



## Campus-Area Retail/Flex Space

2420 14th Street, Lubbock, TX 79401

### Property Features

Versatile 3,565 SF retail or flex space available near the Texas Tech University campus. The property features two large open areas with existing kitchen space and roll-up garage-style windows, creating an ideal setup for retail, restaurant/bar, nonprofit, or creative users. Zoned Auto Urban Commercial and served by a dedicated parking lot, the site offers strong functionality and visibility. Located in the heart of the Texas Tech area near downtown, Paddle Tramps, CVS, and a new student housing development, providing consistent traffic.

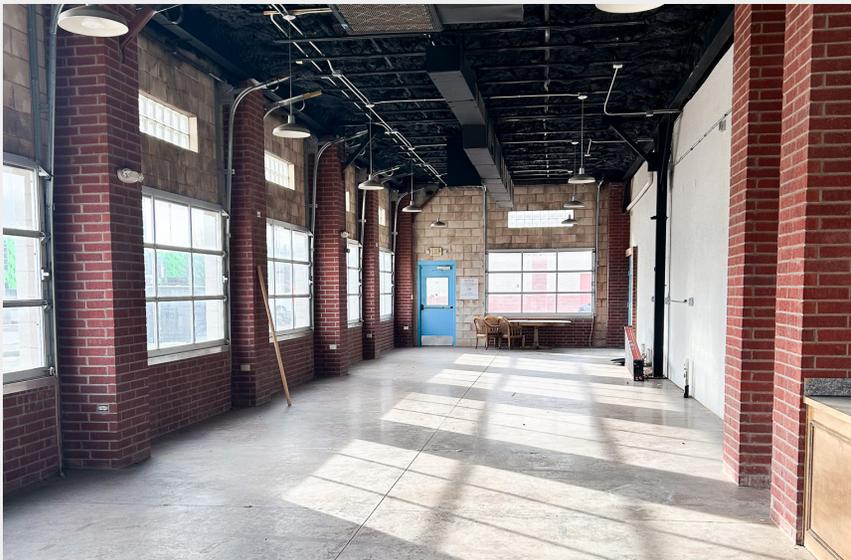
### Offering Summary

SPACE AVAILABLE	3,565 SF
LEASE RATE	\$15/SF
LEASE TYPE	MG

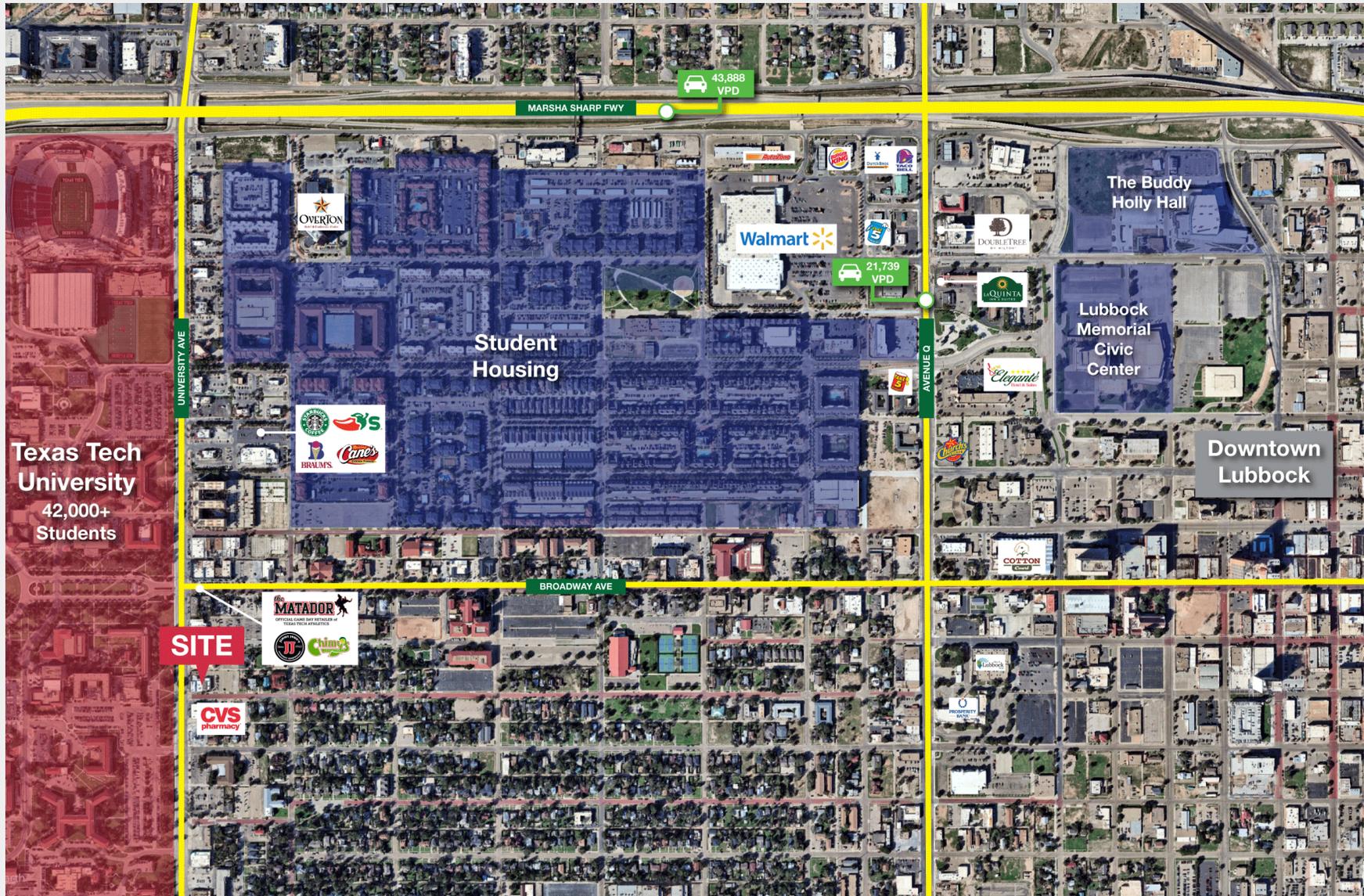
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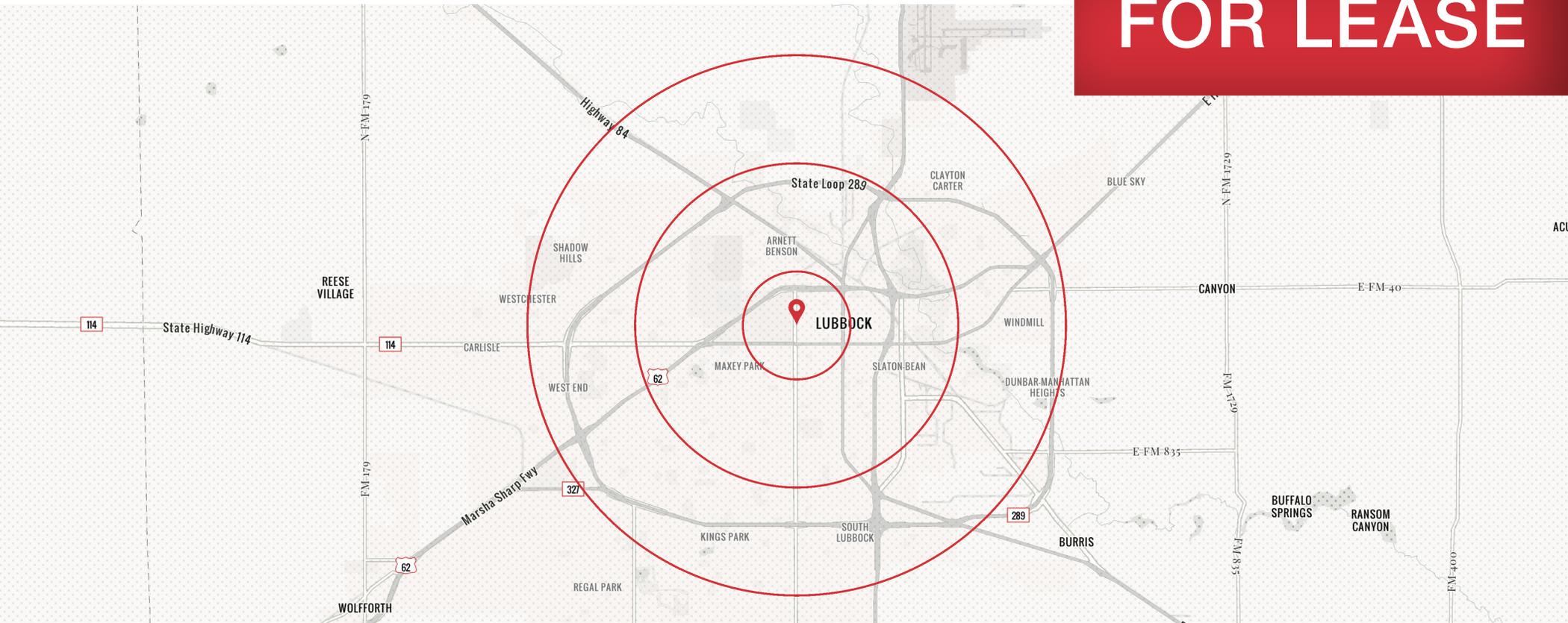
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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	19,550	80,845	180,982
AVG HH INCOME	\$49,625	\$62,714	\$70,199
MEDIAN AGE	21.4	28.1	31.1
TOTAL HOUSEHOLDS	6,263	30,433	72,954

## Location Advantages

- Immediate proximity to Texas Tech University provides a built-in customer base of students, faculty, and staff, driving consistent daily traffic and demand for retail, food, and service uses.
- Strong surrounding co-tenancy with established users like Paddle Tramps and CVS, plus a new student housing development nearby, enhancing visibility and supporting long-term foot traffic growth.
- Dedicated parking in a high-demand area offers a competitive advantage near campus, improving accessibility for both customers and employees in a traditionally parking-constrained submarket.