

LOCATION:

4424-4426 34th Street
Lubbock, Texas 79410

AVAILABLE:

- ±5,664 SF End Cap Available
- Pad Site Available for Ground Lease or BTS
- Fantastic Drive Thru Opportunity!!
- Perfect for QSR Users!!
- Call for Pricing

DESCRIPTION:

- 46,250 SF Neighborhood Shopping Center
- Strong Demographics
- Just 2.2 miles from Texas Tech University (42,000+ students)
- Near Coronado High School (Lubbock ISD's largest school)
- Near Covenant Medical Women and Children's Hospital and significant other medical facilities (10,000+ employees)
- Highly Visible, Brand New Pylon Signage!!
- Center has undergone significant remodel/upgrades!
- Great Visibility and Access off of 34th Street
- High Traffic Retail Corridor

TRAFFIC COUNTS:

- 20,680 VPD on Quaker Avenue
- 16,594 VPD on 34th Street

DEMOGRAPHICS:

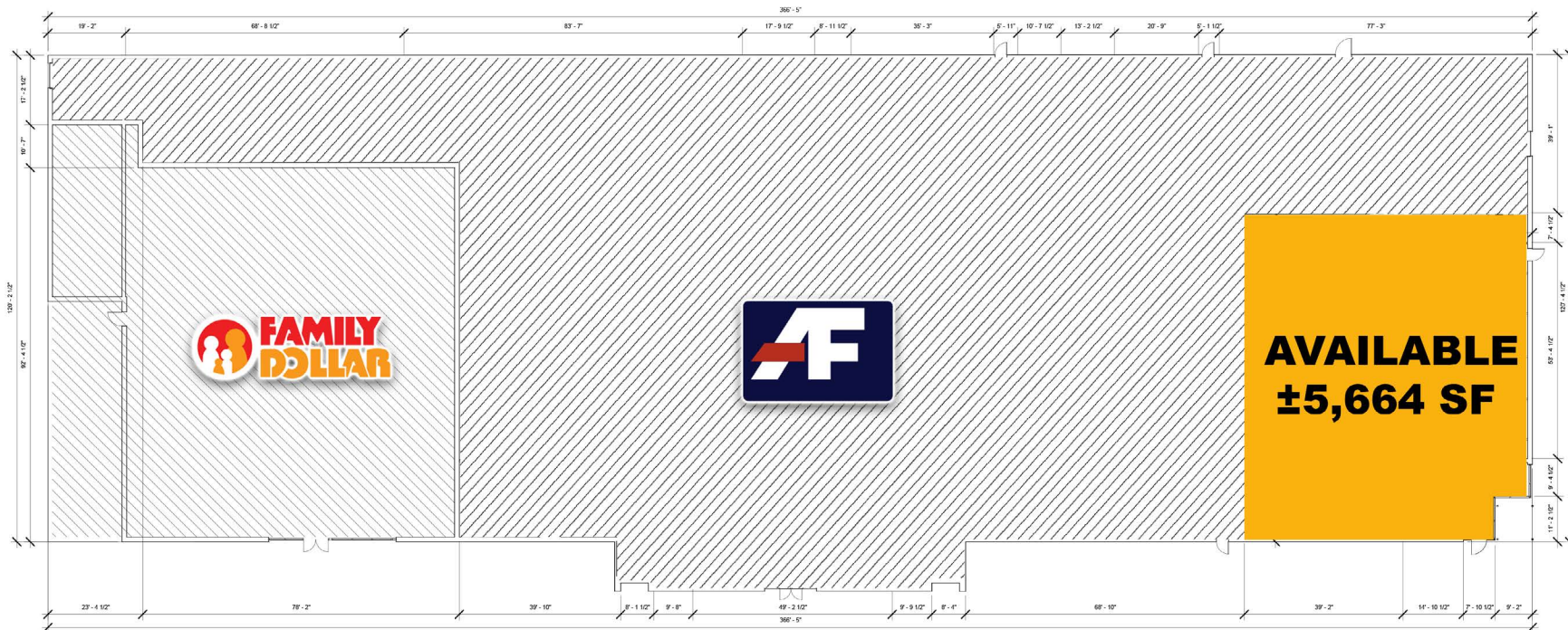
	2 mile	3 mile	5 mile	10 mile
2022 Population	50,761	114,817	228,267	295,527
Daytime Pop.	51,969	121,960	238,981	299,914
Avg. HH Income	\$75,143	\$71,670	\$80,109	\$84,457



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② FLOOR PLAN..
1/16" = 1'-0"



