

CLASS A - MULTI PRACTICE DENTAL OFFICE

4217 85th Street, Lubbock, TX 79423



OFFERING SUMMARY

AVAILABLE SF:	4,314 SF
LEASE RATE:	\$5,000 base rent + \$5.28/SF NNN
LOT SIZE:	17,134 SF
ZONING:	GO
YEAR BUILT:	1997

PROPERTY OVERVIEW

This beautiful class A dental office building with cast stone accents located near 82nd Street and Quaker Avenue. This property offers over 4,300 square feet of office space. The inside features nine operatories, dental plumbing including nitrous oxide, as well as custom built-in cabinetry and shelving throughout the office. The property is well suited to host two medical practices. An 800 square foot basement with a large fully equipped kitchen, built-in file cabinets, under stair storage, and workstation is included. The property comes with (30) parking spaces, (3) of which are covered. This upscale office space is located in the wonderful southwest portion of Lubbock near other professional offices.

The building is also for sale. Ask agent for more details about available equipment and furnishings.

PROPERTY HIGHLIGHTS

- Class A Office
- Private offices
- ADA compliant

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

MARK VIGIL
Commercial Agent
O: 806.500.6202
C: 806.500.6202
markvigil@kw.com
TX #737461

DAVID POWELL, CCIM
Commercial Real Estate/Business Broker
O: 806.239.0804
C: 806.239.0804
d.powell@murphybusiness.com
TX #0257988



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PHOTOS

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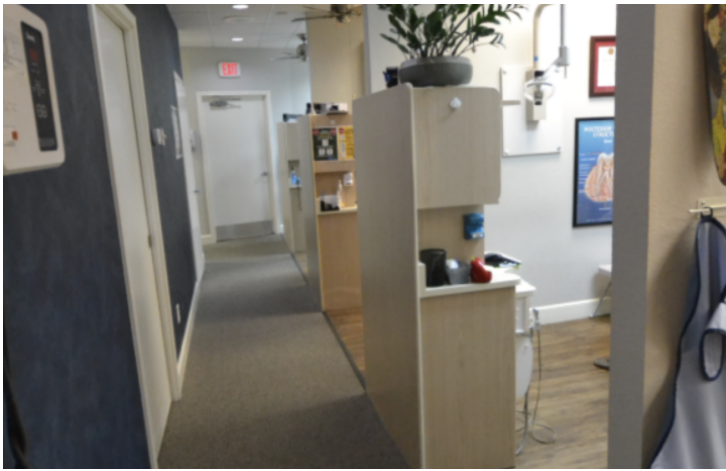
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ADDITIONAL PHOTOS

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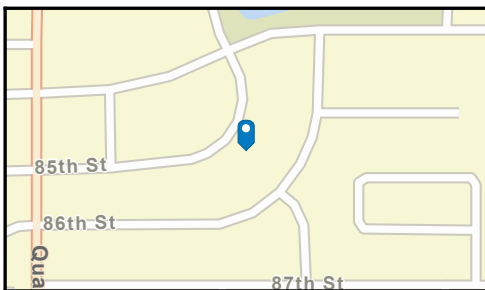
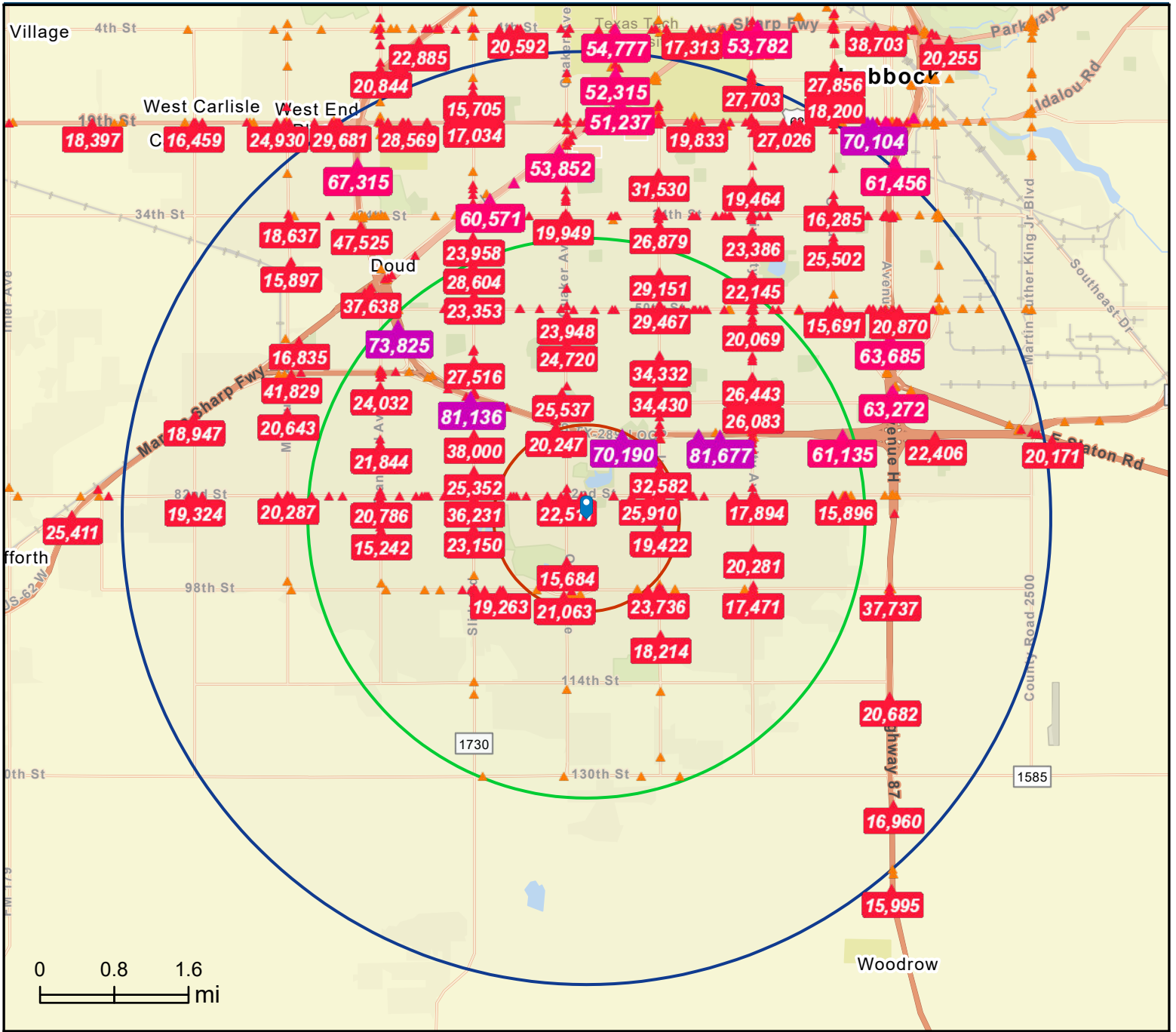


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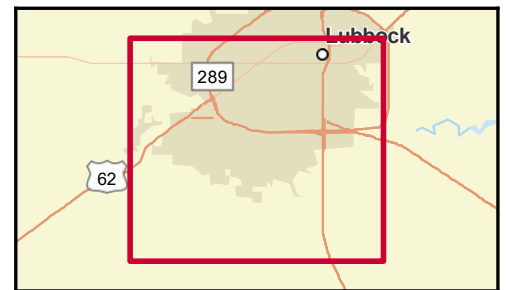
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4217 85th St, Lubbock, Texas, 79423 3
 4217 85th St, Lubbock, Texas, 79423
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.51630
 Longitude: -101.90135



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).

November 17, 2020



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	11,387	78,435	146,391
2010 Population	11,122	91,220	168,333
2017 Population	11,521	103,816	194,462
2022 Population	11,886	110,333	207,062
2000-2010 Annual Rate	-0.24%	1.52%	1.41%
2010-2017 Annual Rate	0.34%	1.27%	1.42%
2017-2022 Annual Rate	0.63%	1.23%	1.26%
2017 Male Population	48.5%	48.0%	48.8%
2017 Female Population	51.5%	52.0%	51.2%
2017 Median Age	47.4	37.0	33.5

In the identified area, the current year population is 11,521. In 2010, the Census count in the area was 11,122. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 11,886 representing a change of 0.63% annually from 2017 to 2022. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 47.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	88.8%	80.9%	77.7%
2017 Black Alone	2.1%	4.7%	5.7%
2017 American Indian/Alaska Native Alone	0.3%	0.7%	0.8%
2017 Asian Alone	2.7%	2.5%	2.3%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	3.9%	8.5%	10.4%
2017 Two or More Races	2.2%	2.7%	3.0%
2017 Hispanic Origin (Any Race)	16.6%	28.3%	33.7%

Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,662	32,413	57,984
2010 Households	4,875	37,747	65,673
2017 Total Households	5,026	42,311	74,921
2022 Total Households	5,176	44,784	79,616
2000-2010 Annual Rate	0.45%	1.54%	1.25%
2010-2017 Annual Rate	0.30%	1.12%	1.29%
2017-2022 Annual Rate	0.59%	1.14%	1.22%
2017 Average Household Size	2.27	2.44	2.49

The household count in this area has changed from 4,875 in 2010 to 5,026 in the current year, a change of 0.30% annually. The five-year projection of households is 5,176, a change of 0.59% annually from the current year total. Average household size is currently 2.27, compared to 2.26 in the year 2010. The number of families in the current year is 3,300 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$80,147	\$62,903	\$54,908
2022 Median Household Income	\$84,314	\$67,248	\$58,476
2017-2022 Annual Rate	1.02%	1.34%	1.27%
Average Household Income			
2017 Average Household Income	\$101,551	\$80,350	\$74,585
2022 Average Household Income	\$111,261	\$87,641	\$81,687
2017-2022 Annual Rate	1.84%	1.75%	1.84%
Per Capita Income			
2017 Per Capita Income	\$44,376	\$32,812	\$28,780
2022 Per Capita Income	\$48,530	\$35,648	\$31,436
2017-2022 Annual Rate	1.81%	1.67%	1.78%

Households by Income

Current median household income is \$80,147 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$84,314 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$101,551 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$111,261 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$44,376 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$48,530 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,883	34,084	61,646
2000 Owner Occupied Housing Units	3,374	21,050	34,103
2000 Renter Occupied Housing Units	1,288	11,363	23,882
2000 Vacant Housing Units	221	1,671	3,661
2010 Total Housing Units	5,104	39,924	70,632
2010 Owner Occupied Housing Units	3,465	24,528	38,842
2010 Renter Occupied Housing Units	1,410	13,219	26,831
2010 Vacant Housing Units	229	2,177	4,959
2017 Total Housing Units	5,299	44,681	80,541
2017 Owner Occupied Housing Units	3,359	25,869	41,610
2017 Renter Occupied Housing Units	1,667	16,442	33,311
2017 Vacant Housing Units	273	2,370	5,620
2022 Total Housing Units	5,458	47,230	85,452
2022 Owner Occupied Housing Units	3,466	27,502	44,511
2022 Renter Occupied Housing Units	1,711	17,282	35,105
2022 Vacant Housing Units	282	2,446	5,836

Currently, 63.4% of the 5,299 housing units in the area are owner occupied; 31.5%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 5,104 housing units in the area - 67.9% owner occupied, 27.6% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 1.68%. Median home value in the area is \$240,311, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.80% annually to \$262,674.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

CLASS A - MULTI PRACTICE MEDICAL OFFICE

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