

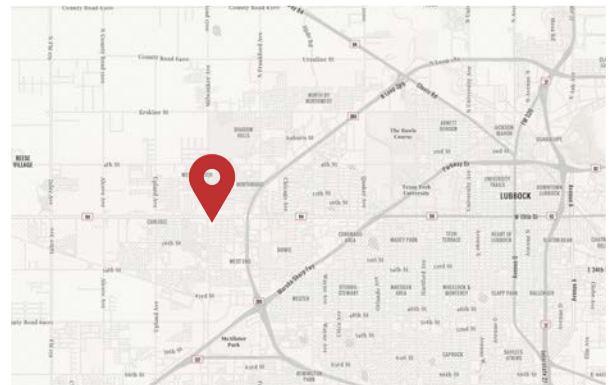


## Prime Corner Site: 19th & Milwaukee

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:



BUILDING SIZE: 4,411 SF

TOTAL LOT SIZE: 0.57 AC

LEASE RATE: Contact Broker

SALE PRICE: \$2,646,600

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## THE AREA

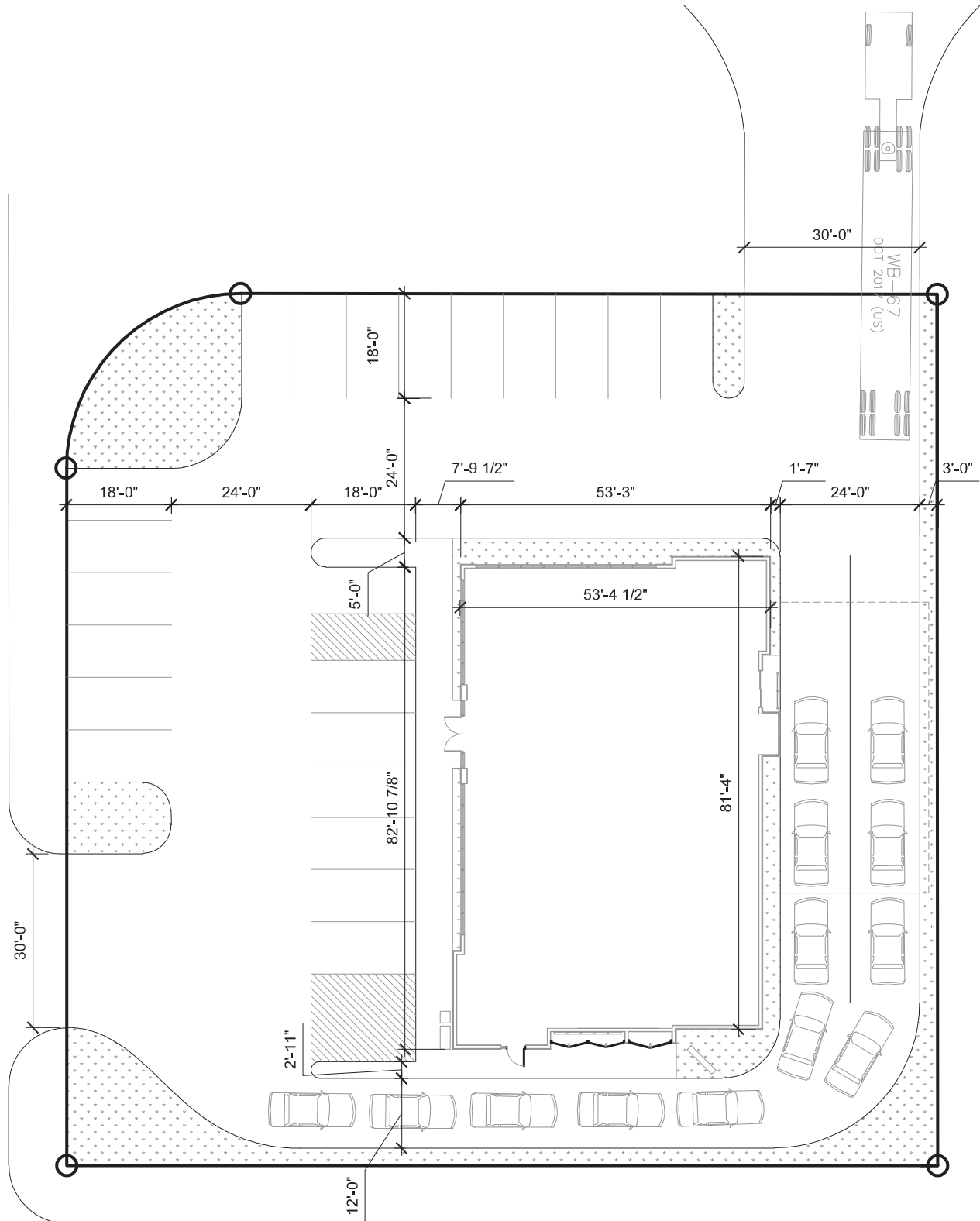
# AVAILABLE



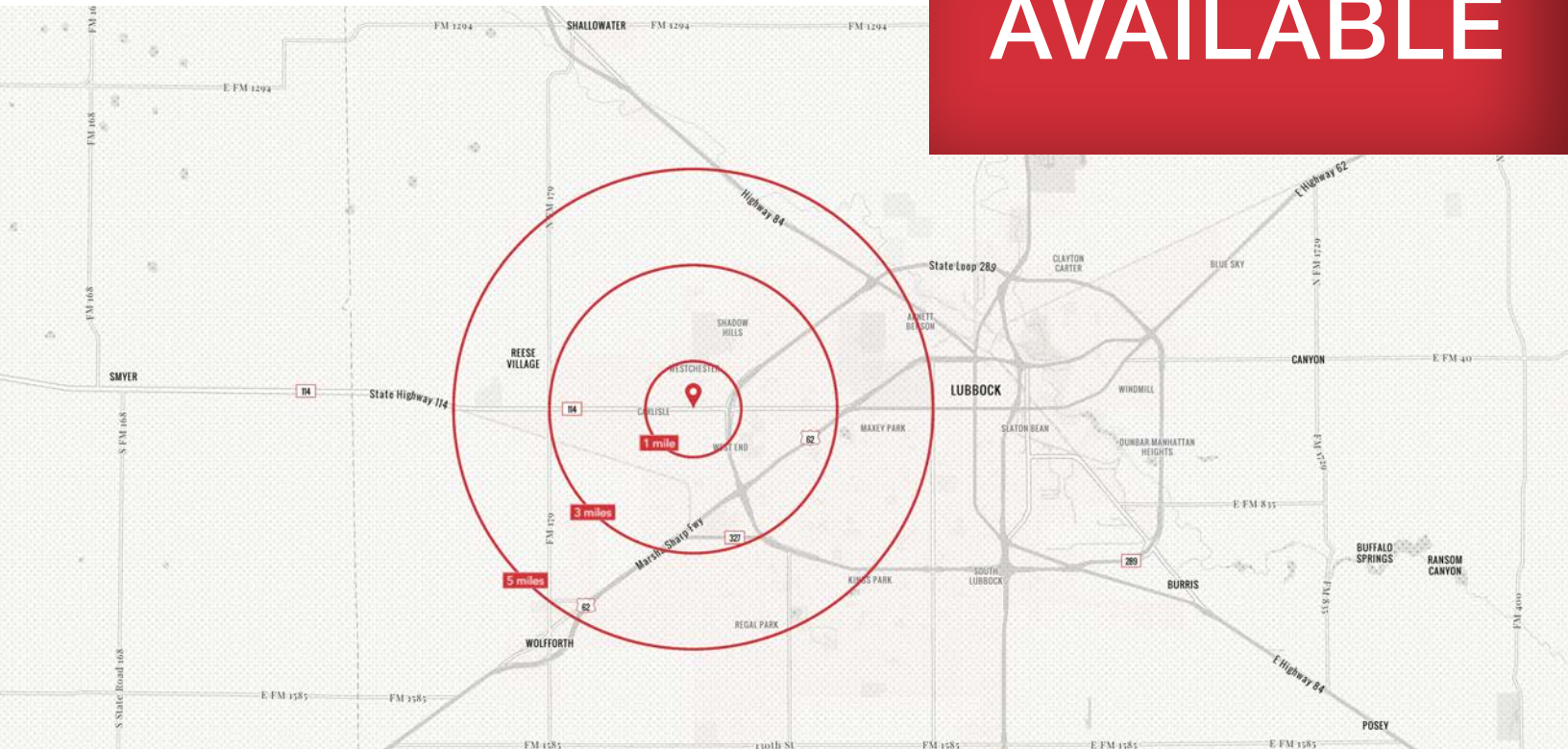


## SITE PLAN

# AVAILABLE



# 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.