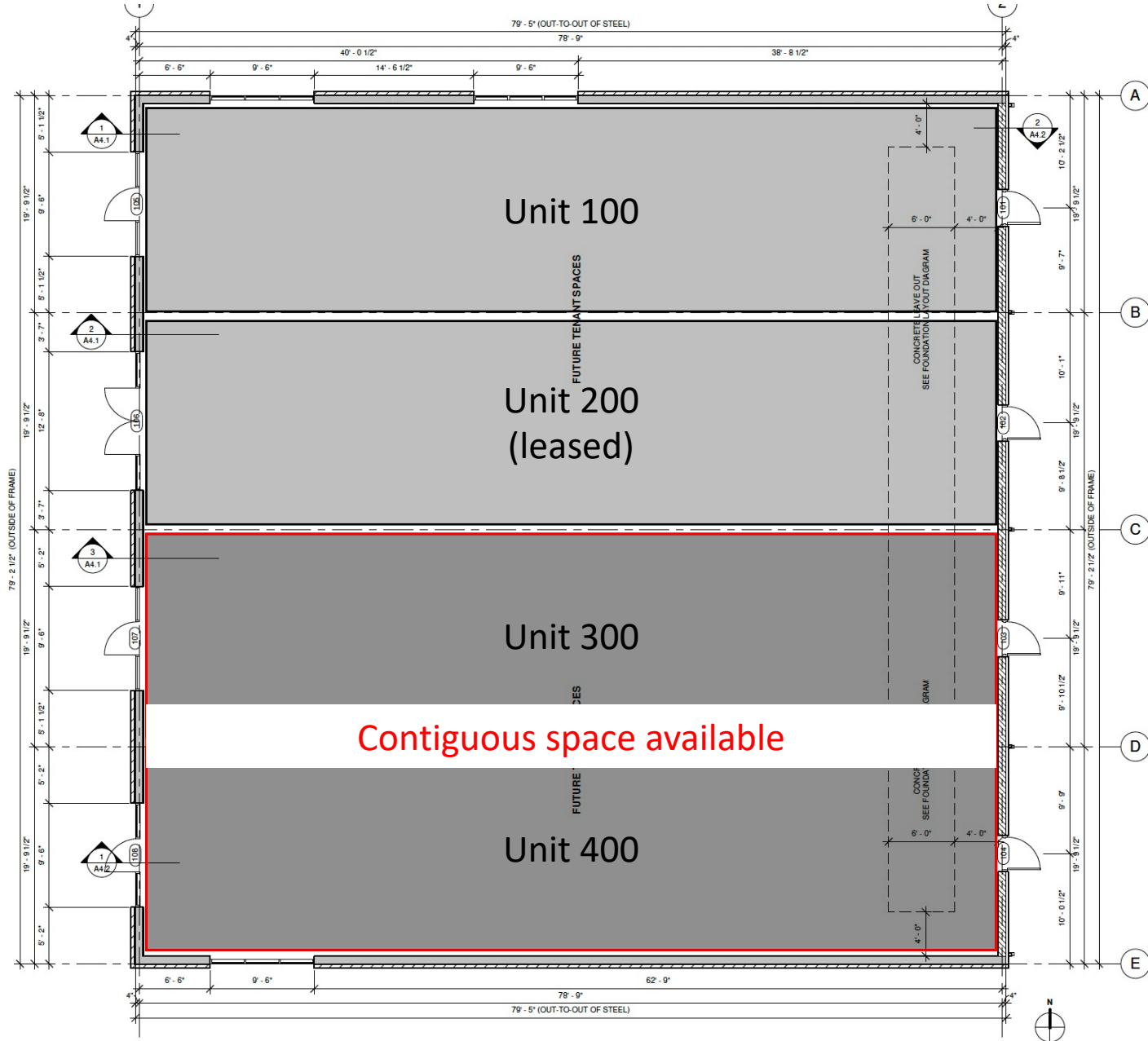
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Contiguous space available

1 First Floor
3/16" = 1'-0"

Future winery / vineyard



200 Apartment units & 28 duplexes under construction

114th Street

Recently built subdivision



Business / industrial park



118th Street

Kenosha Avenue

Laura Bush Elementary School (Lubbock Cooper Independent School District)

Apartments



122nd Street

Indiana Avenue

Brooke Heights Part II (102 Homes, 50 Lots)

Recently built subdivision



Bella Mia 66 Homes 12 Lots



130th Street (FM 1585) Future Loop 88



Includes current and future businesses

Please note that this brochure and all information provided is for marketing purposes only. All buyers are encouraged to consult an attorney and verify all the information provided. Mitley, LLC and all associated entities, affiliates, and parties are not responsible for inaccuracies or misrepresentations.