

AVAILABLE



Prime Corner Site: 19th & Milwaukee

1903 Milwaukee Ave, Lubbock, TX 79407

Property Features

- Prime hard-corner location at 19th Street & Milwaukee
 Avenue with over 23,000 vehicles per day ideal for high visibility commercial uses such as a Bank, Urgent Care, or
 other retail uses.
- 4,411 SF building on 0.57 acres in West Lubbock's high-growth corridor, surrounded by new residential development and major thoroughfares, featuring existing drive-thru lanes for added flexibility.

Area Retailers & Businesses:





















Signal Signal		i	3 (4)		1
	County Read Spee	A Property	Cristine 6		101
	Erklar II		2002	Alle Jan	
		THE REAL PROPERTY.	/	The Stock STREET Course	Marine Month
NETSE ATA DE			es .	and to	net the
	- Salar		E HOLE I	Tone Sink	FOREOCK (1980)X
	DAME			(0)	F000 (8)
	prob. \$4		et one	MARYTHIA TOMAS	I this i was
jan v		MILLIO.	agent . "	MAN AND AND AND AND AND AND AND AND AND A] 19
75 1-1-	epol M	1	1000 E 1000	MATTER TO BOSTOCY	STATTON SECONDS
, and the Later of	15		1 40k to	O arth II arth Cond I	
	wat /	Park		Later Carrier	SHOTS &

BUILDING SIZE:	4,411 SF
TOTAL LOT SIZE:	0.57 AC
LEASE RATE:	Contact Broker
SALE PRICE:	\$2,646,600

naiwheelhouse.com

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.

Shannon Powell shannon@naiwheelhouse.com +1 281 788 1758



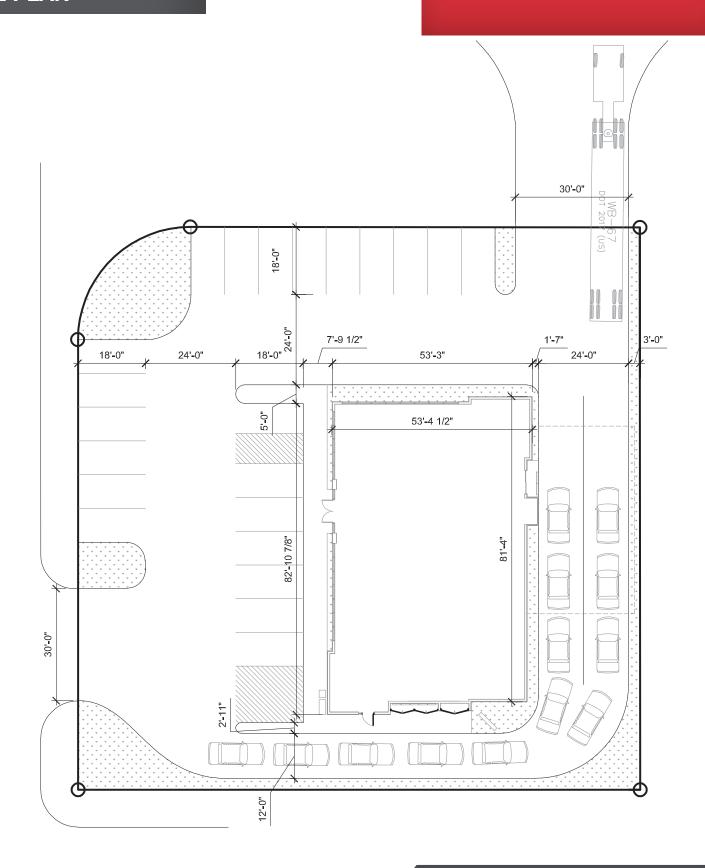




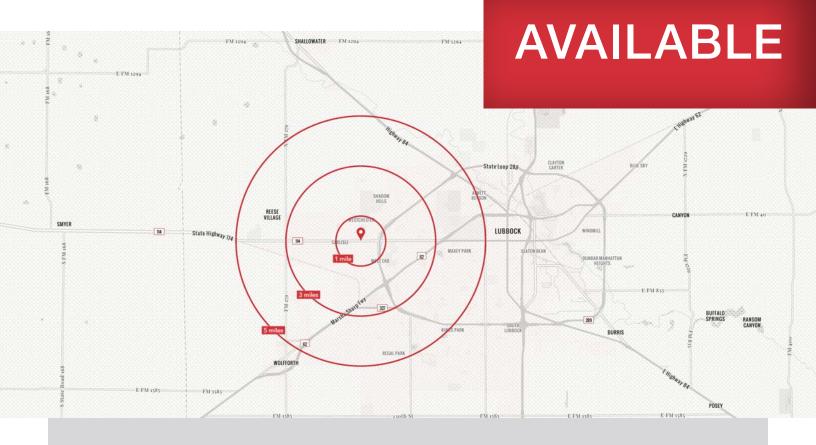
Shannon Powell shannon@naiwheelhouse.com +1 281 788 1758

naiwheelhouse.com

AVAILABLE







Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	13,139	61,628	156,949
AVG HH INCOME	\$73,504	\$78,296	\$84,268
HOUSEHOLDS	7,023	30,652	70,903
MEDIAN AGE	29.6	31.7	31.7

Location Advantages

- Premier hard-corner location at 19th Street & Milwaukee Avenue, two of Lubbock's most heavily traveled corridors with over 23,000 vehicles per day.
- Situated in a booming West Lubbock submarket with over 13,000 residents within a one-mile radius and surrounded by new housing, schools, and commercial development.
- Excellent regional connectivity just minutes from Loop 289, offering quick access to the broader Lubbock metro and beyond.

