



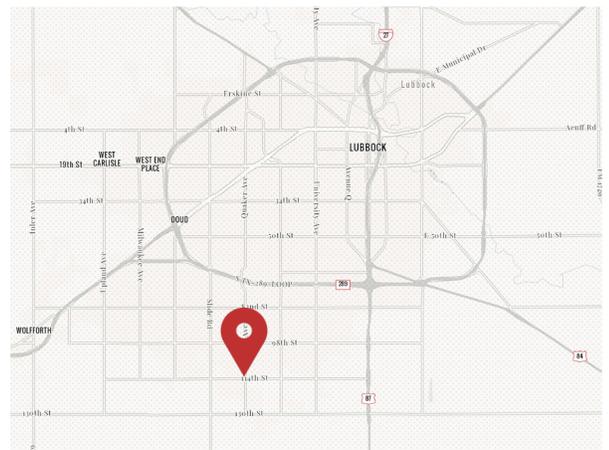
## Quaker Crossing Center

4410 114th St, Lubbock, TX 79424

### Property Features

- Located at the high-traffic intersection of 114th & Quaker, directly across from H-E-B and in the heart of South Lubbock's booming retail and residential growth
- Space can be leased as one unit or divided into two  $\pm 1,767$  SF suites: an end-cap with a drive-thru and an adjacent inline retail space
- Both suites offer tenant improvement allowances and are ideal for retail or restaurant users looking to join one of Lubbock's most in-demand corridors

### Area Retailers & Businesses:



SPACE SIZE: 1,767 - 3,533 SF

LEASE RATE: Contact Broker

LEASE TYPE: NNN

DATE AVAILABLE: Now

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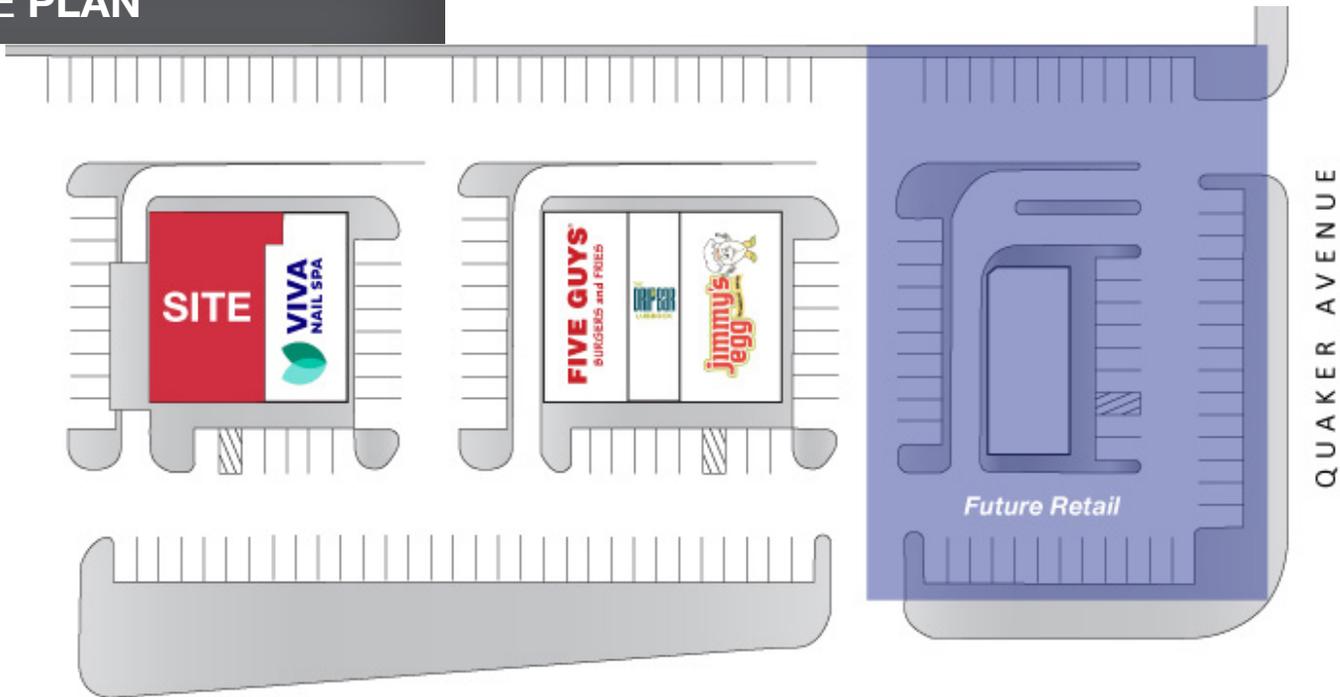
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# FOR LEASE

## THE AREA



## SITE PLAN



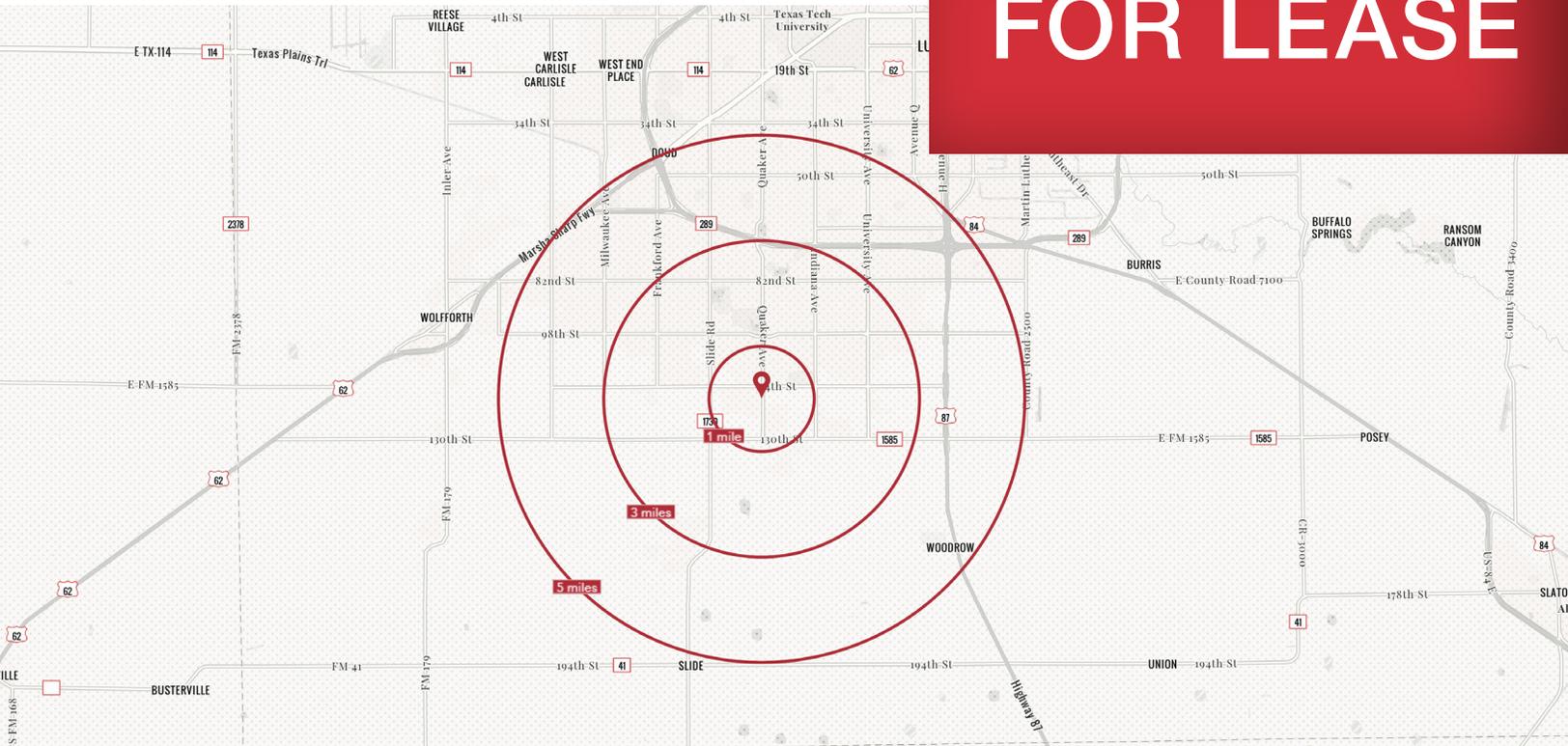
114TH STREET

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## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	5,675	59,750	141,728
AVG HH INCOME	\$148,892	\$105,074	\$84,701
HOUSEHOLDS	2,365	24,828	59,771
MEDIAN AGE	42	40	36

## Location Advantages

- Excellent visibility and access to one of Lubbock's major arterial roads, Quaker Avenue
- Strong co-tenants and surrounding retailers help provide a lot of traffic and energy to the center
- Located in the path of development for South Lubbock, with multiple neighborhoods, multi-family developments, garden offices, retail and restaurant developments under construction