

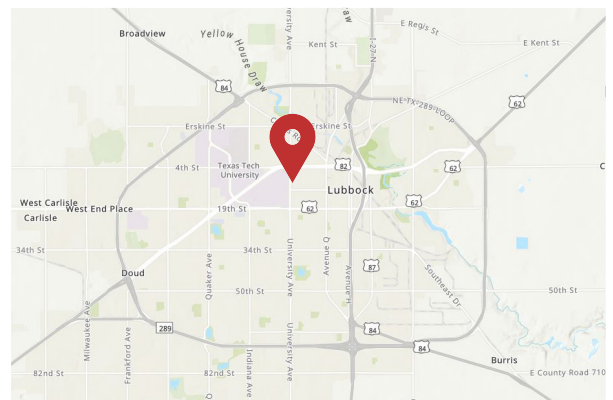


## 801 University Ave - Retail Center

801 University Avenue, Lubbock, TX | Across from Texas Tech University

### Property Features

- Beautiful office or retail space between FedEx and Chase Bank, perfect for a variety of uses. The space has two dedicated parking spaces and easy access from University, Glenna Goodacre and the surrounding neighborhood.
- The property is surrounded by multiple student housing communities and popular retail and restaurants
- The property is located across University Avenue from Texas Tech University that serves over 40,000 students



### Area Retailers:



AVAILABLE SPACE **2,000 SF**

LEASE RATE **\$33 PSF**

DATE AVAILABLE **Now**

BUILDING SIZE **5,000 SF**

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# THE AREA

# FOR LEASE

Marsha Sharp FWY  
56,940 VPD



Texas Tech University  
40,000+ Students

-  = Off-Campus Student Housing
-  = Texas Tech Campus

**SITE**



**SITE**

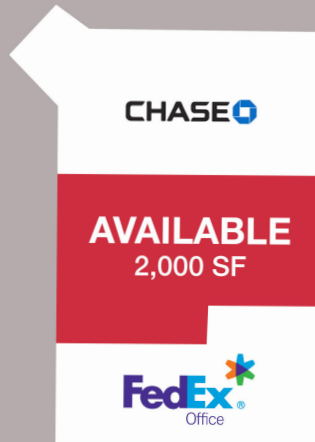
# FOR LEASE

## THE CENTER



GLENNA GOODACRE BLVD

UNIVERSITY AVE



**NAI**Wheelhouse

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# FOR LEASE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	19,095	80,541	181,805
AVG HH INCOME	\$35,769	\$55,646	\$60,430
HOUSEHOLDS	5,938	28,222	68,546
MEDIAN AGE	22.2	26.5	29.5

## Location Advantages

- This center has excellent visibility to one of Lubbock's main arterial roads, University Avenue
- This property is surrounded by multiple student housing apartment communities serving Texas Tech University
- This property is located directly across University Avenue from Texas Tech University, which is home to over 40,000 students