



# 2504 50th St Lubbock, TX 79413

LUBBOCK, TX | RETAIL PROPERTY

**FOR SALE | 33,824 SF**

**\$2,395,000**



### PROPERTY DESCRIPTION

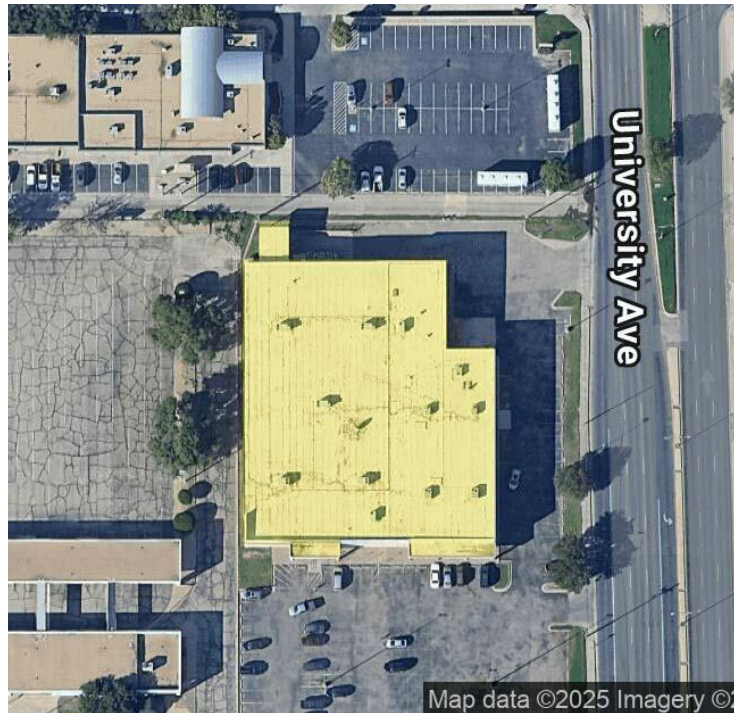
A 2-tenant free-standing retail building occupied by Office Depot, and located at the hard corner of 50th street and University Avenue. Located opposite the Grace Medical Center. Property is demised with an 8,855 SF former Family Dollar space available to lease. Roof warranty to 2042.

### PROPERTY HIGHLIGHTS

- Prominent pylon sign and signalized intersection.
- 50,000 combined traffic counts at this intersection
- 2 miles north/west of the I-27/I-289 intersection

### OFFERING SUMMARY

Building Size:	33,824 SF
Lot Size:	2.45 Acres
Tax Rate:	\$1.60 PSF
Terms:	Call for Details



**JEFF ROSS**

561.620.9200 x123  
jross@kinproperties.com

**DAVID ROTH**

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droth@kinproperties.com

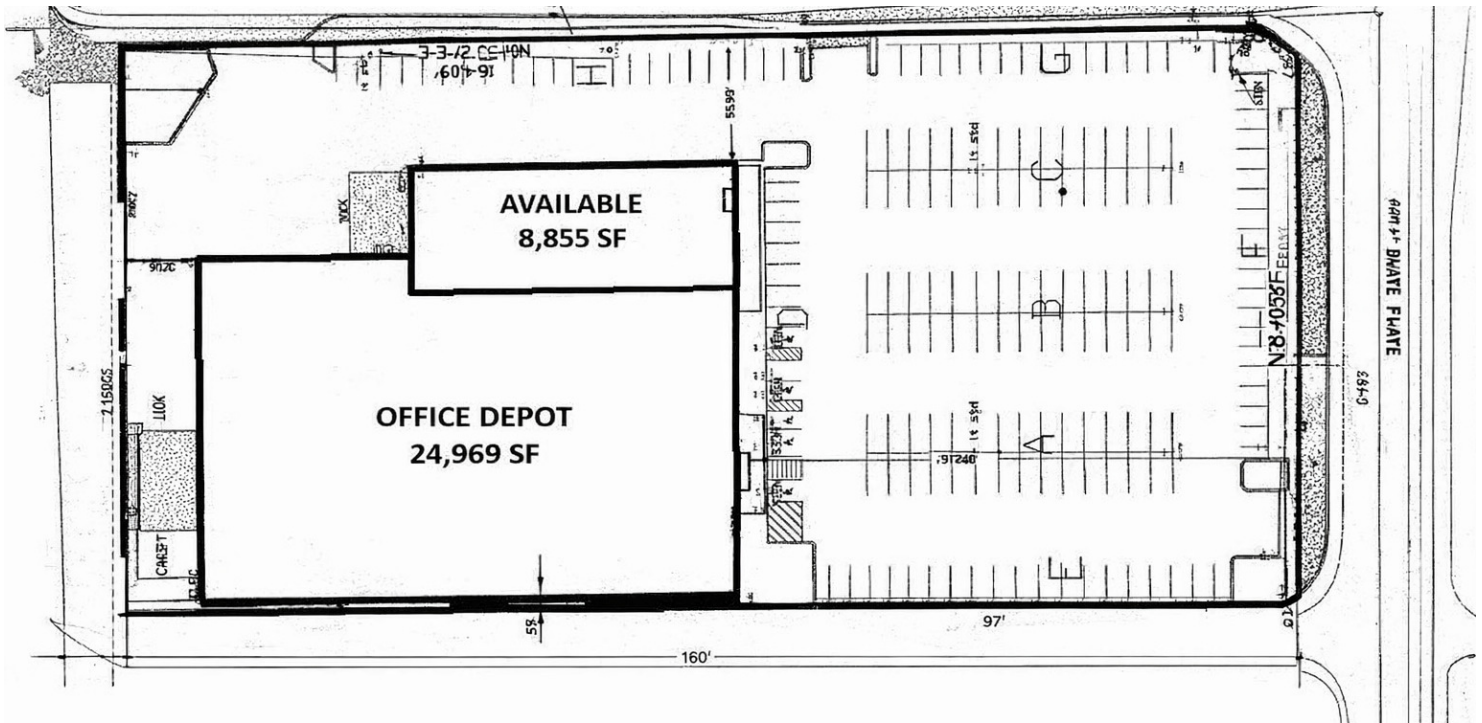
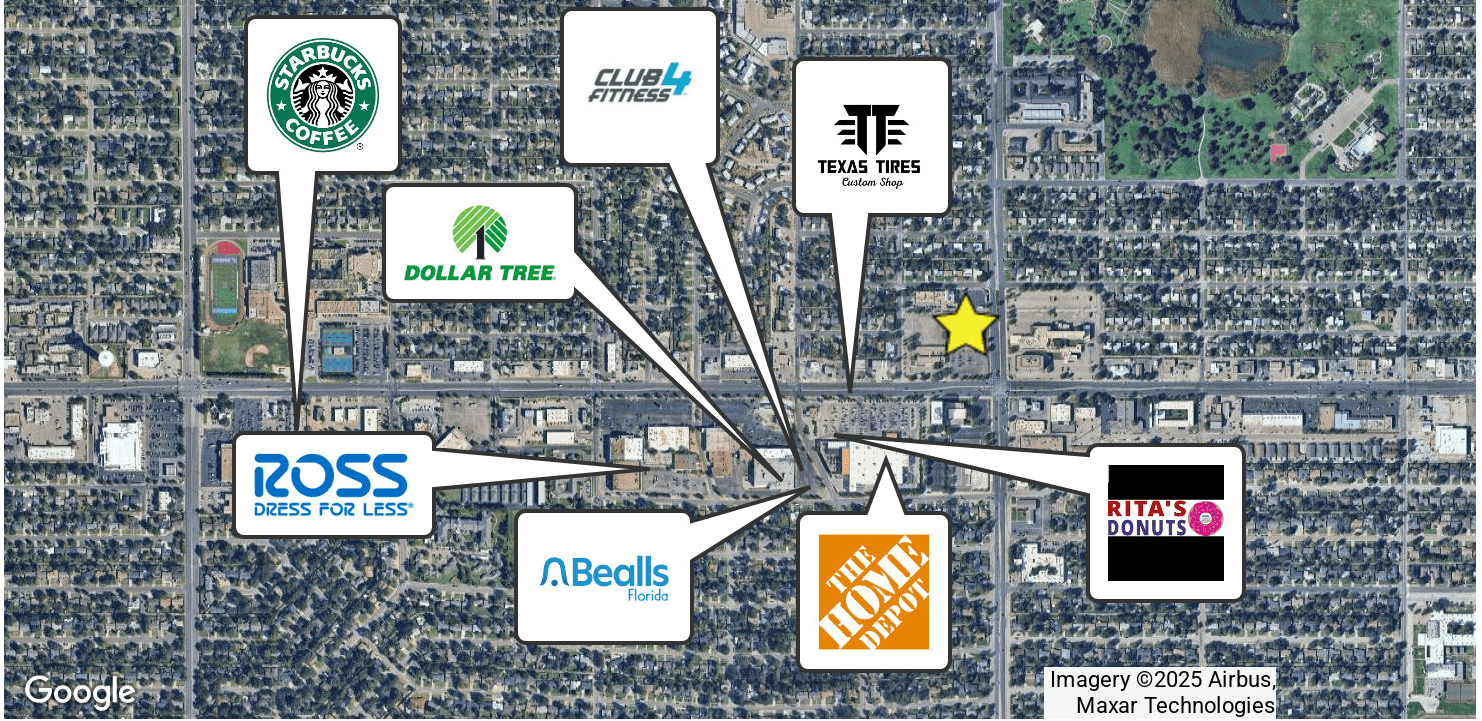
Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



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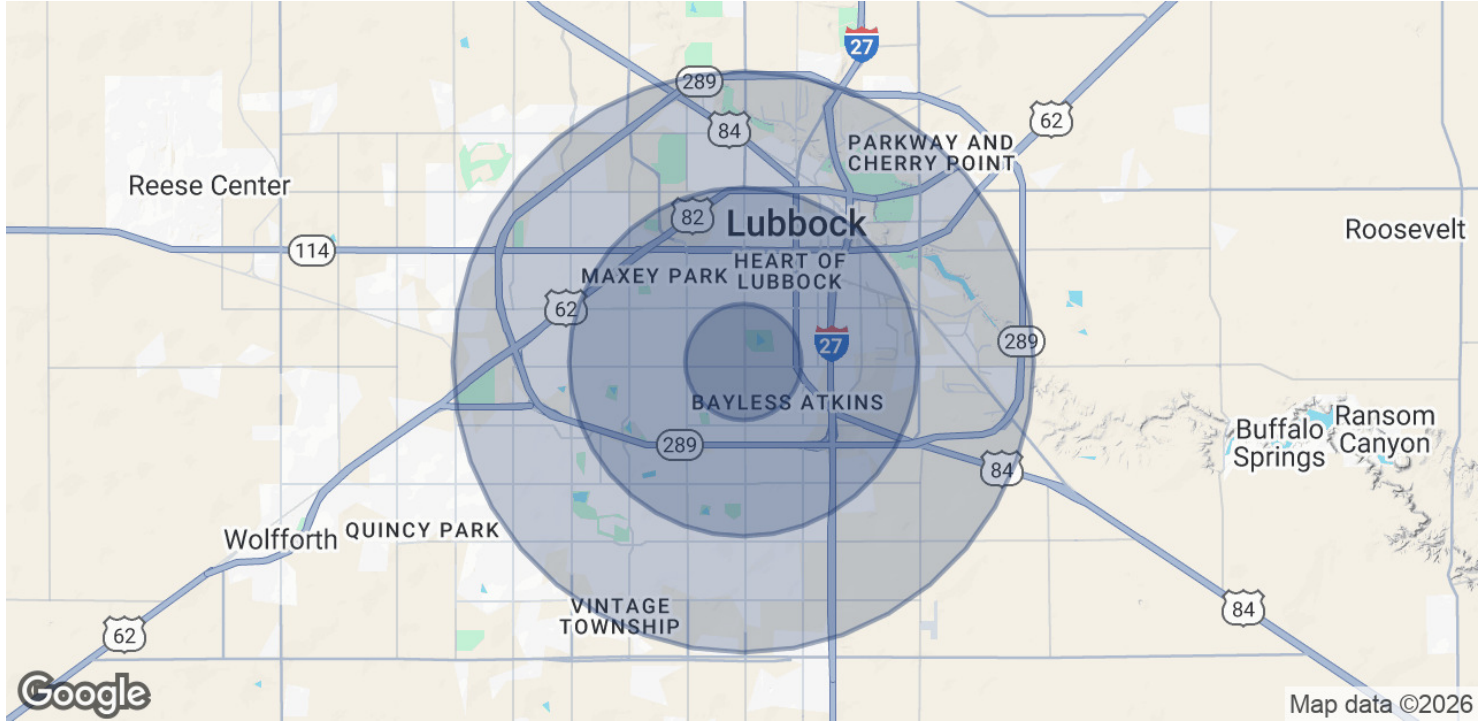
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,406	106,779	217,778
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,618	40,518	86,005
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$64,683	\$74,284	\$82,229
Average House Value	\$184,732	\$179,402	\$208,929

Demographics data derived from AlphaMap

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