



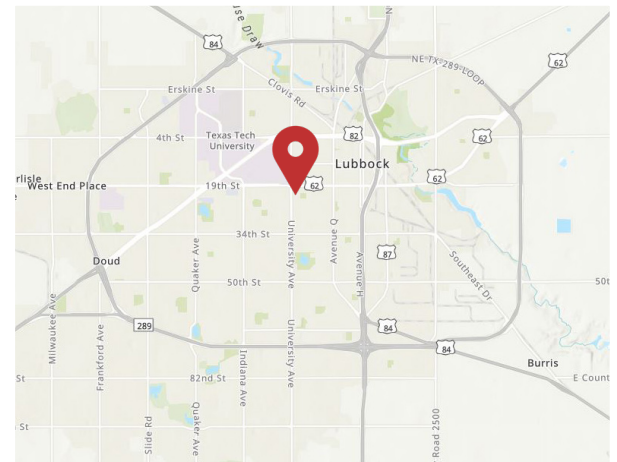
University Avenue Retail Space

2213 University Avenue, Lubbock, TX 79410

Property Features

- This retail space is located directly on University Avenue and offers excellent visibility and access to over 21,000 vehicles passing the center daily.
- The spaces feature 2 ADA restrooms, new electrical, and new HVAC. The landlord is willing to negotiate on improvements to the space.
- The space offers excellent proximity to Texas Tech University, serving over 40,000 students annually, and the Lubbock Medical District.

Area Retailers:



SIZE - SUITE A	2,750 SF
PRICE - SUITE A (MG)	\$15/SF
AVAILABLE	Now

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Shannon Powell
 shannon@naiwheelhouse.com
 +1 281 788 1758
 naiwheelhouse.com

Jax Collier
 jax@naiwheelhouse.com
 +1 325 207 6118
 naiwheelhouse.com

AVAILABLE

SUITE A



NAIWheelhouse

Shannon Powell
shannon@naiwheelhouse.com
+1 281 788 1758
naiwheelhouse.com

Jax Collier
jax@naiwheelhouse.com
+1 325 207 6118
naiwheelhouse.com

AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	21,136	95,284	195,852
AVG HH INCOME	\$57,627	\$66,639	\$76,151
HOUSEHOLDS	7,817	40,659	87,189
MEDIAN AGE	22.1	28.9	31.2

Location Advantages

- Located between 19th Street & 34th street directly on University Avenue, a major arterial road in Lubbock
- In close proximity to Texas Tech University, serving over 40,000 students every year
- Quick access to I-27 & Marsha Sharp Freeway make this location easy to get to from anywhere in Lubbock
- In an extremely dense residential area with over 20,000 people in a one mile radius