



Campus-Area Retail Center

2312 19th Street, Lubbock, TX 79401

Property Features

This well-located shopping center is available for lease just off the Texas Tech University campus, serving a student population of more than 40,000. Positioned along 19th Street with approximately 22,000 vehicles per day and near the high-traffic intersection of 19th Street & University Avenue with nearly 46,000 VPD, the property offers exceptional visibility and access. The surrounding retail corridor is anchored by national and regional brands including Little Caesars, McAlister's Deli, McDonald's, and Slim Chickens, making it an ideal location for food, service, or convenience-oriented users.

Offering Summary

| | |
|-----------------|----------------|
| SPACE AVAILABLE | 1,300 SF |
| LEASE RATE | \$22/SF + NNNs |
| AVAILABLE | Now |

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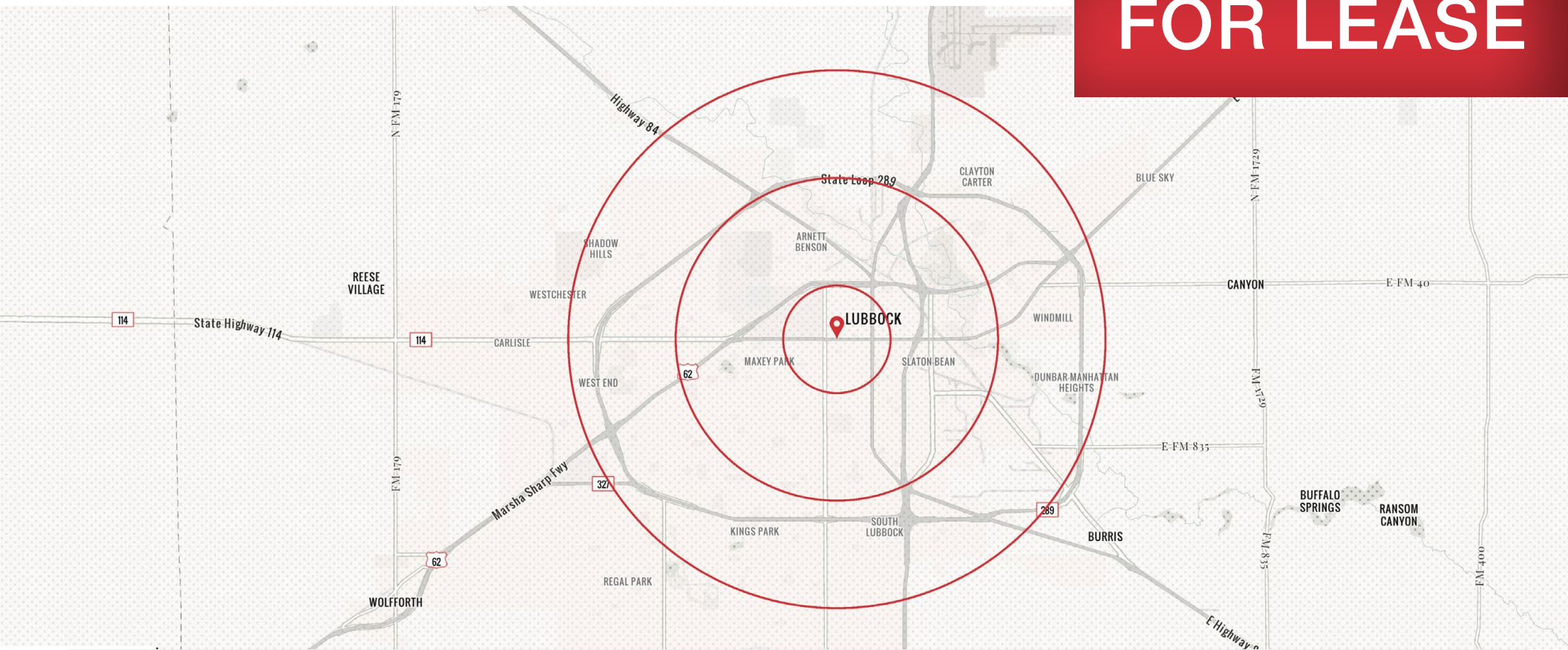
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Demographic Summary

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|----------|----------|----------|
| POPULATION | 21,169 | 85,142 | 183,055 |
| AVG HH INCOME | \$50,646 | \$62,609 | \$70,995 |
| TOTAL HOUSEHOLDS | 6,707 | 31,943 | 73,592 |
| MEDIAN AGE | 21.8 | 28.5 | 31.2 |

Location Advantages

- Located just off campus, the center benefits from daily traffic generated by more than 40,000 students, faculty, and staff.
- Frontage along 19th Street with approximately 22,000 VPD and close proximity to the signalized intersection of 19th Street and University Avenue with nearly 46,000 VPD provides excellent exposure.
- Surrounded by high-performing national and regional retailers such as McDonald's, McAlister's Deli, 7-Eleven, and Slim Chickens, driving consistent consumer traffic to the area.