

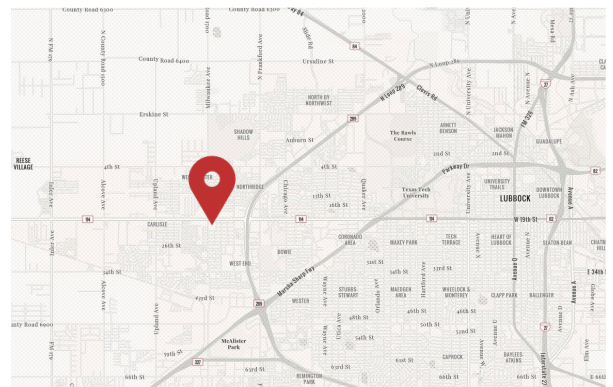


## Prime Corner Site: 19th & Milwaukee

1903 Milwaukee Ave, Lubbock, TX 79407

### Property Features

- Prime hard-corner location at 19th Street & Milwaukee Avenue with over 23,000 vehicles per day — ideal for high-visibility commercial uses such as a Bank, Urgent Care, or other retail uses.
- 4,411 SF building on 0.57 acres in West Lubbock's high-growth corridor, surrounded by new residential development and major thoroughfares, featuring existing drive-thru lanes for added flexibility.



### Area Retailers & Businesses:



BUILDING SIZE: 4,411 SF

TOTAL LOT SIZE: 0.57 AC

LEASE RATE: Contact Broker

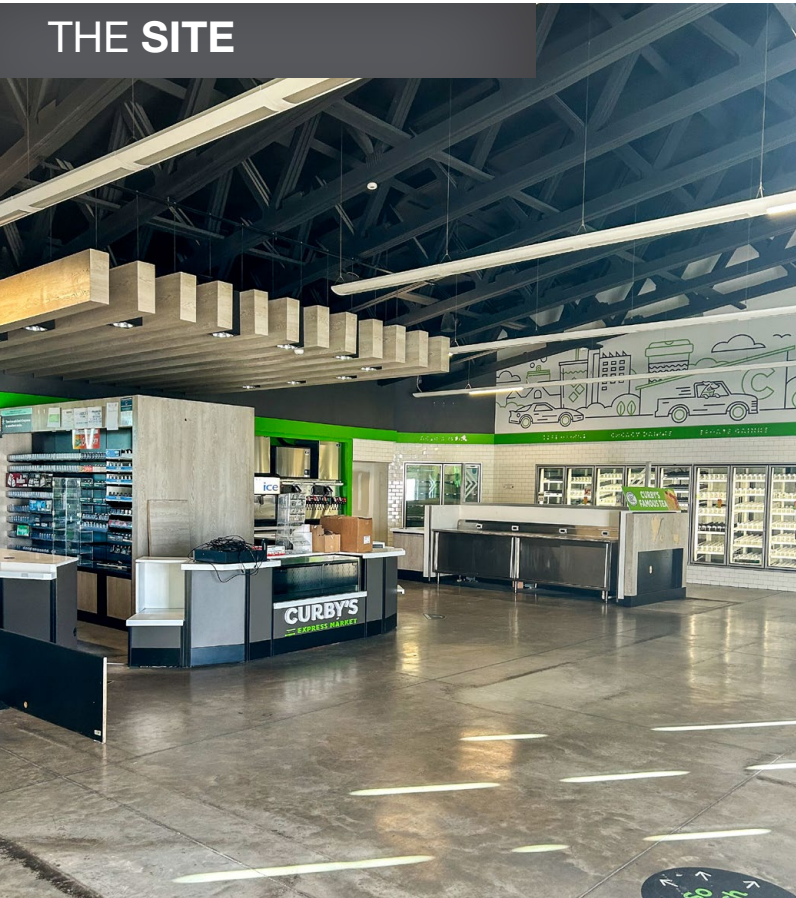
SALE PRICE: \$2,646,600

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## THE SITE



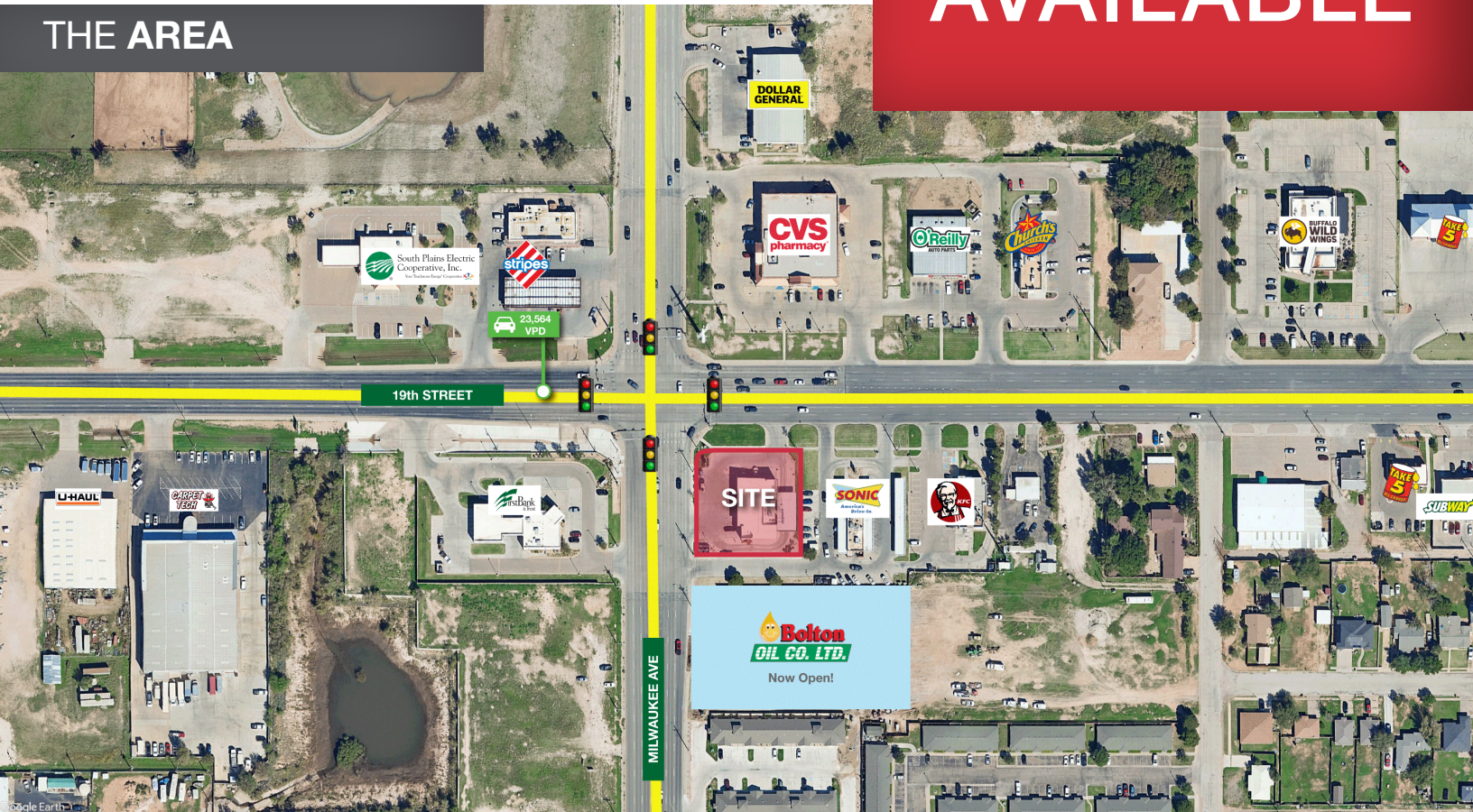
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## THE AREA

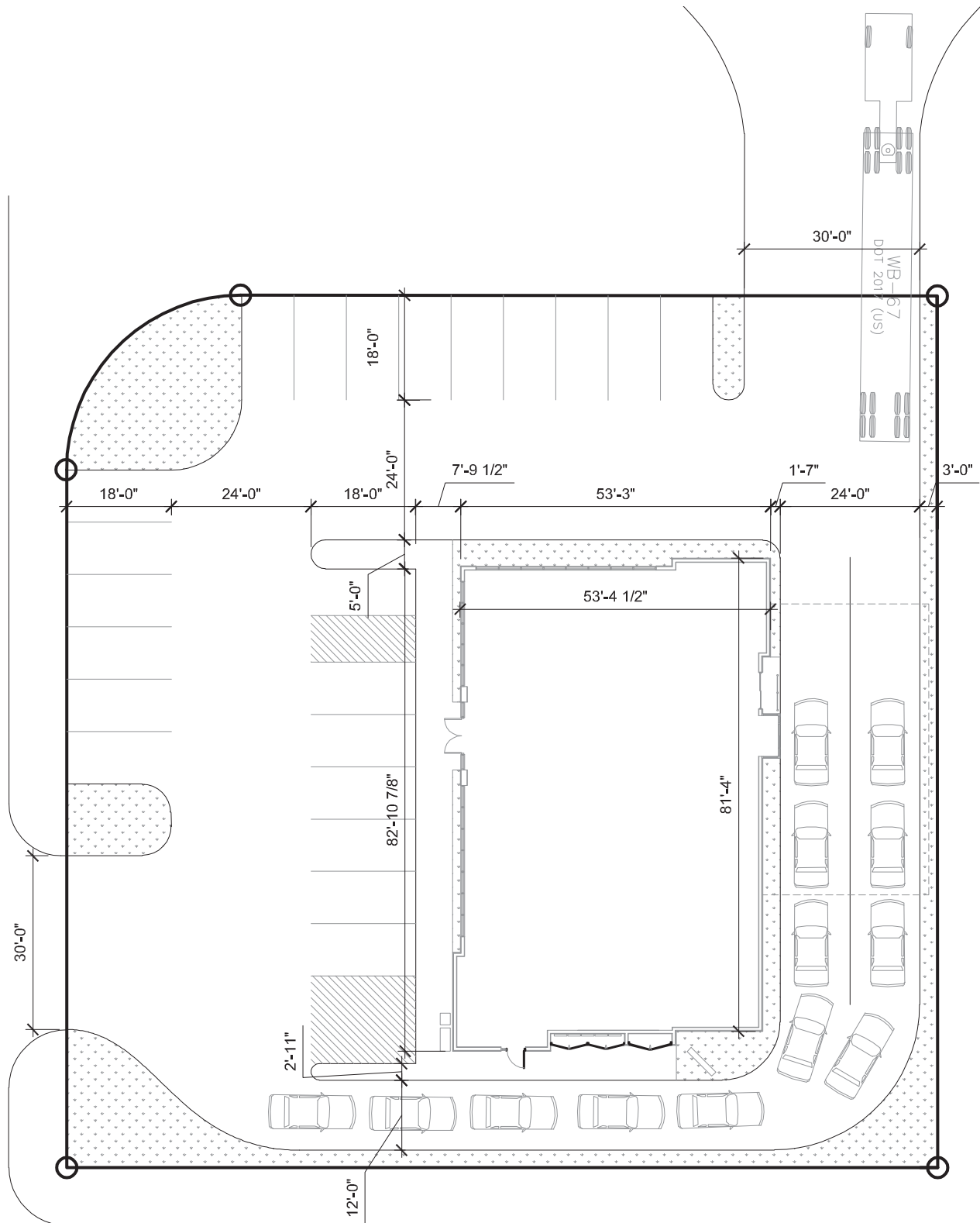
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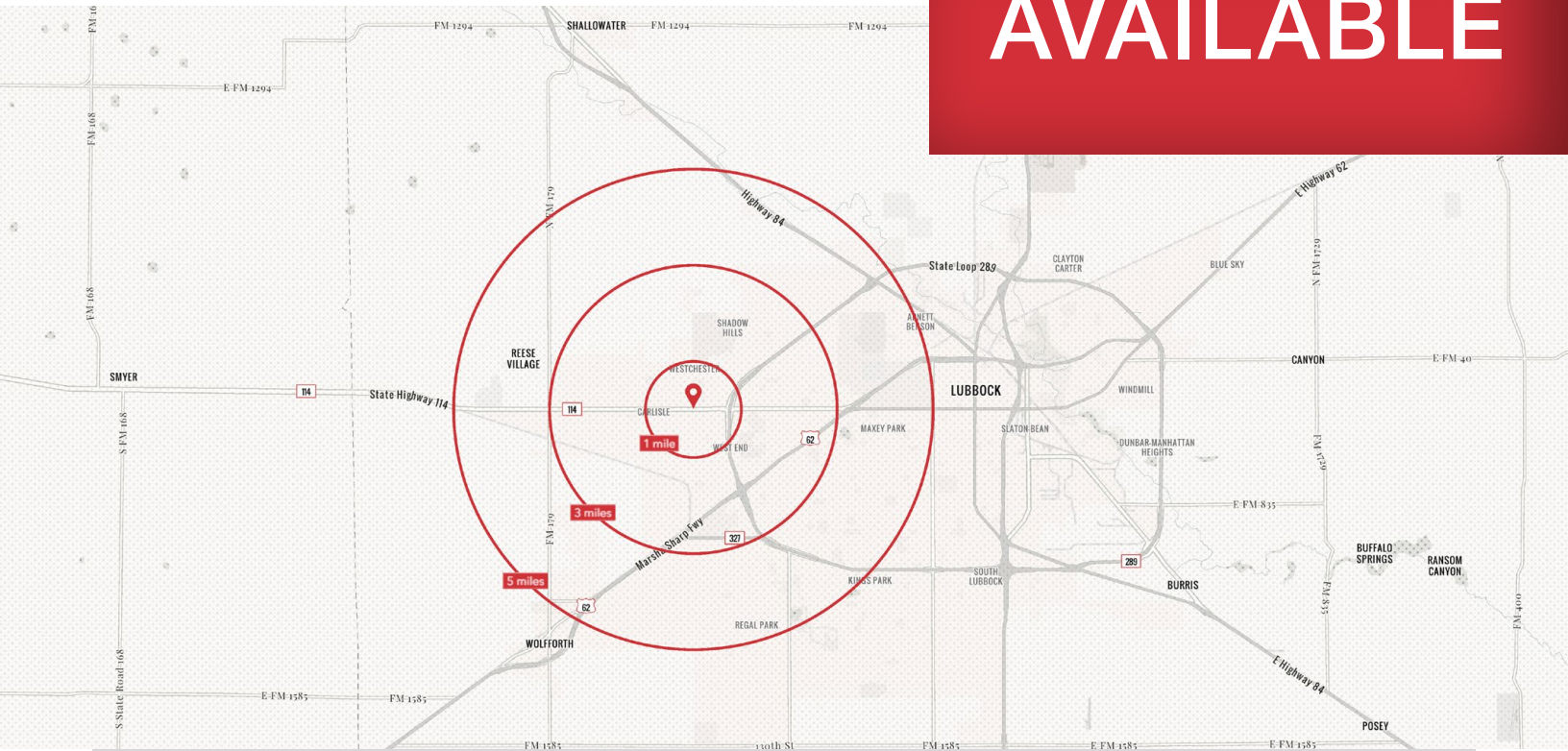


## SITE PLAN

# AVAILABLE



# AVAILABLE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	13,139	61,628	156,949
AVG HH INCOME	\$73,504	\$78,296	\$84,268
HOUSEHOLDS	7,023	30,652	70,903
MEDIAN AGE	29.6	31.7	31.7

## Location Advantages

- Premier hard-corner location at 19th Street & Milwaukee Avenue, two of Lubbock's most heavily traveled corridors with over 23,000 vehicles per day.
- Situated in a booming West Lubbock submarket with over 13,000 residents within a one-mile radius and surrounded by new housing, schools, and commercial development.
- Excellent regional connectivity just minutes from Loop 289, offering quick access to the broader Lubbock metro and beyond.