



New Shopping Center Redevelopment

1001 Avenue Q Lubbock, TX 79401

**Representative Image*

Property Features

This new shopping center redevelopment on Avenue Q is strategically positioned between Downtown Lubbock and Texas Tech University, serving a student population of more than 42,000 along with the surrounding downtown workforce and residential neighborhoods. The project is designed to accommodate a mix of retail, restaurant, and office users with flexible space options available to fit a variety of concepts.

With multiple access points, strong traffic counts, and excellent frontage along Avenue Q, the development offers exceptional visibility and connectivity to some of Lubbock's busiest corridors. Surrounded by dense student housing, established commercial development, and ongoing growth between Downtown and Texas Tech, the site is positioned within one of the city's most active infill corridors.

Offering Summary

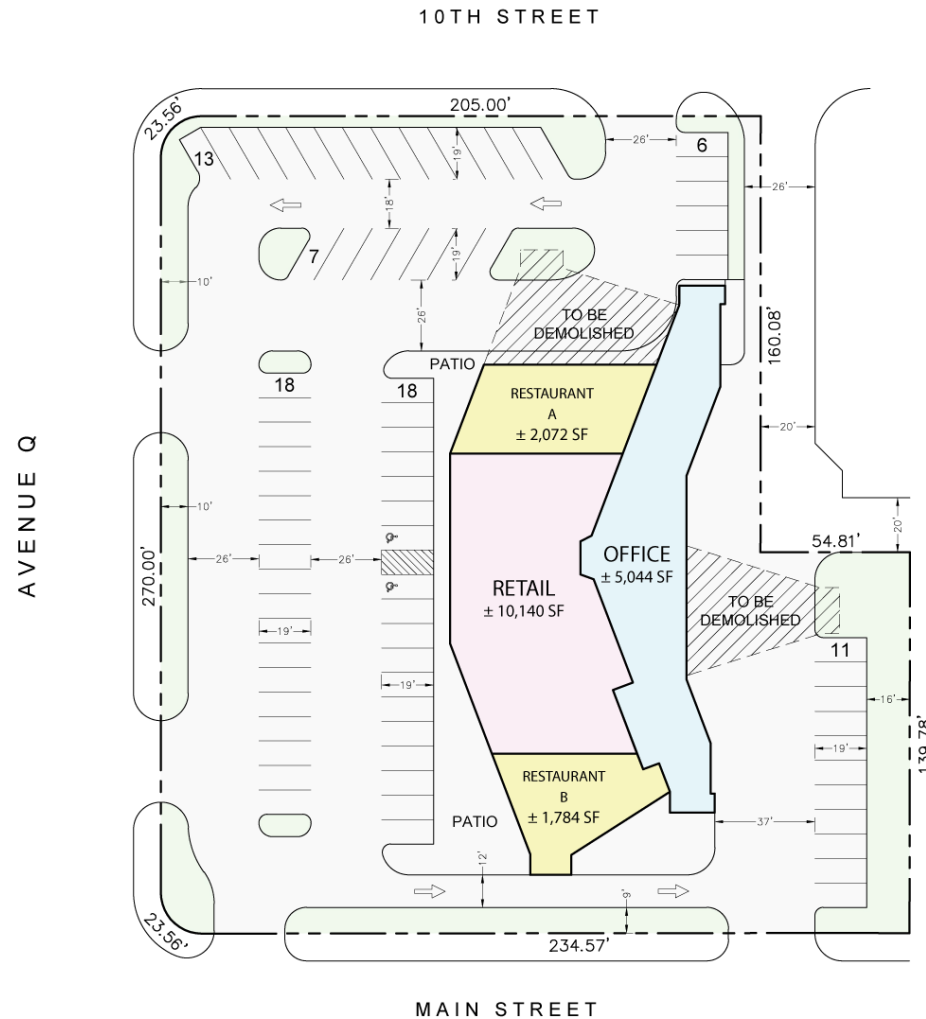
SPACE AVAILABLE	1,784 - 10,140 SF
LEASE RATE	Contact Broker
LEASE TERM	Contact Broker

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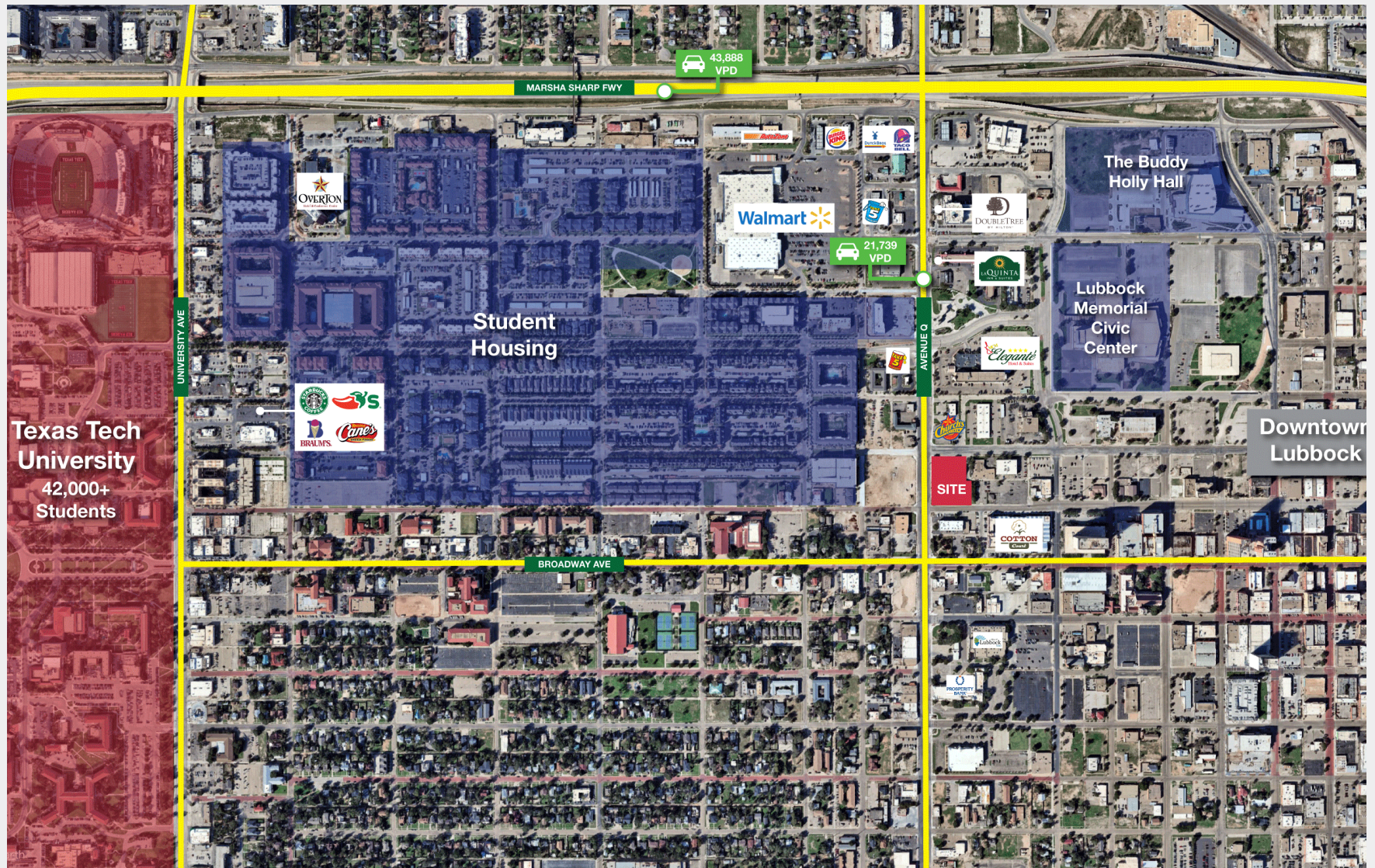
FOR LEASE

The Site:



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The Area:



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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	12,017	71,010	153,428
AVG HH INCOME	\$47,385	\$54,307	\$69,833
TOTAL HOUSEHOLDS	4,920	26,423	59,679
MEDIAN AGE	24.9	27.7	30.6

Location Advantages

- Positioned directly on Avenue Q, a major arterial road with over 21,000 vehicles passing daily
- Just minutes from Texas Tech University, home to more than 42,000 students
- Ideally situated between student housing and downtown, ensuring consistent traffic throughout the day and evening