



## Hard-Corner Retail Site

3402 University Ave, Lubbock, TX 79413

### Property Features

Prime retail opportunity at the hard, lighted intersection of 34th Street and University Avenue in central Lubbock. This former convenience store site offers outstanding visibility to more than 22,000 vehicles per day and is ideally configured for C-store or other retail use. The underground fuel tanks have been removed, providing a clean slate for redevelopment. With its strong traffic counts, established surrounding neighborhoods, and limited availability in this dense trade area, this property represents a rare chance to secure a high-exposure corner location in the heart of Lubbock.

### Offering Summary

|                 |               |
|-----------------|---------------|
| SPACE AVAILABLE | 2,496 SF      |
| LEASE RATE      | \$2,600/Month |
| LEASE TYPE      | MG            |

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# FOR LEASE



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# FOR LEASE

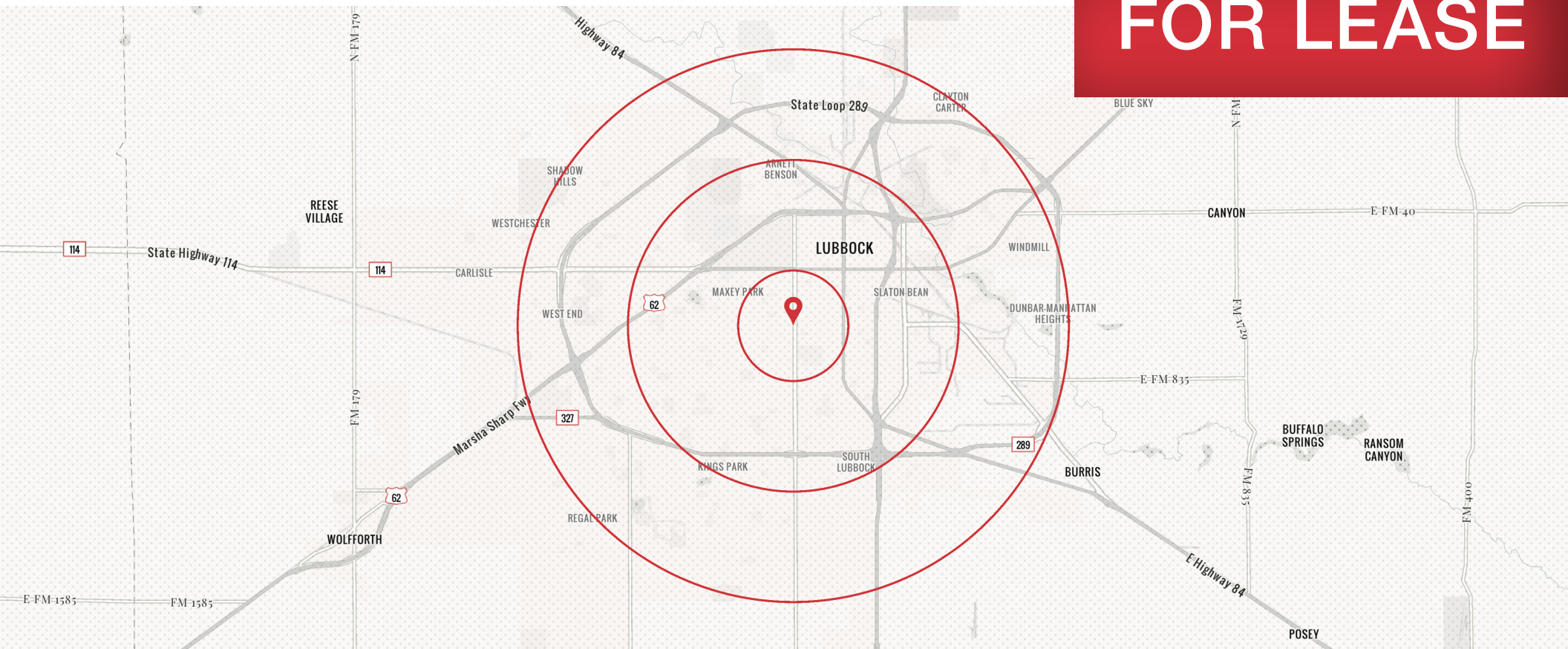


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## Demographic Summary

|                  | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| POPULATION       | 14,797   | 99,636   | 206,115  |
| AVG HH INCOME    | \$58,635 | \$69,003 | \$76,359 |
| TOTAL HOUSEHOLDS | 6,357    | 38,034   | 83,628   |
| MEDIAN AGE       | 30.4     | 30.0     | 32.2     |

## Location Advantages

- Hard-corner location at the lighted intersection of 34th Street and University Avenue, providing excellent visibility and access.
- Surrounded by established neighborhoods and daily-needs retailers in the heart of central Lubbock.
- Over 22,000 vehicles pass the site each day, offering strong traffic exposure for any retail use.