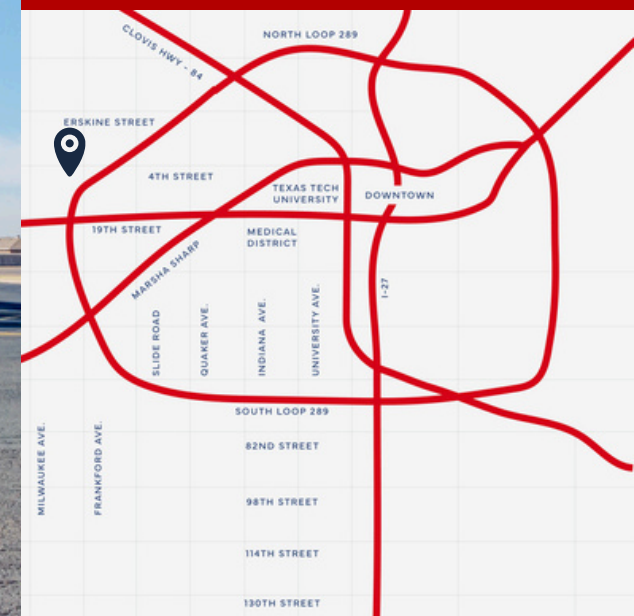




FOR SALE



COMMERCIAL SPACE FOR LEASE | 6,750 SF

**5819 4th St, LUBBOCK, TX 79416**



Mark Oatman  
COMMERCIAL REALTOR

📞 806-543-8568

✉ mark.oatman@mcdougal.com

📍 1500 BROADWAY ST, STE 1400, LUBBOCK, TX 79401

🌐 MCDOUGAL.COM

## PROJECT SCOPE

**FOR LEASE – PRIME RETAIL OPPORTUNITY**  
**Former Advance Auto Parts – Like-New Condition!**

**5819 4th Street, Lubbock, TX 79416**

**Building Size:** 6,750 SF freestanding retail building

**Lot Size:** 0.92 Acres with ample LED-lit parking

**Condition:** Very nice, like-new interior/exterior

**NEW ROOF-installed!**

**Features:** 2 bathrooms, open retail layout, high-visibility location in Lubbock's primary retail corridor

**Zoning/Use:** Perfect for retail, convenience, or service-oriented businesses

**Ideal Uses Include:**

- Liquor Store
- Smoke / Vape Shop
- Dollar Store (Family Dollar type)
- Pharmacy / Drug Store
- Discount Retail
- Convenience Store
- Other retail or service concepts

**Lease Rate:** \$12.00/SF NNN (Triple Net)

**Great value for a turnkey, high-traffic retail space!**

**High-visibility freestanding building on a busy corridor – ready for immediate occupancy and your business to thrive in Northwest Lubbock.**

**Don't miss this excellent retail opportunity!**

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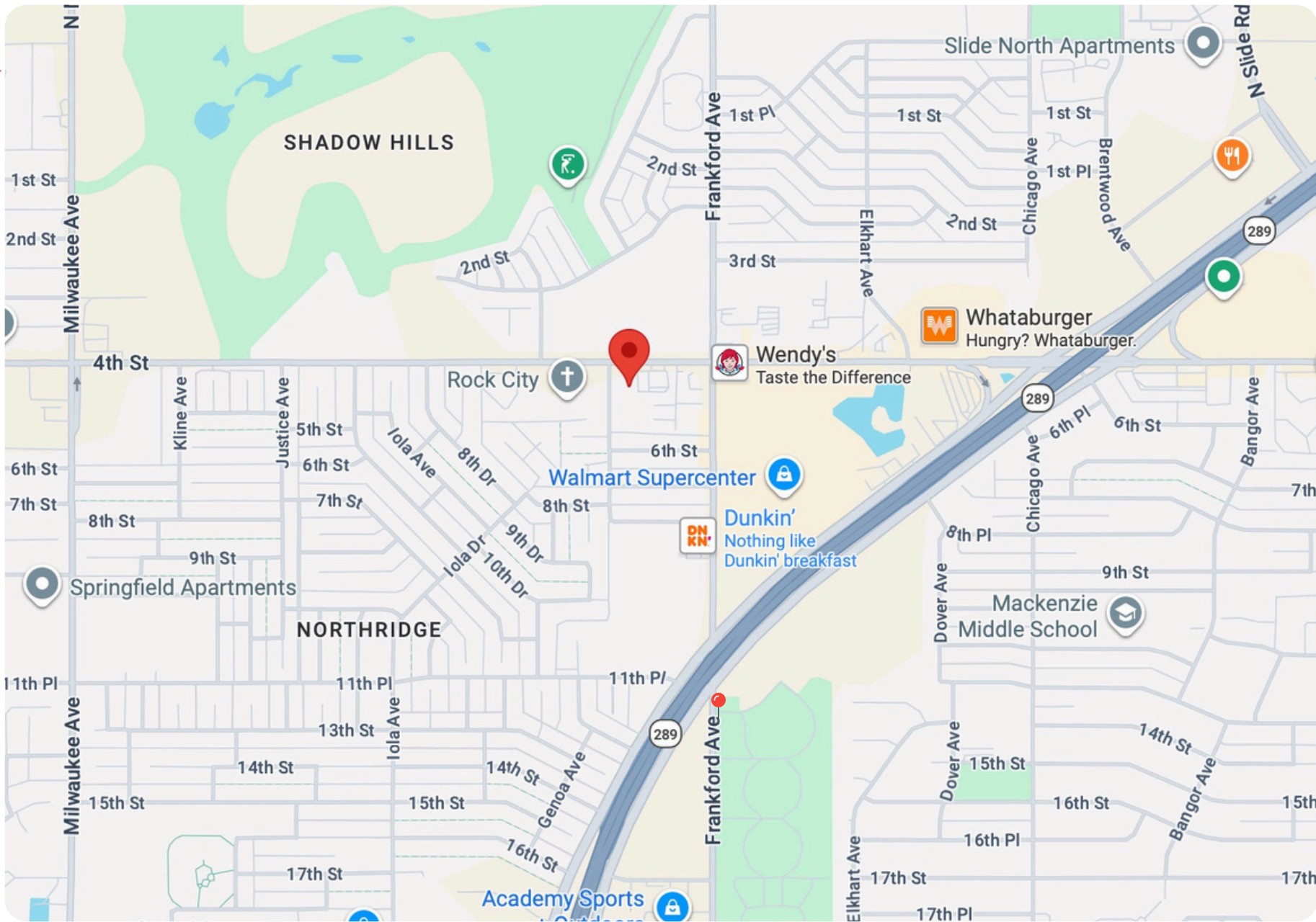
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