

RETAIL PROPERTY

FOR LEASE



4217 34th Street
Lubbock, TX 79410



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PROPERTY INFORMATION

DESCRIPTION:	The property is located on the Southeast corner at 34th & Quaker Avenue. Located on 34th Street about half a mile East of Coronado High School. Coronado High School is home to over 2,000 Students. The property provides excellent visibility and ingress/egress to the center and has an abundant amount of parking. The property sits just inside Marsha Sharp Freeway where traffic counts exceed 32,000 VPD at the Slide Intersection. Area retailers include O' Reilly Auto Parts, Family Dollar, Sonic, and Church's Chicken.
LOCATION:	The property is located on the Southeast corner at 34th & Quaker Avenue.
LEASE RATE:	\$5.33 SF/YR/NNN (\$1,200/month). NNN Charges - \$1.20/Sq Ft/Year
BUILDING SIZE:	2,700 SF

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PROPERTY DETAILS

Property Subtype:	Street Retail
Floodzone:	No
HVAC:	Central
Overhead Door:	Yes
Zoning:	C-2



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CAPITAL ADVISORS

**4217 34th Street
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