

2112 Broadway Avenue, Lubbock, TX 79401



|                        |                              |
|------------------------|------------------------------|
| <b>AVAILABLE SF:</b>   | 3,414 SF                     |
| <b>LEASE RATE:</b>     | \$2,000 Per Month (MG)       |
| <b>LOT SIZE:</b>       | 0.14 Acres                   |
| <b>BUILDING SIZE:</b>  | 3,414 SF                     |
| <b>BUILDING CLASS:</b> | B                            |
| <b>YEAR BUILT:</b>     | 1971                         |
| <b>CROSS STREETS:</b>  | Avenue V And Broadway Avenue |

## PROPERTY OVERVIEW

Property is For Lease at \$2,000 per month Modified Gross. Tenant pays utilities and janitorial. Property is For Sale for \$295,000.

Located approx. 3 1/2 blocks from Texas Tech University, directly across the street from the First Baptist Church east parking lot. Behind the property is new student housing. Adjacent to the property are several garden offices; churches; law firms; The Women's Club; Fuzzy's Tacos; retail; TTU student housing and downtown related businesses. A two-story 3,414 SF property with 2,750 SF on the 1st floor consisting of a "great" room with stage, kitchen, two restrooms, three offices with sitting area and storage. The 2nd floor has approx. 664 SF with a large 32' x 18' room and large walk-in storage closet. Call Leigh Anne Wikle, CCIM for an appointment.

## PROPERTY FEATURES

- Located 3 1/2 block from the entrance of Texas Tech University
- Office or Special Use Facility

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

**LEIGH ANNE WIKLE, CCIM**  
Commercial Agent  
806.577.5986  
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## OFFICE FOR LEASE

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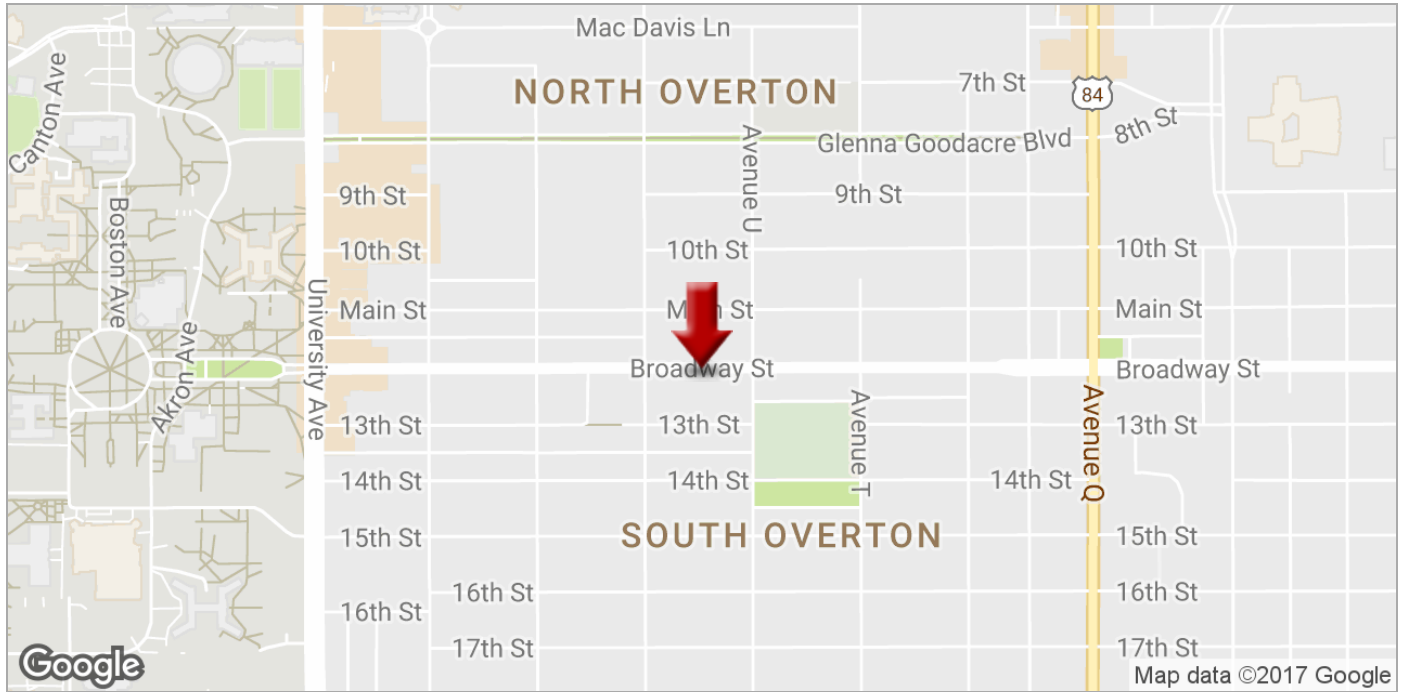
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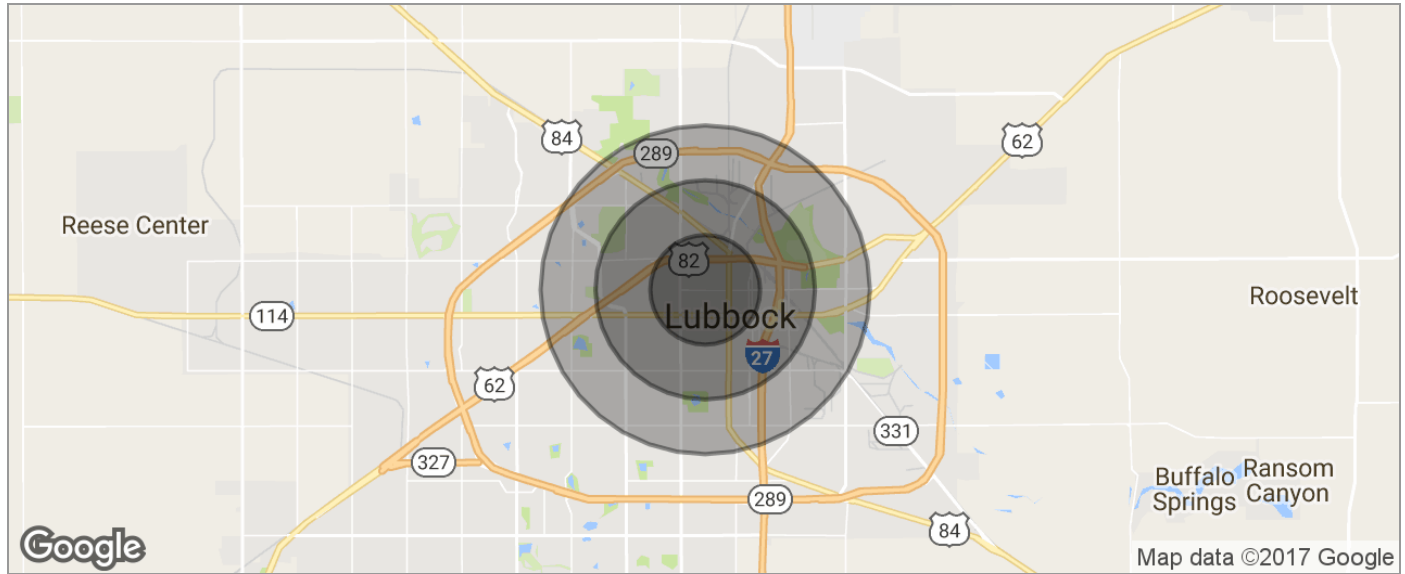


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| POPULATION          | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 12,387    | 39,842    | 74,140    |
| MEDIAN AGE          | 25.4      | 26.0      | 27.0      |
| MEDIAN AGE (MALE)   | 25.4      | 25.7      | 25.9      |
| MEDIAN AGE (FEMALE) | 26.1      | 26.4      | 28.2      |
| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
| TOTAL HOUSEHOLDS    | 4,989     | 14,694    | 26,101    |
| # OF PERSONS PER HH | 2.5       | 2.7       | 2.8       |
| AVERAGE HH INCOME   | \$29,783  | \$36,126  | \$38,759  |
| AVERAGE HOUSE VALUE | \$115,885 | \$129,094 | \$123,869 |
| RACE                | 1 MILE    | 2 MILES   | 3 MILES   |
| % WHITE             | 77.8%     | 73.3%     | 71.5%     |
| % BLACK             | 6.8%      | 6.9%      | 9.6%      |
| % ASIAN             | 2.6%      | 3.5%      | 2.3%      |
| % HAWAIIAN          | 0.1%      | 0.2%      | 0.2%      |
| % INDIAN            | 1.4%      | 1.2%      | 0.9%      |
| % OTHER             | 8.4%      | 12.0%     | 12.5%     |
| ETHNICITY           | 1 MILE    | 2 MILES   | 3 MILES   |
| % HISPANIC          | 36.2%     | 44.8%     | 43.8%     |

\* Demographic data derived from 2010 US Census

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# OFFICE FOR LEASE

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| SPACE              | SPACE USE       | LEASE RATE        | LEASE TYPE     | SIZE (SF) | AVAILABILITY |
|--------------------|-----------------|-------------------|----------------|-----------|--------------|
| 2112 Broadway Ave. | Office Building | \$2,750 PER MONTH | Modified Gross | 3,414 SF  | VACANT       |

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