



Shadow Hills Center

305 Frankford Ave, Lubbock, TX 79416

Property Features

Shadow Hills Center offers prime retail space for lease near the busy, lighted intersection of 4th Street and Frankford Avenue — one of Lubbock’s main arterial corridors with 28,000 vehicles per day. This Walmart-shadow anchored center features a move-in ready suite with an ADA restroom, ideal for uses such as tanning, massage, or tutoring. Conveniently located in North Lubbock near Texas Tech University and the North Loop 289, Shadow Hills Center provides excellent visibility, access, and steady neighborhood traffic.

Offering Summary

SPACE AVAILABLE	1,750 SF
LEASE RATE	\$18/SF + NNNs
AVAILABLE	Now

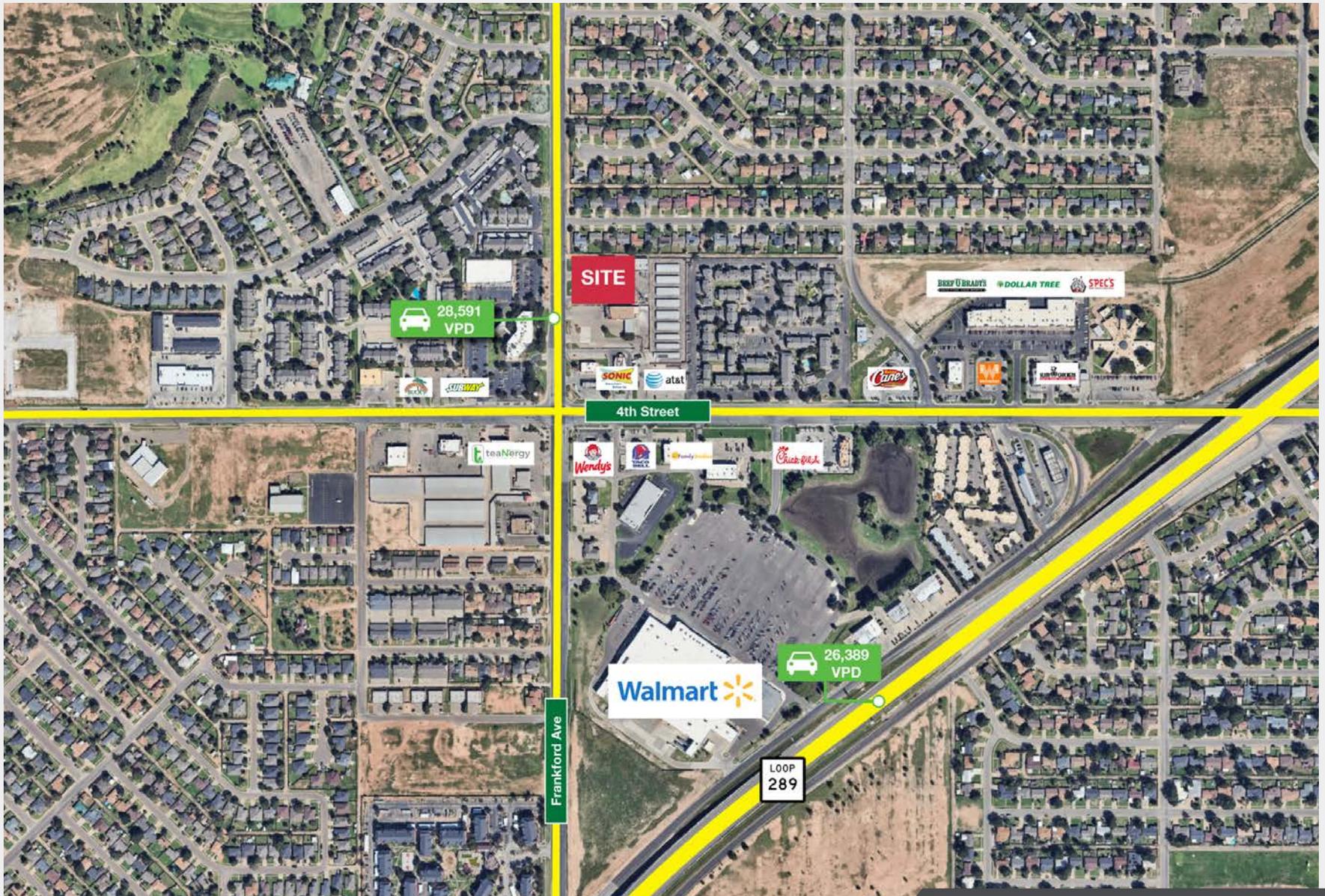
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Levi Murphy
 levi@naiwheelhouse.com
 +1 806 773 6590
 naiwheelhouse.com

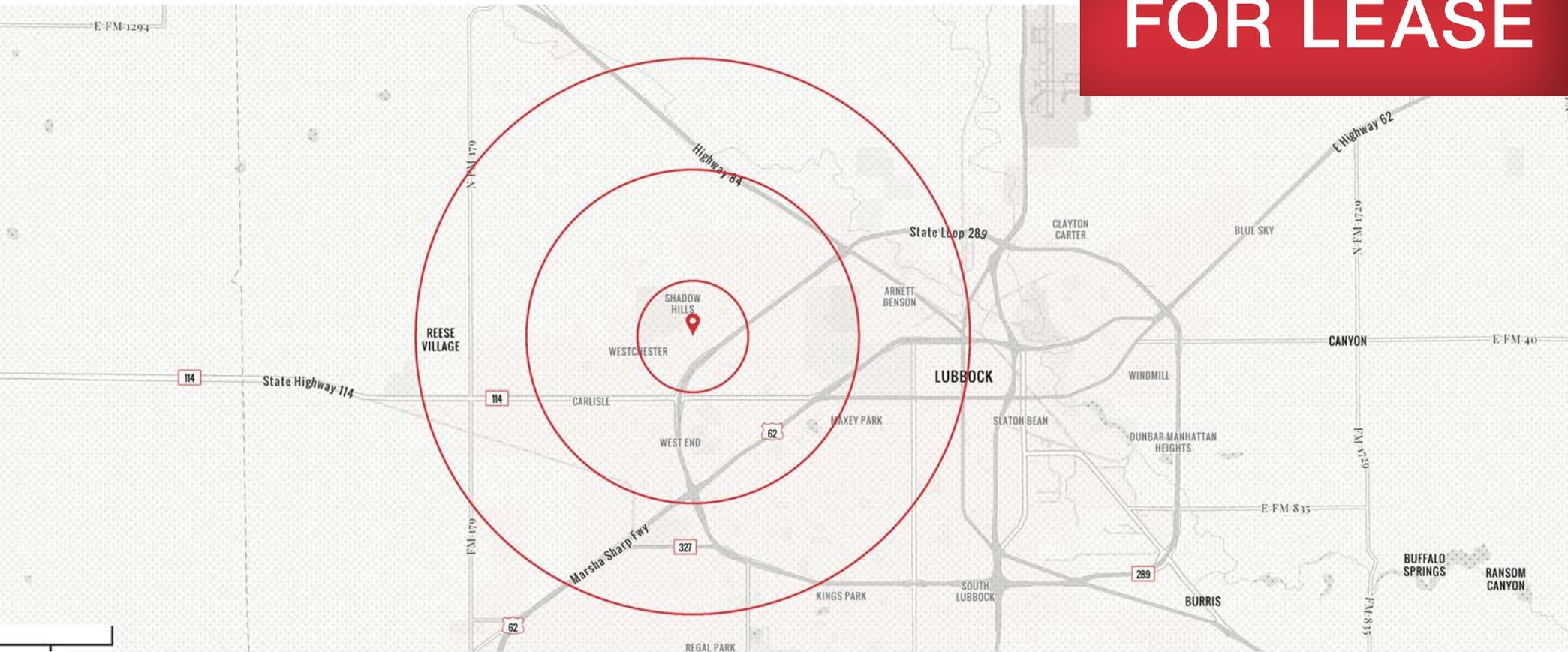
FOR LEASE



FOR LEASE



FOR LEASE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,456	63,547	151,469
AVG HH INCOME	\$73,862	\$77,662	\$74,524
TOTAL HOUSEHOLDS	5,813	27,566	62,873
MEDIAN AGE	30.2	30.9	30.0

Location Advantages

- High Visibility & Traffic: Positioned along 4th Street and Frankford Avenue with over 28,000 vehicles per day.
- Strong Retail Synergy: Walmart-shadow anchored center surrounded by established national and local retailers.
- Convenient North Lubbock Location: Close to Texas Tech University and North Loop 289 for easy access across the city.