

FOR LEASE



West Lubbock Flex Space

6645 19th St, Lubbock, TX 79407

Property Features

For lease in West Lubbock, this 9,000 SF building sits on 1.84 acres with prime 19th Street frontage near the busy, lighted intersection of 19th Street and Milwaukee Avenue—an area experiencing rapid growth and major development.

The property features a spacious open showroom, one bathroom, two offices, a break room, and six dressing rooms, offering a versatile layout to accommodate a variety of retail or service-oriented uses. A large back lot provides additional flexibility for storage, expansion, or other operational needs, making this a highly adaptable space in one of West Lubbock's most active commercial corridors.

NAI Wheelhouse

Offering Summary

BUILDING SIZE	9,000 SF
LEASE RATE	\$12.00/SF
LEASE TYPE	NNN
LOT SIZE	1.84 AC

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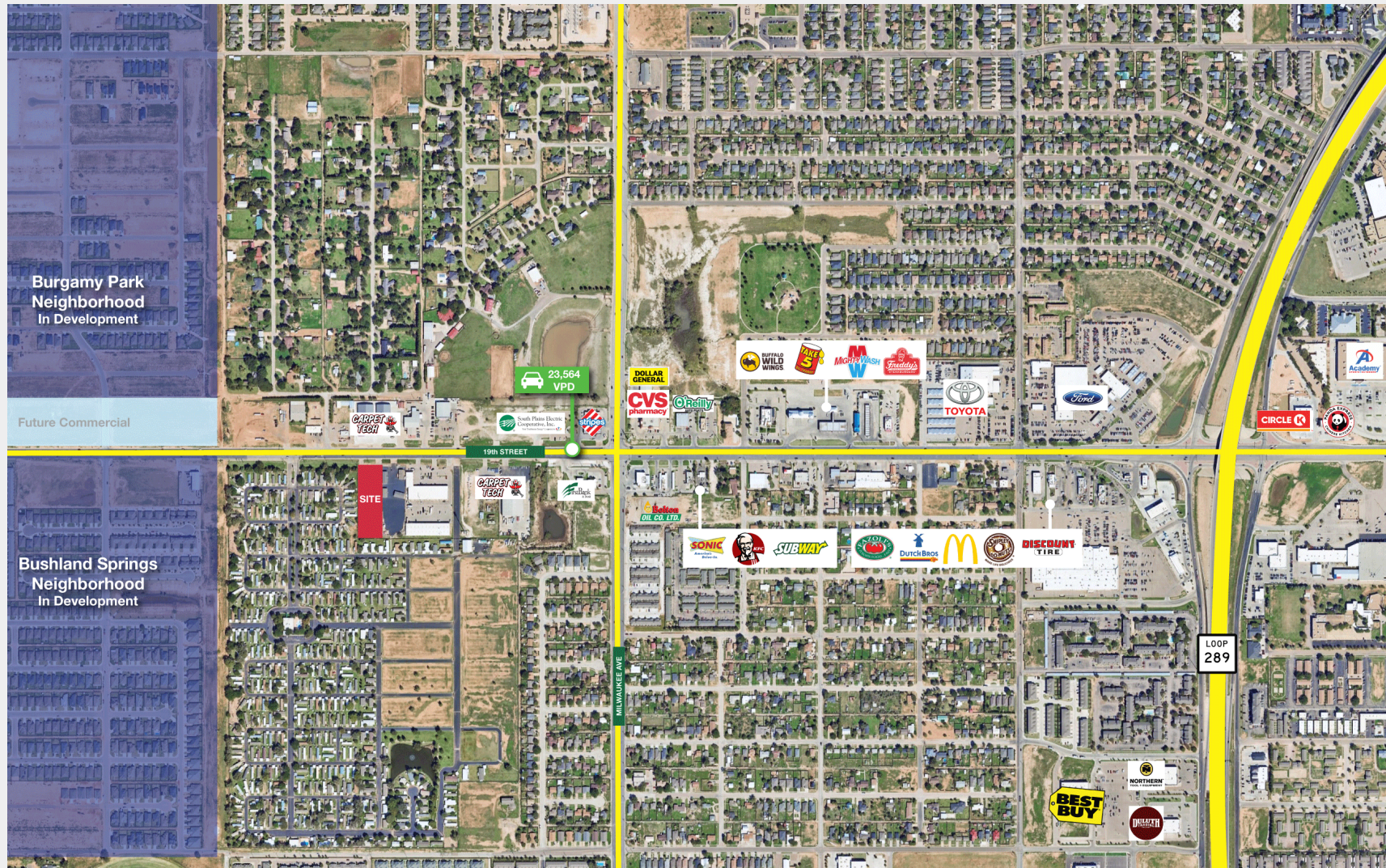
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The Site

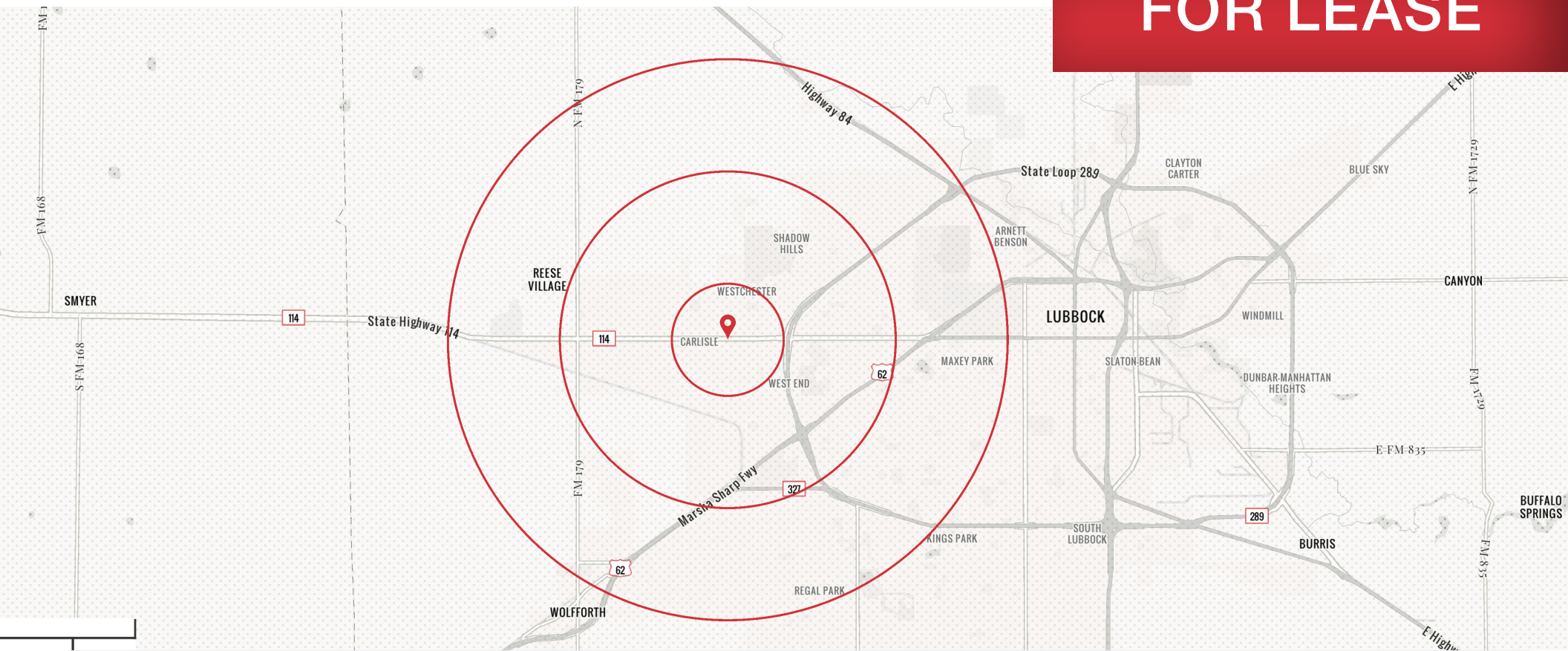


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The Site



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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	11,094	57,070	141,698
AVG HH INCOME	\$73,988	\$77,178	\$85,165
TOTAL HOUSEHOLDS	5,471	25,678	60,250
MEDIAN AGE	29.8	31.7	33.0

Location Advantages

- Excellent frontage along 19th Street near the signalized intersection at Milwaukee Avenue ensures high visibility and easy customer access.
- Located in the heart of West Lubbock's rapidly expanding retail and commercial district, surrounded by new development.
- Proximity to established neighborhoods and new residential communities provides a strong and growing customer base.