

1,860 SF RETAIL AVAILABLE

6313 4TH STREET, LUBBOCK, TX 79416



SUMMARY

Lease Rate:	\$24.00 SF/yr
Building Size:	10,000 SF
Number of Units:	5
Zoning:	C-3

PROPERTY OVERVIEW

ONE 1,860 SF shell space is ready for your next business venture! This 10,000-square-foot retail center features a nail salon, dental office, and barber shop, and is anchored by a 60,000 SF United Supermarket. This intersection continues to develop with the addition of retail, restaurants, and service centers, both existing and under construction, including Toot-N-Totum (a national c-store chain), Jiffy Lube, McDonald's, and Chase Bank. Minimal site work required - existing dirt pad, parking area(s), and access already in place.

SPACES	LEASE RATE	SPACE SIZE		
1860 SF	\$24.00 SF/yr	1,860 SF		
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE	
Total Households	252	969	4,106	
Total Population	630	2,450	10,244	
Average HH Income	\$103,963	\$102,865	\$84,125	

CASEY ADAMS

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