



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

**FOR LEASE**

## LAKERIDGE PLAZA SHOPPING CENTER

\$18.00 SF/yr (NNN)

5109 82nd Street  
Lubbock, TX 79424

### AVAILABLE SPACE

2,933 SF (Subdividable into 1,718 SF and 1,215 SF)

### FEATURES

- 2,933 Sq. Ft. in LakeRidge Plaza Shopping Center
- Strong Co-Tenants Including Drug Emporium, AT&T, The UPS Store, The Ruffled Cup, Glow Tanning & Spa Harbor Freight, Sanctuary Cafe, Sweat Hut, Capital Pizza, and The Catch.
- Located on the Southeast Corner of One of Lubbock's Most Heavily-Traveled Intersections
- Signage Available on Center's 30' Pylon Sign
- Professionally managed by Coldwell Banker Commercial



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### OFFICE

Scott Womack  
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TX #437816

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**COLDWELL BANKER COMMERCIAL  
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4918 S. Loop 289, Lubbock, TX 79414  
806.793.0888



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5109 82nd Street, Lubbock, TX 79424

LEASE



## OFFERING SUMMARY

Available SF: 2,933 SF (Can be subdivided into 1,718 SF and 1,215 SF)

Lease Rate: \$18.00 SF/yr (NNN)

Term: 5-10 years

Improvement Allowance: Negotiable

## PROPERTY OVERVIEW

A 2,933 sq. ft. former restaurant space in LakeRidge Plaza Shopping Center. Co-tenants in the shopping center include Drug Emporium, AT&T (corporate store), The UPS Store, The Ruffled Cup (bakery), Glow Tanning & Spa, Harbor Freight, Sweat Hut, Capital Pizza and Taco Bell/Pizza Hut.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 9	\$18.00 SF/yr	1,215 - 2,933 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,933	32,717	68,513
Total Population	13,300	76,930	167,839
Average HH Income	\$92,764	\$74,230	\$66,481

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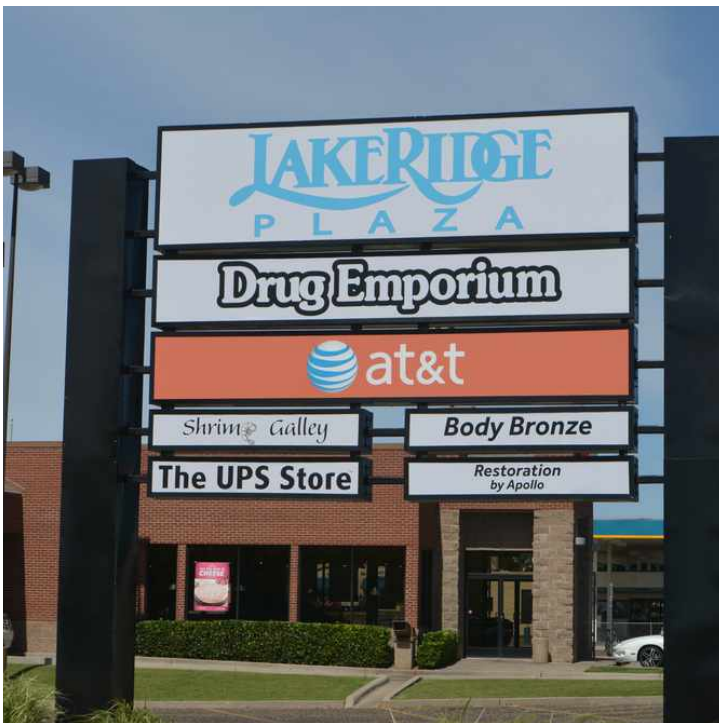
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## Lakeridge Plaza

5109 82nd St., Lubbock, TX 79424

### Aerial View

### Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	70,701	103,432	158,181
Households	4,980	44,465	80,338
Population Median Age	42.1	38.0	32.1
5 Yr. Pop. Growth (Total%)	-5.0%	4.6%	4.5%

### 5 Mile Information

90,096	\$59,886	8,839
Employees	Median Income	Businesses

### Contact Information

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## SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.5184/-101.9212

5109 82nd St Lubbock, TX 79424		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	14,159	94,560	189,457
	2023 Projected Population	14,898	99,116	197,878
	2010 Census Population	14,049	80,257	164,626
	2000 Census Population	14,883	67,955	141,965
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	-0.3%	2.2%	1.9%
	2018 Median Age	40.5	35.3	32.5
HOUSEHOLDS	2018 Estimated Households	6,386	40,686	78,020
	2023 Projected Households	6,792	43,104	82,508
	2010 Census Households	6,074	33,419	65,441
	2000 Census Households	6,112	28,160	57,334
	Projected Annual Growth 2018 to 2023	1.3%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	0.2%	2.5%	2.0%
	2018 Estimated White	85.8%	82.0%	78.6%
RACE AND ETHNICITY	2018 Estimated Black or African American	3.0%	4.6%	6.1%
	2018 Estimated Asian or Pacific Islander	3.5%	3.0%	2.6%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
	2018 Estimated Other Races	7.0%	9.7%	11.9%
	2018 Estimated Hispanic	18.4%	25.5%	30.8%
	2018 Estimated Average Household Income	\$98,742	\$83,599	\$74,355
INCOME	2018 Estimated Median Household Income	\$73,953	\$69,842	\$61,142
	2018 Estimated Per Capita Income	\$44,594	\$35,993	\$30,751
	2018 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.5%	3.6%
EDUCATION (AGE 25+)	2018 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.9%	6.8%
	2018 Estimated High School Graduate	20.0%	22.0%	23.4%
	2018 Estimated Some College	27.8%	25.6%	25.4%
	2018 Estimated Associates Degree Only	7.6%	7.2%	7.4%
	2018 Estimated Bachelors Degree Only	22.5%	23.5%	20.7%
	2018 Estimated Graduate Degree	16.2%	14.2%	12.7%
	BUSINESS	2018 Estimated Total Businesses	709	4,617
2018 Estimated Total Employees		6,768	46,805	83,959
2018 Estimated Employee Population per Business		9.5	10.1	10.1
2018 Estimated Residential Population per Business		20.0	20.5	22.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date