

White Box Delivery!



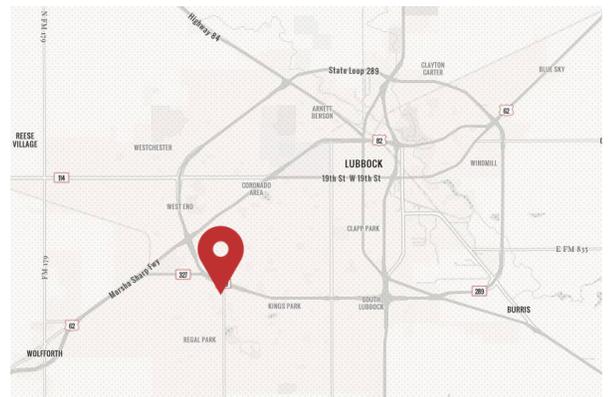
Slide Road Retail Center

6602 Slide Road Avenue, Lubbock, TX 79424

Property Features

- This retail center is located in the middle of the Slide Road & South Loop 289 retail corridor, near the South Plains Mall, Quarter Four, Hobby Lobby, and other national retailers
- Excellent frontage and visibility to over 39,000 vehicles driving down Slide Road daily
- Suite 2&4 can accommodate a wide variety of users and can be combined or leased separately
- Suite 6 features an open suite with one bathroom

Area Retailers & Businesses:



SUITE 2 & 4	1,403 - 3,162 SF
SUITE 6	1,055 SF (approx.)
LEASE RATE	\$20/SF
LEASE TYPE	Modified Gross
RENOVATED	2026

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SUITE 2



SUITE 4

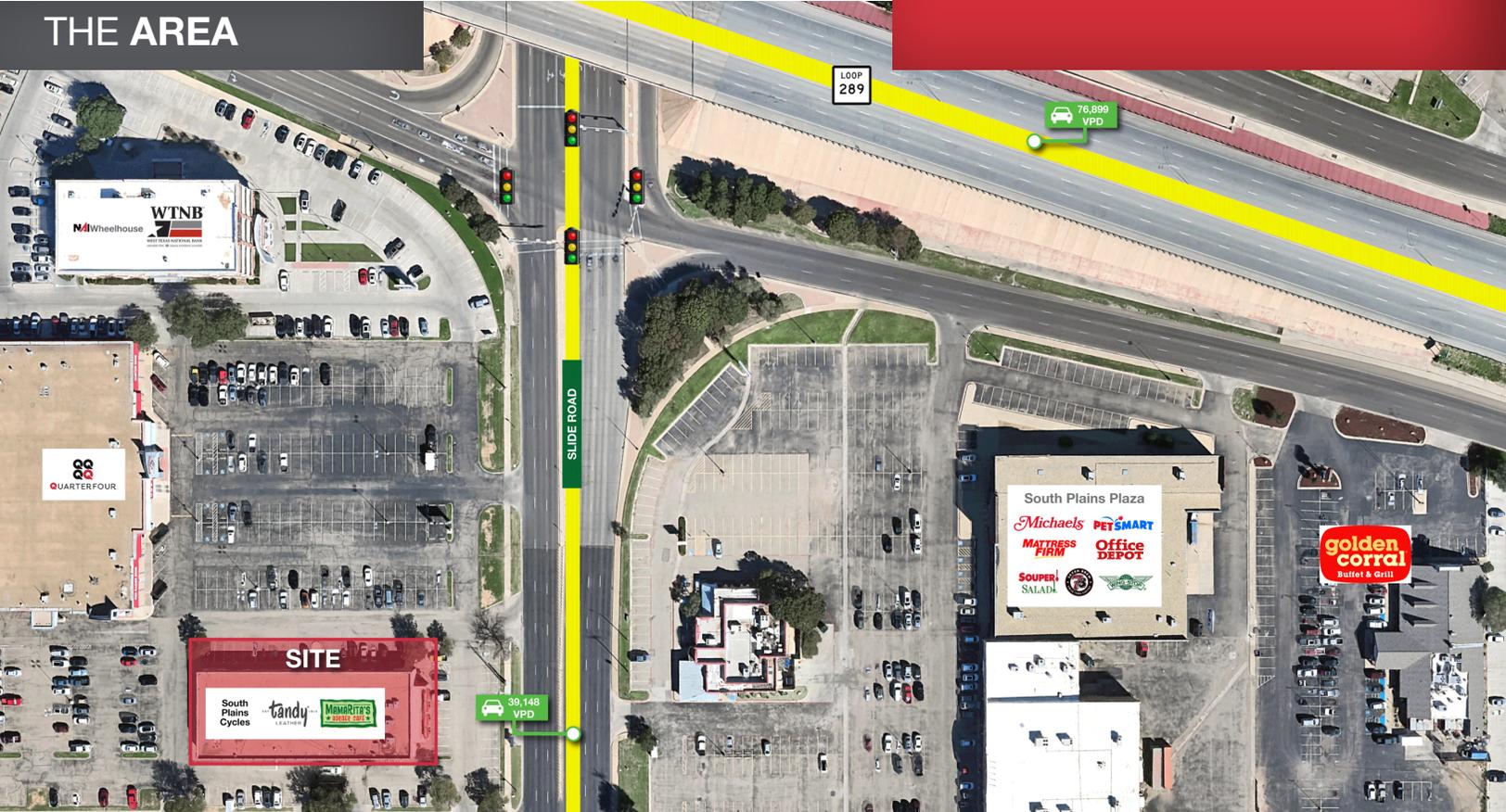


SUITE 6

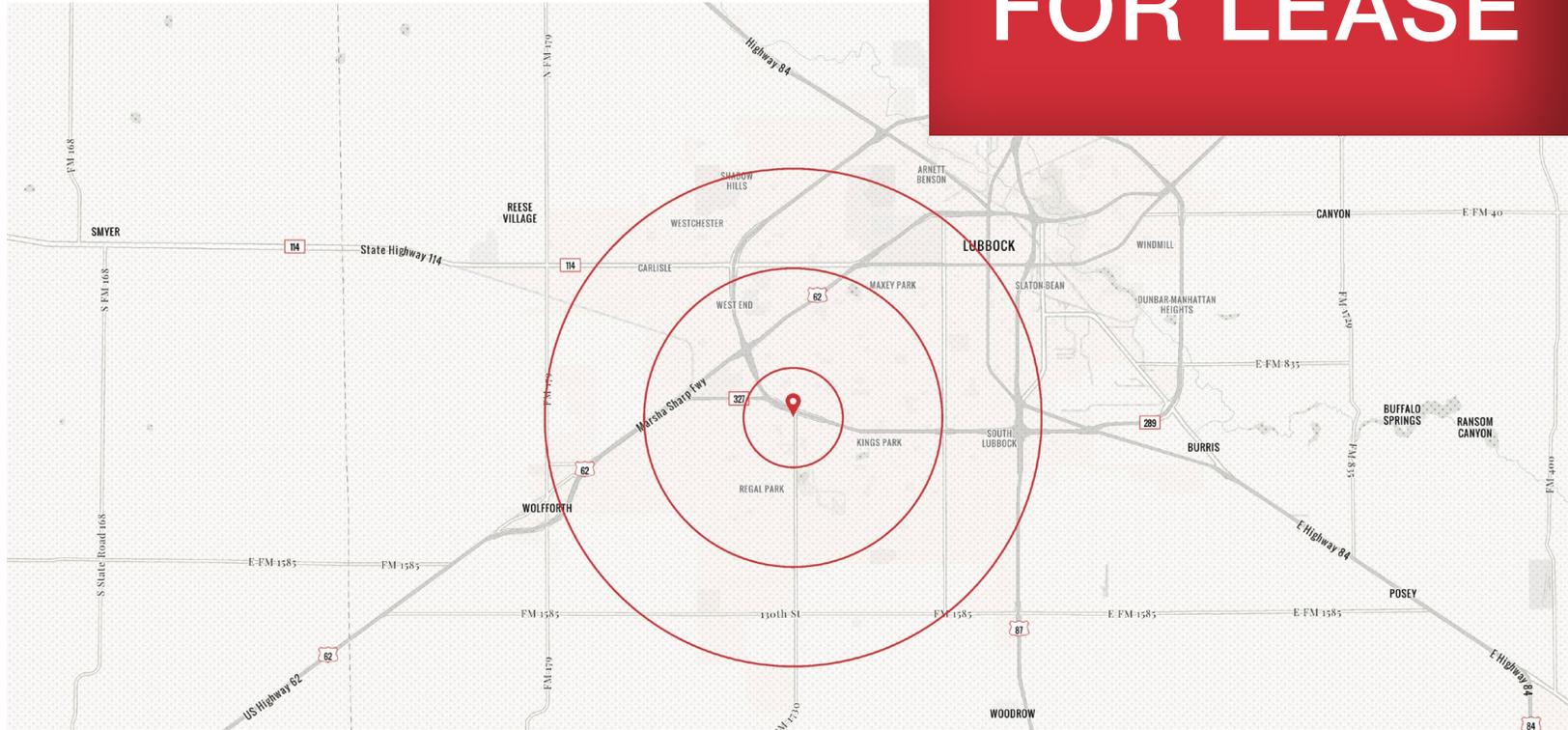


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THE AREA



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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	14,106	104,564	225,798
AVG HH INCOME	\$81,205	\$106,568	\$95,326
HOUSEHOLDS	6,611	44,238	90,231
MEDIAN AGE	36.1	36.8	32.9

Location Advantages

- Located directly in the South Loop 289 & Slide Road retail corridor, surrounded by South Plains Mall and other major retail power centers with national & local retail tenants
- Excellent visibility and traffic from South Loop 289 (76,899 VPD) & Slide Road (39,148 VPD)
- Surrounded by many popular local retailers and restaurants as well as many national brands, including Hobby Lobby, Michaels, Office Depot, and more