

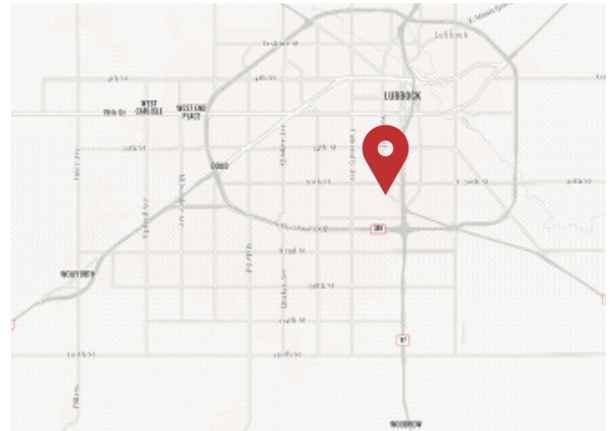


Pad Sites Available at Briercroft Center

5302 Avenue Q, Lubbock, TX 79412

Property Features

- Briercroft Center is a well-known neighborhood shopping center with excellent traffic, visibility and co-tenancy including Family Dollar, Premier High School, and more.
- The center has 3 pad-site opportunities with possible build-to suit options. The sites offer excellent visibility and are a great fit for QSR & Drive-Thru beverage users. Ask agent for more details!



Area Retailers & Businesses:



AVAILABLE SPACE	0.78 AC - 1.35 AC
LAND LEASE RATE	Contact Broker
BUILD-TO-SUIT RATE	Contact Broker
DATE AVAILABLE	Now

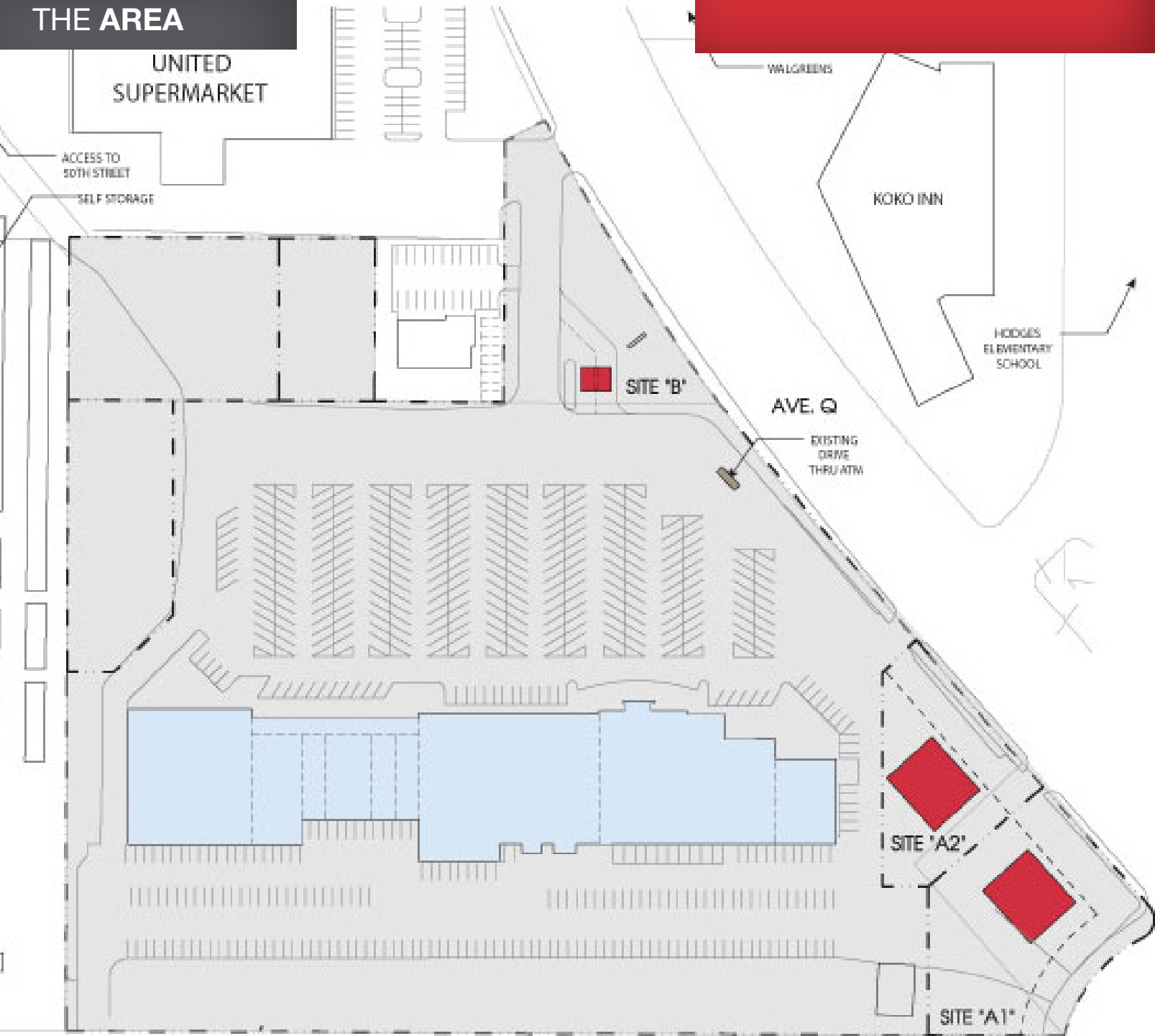
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AVAILABLE

THE AREA



SITE	PARCEL SIZE (SF)	BUILDING SIZE*	POTENTIAL USER	PARKING SPOTS*
A-1	35,746 SF	4,200 SF	Fast Food, QSR, etc.	42
A-2	23,193 SF	4,200 SF	Fast Food, QSR, etc.	42
B	34,283 SF	200 SF	Drive-Thru Coffee, Water or Ice Kiosk	-

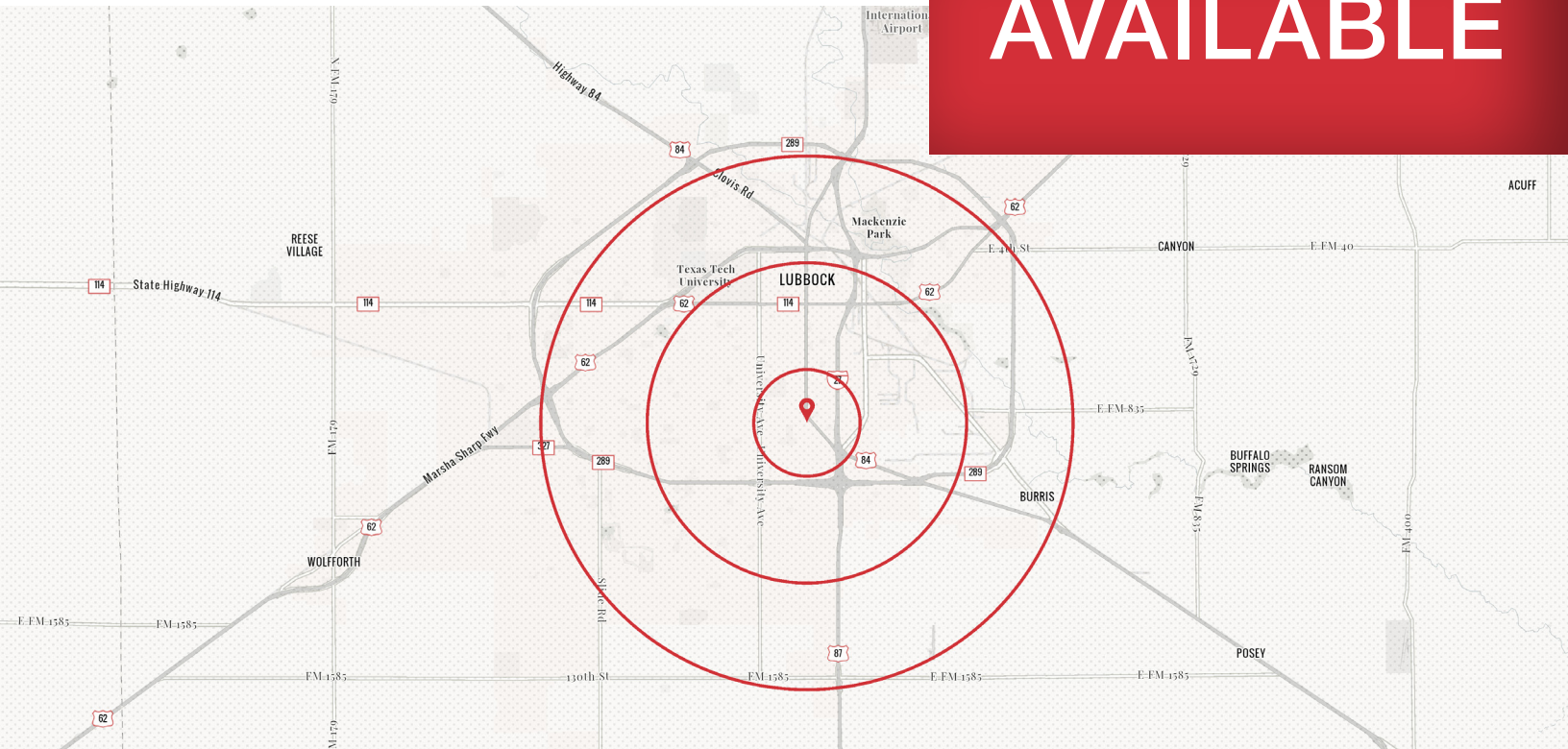
* = Potential

AVAILABLE

THE AREA



AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	13,792	90,512	180,529
AVG HH INCOME	\$56,004	\$72,077	\$81,745
HOUSEHOLDS	4,953	33,080	70,089
MEDIAN AGE	32.0	30.4	32.2

Location Advantages

- This shopping center is located in an extremely dense area of central Lubbock, serving over 13,000 people in a 1 mile radius and over 90,000 in a 3 mile radius
- The center has excellent access and is close to 50th Street, Avenue Q, and I-27, all major arterial roads in Lubbock
- This center is next to United Supermarkets, Walgreens, and other national tenants that help drive traffic and energy to the area