

*Flexible Options Available!*



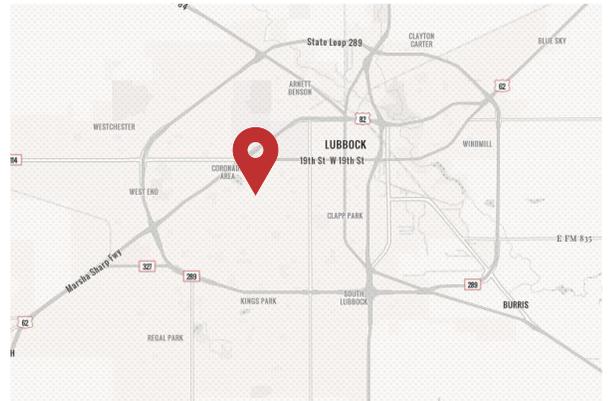
## Office/Retail Flex Space

7902 Slide Road, Lubbock, TX 79424

### Property Features

- **Prime Location:** Excellent visibility at the busy corner of 79th & Slide Road, a high-traffic area ideal for both retail and office users.
- **Flexible Leasing Options:** Space can be leased as a whole or subdivided to fit tenant needs.
- **Versatile Zoning:** Auto Urban Commercial zoning allows for a wide range of uses including medical, retail, restaurants, personal services, daycare, pet care, and more.

### Area Retailers:



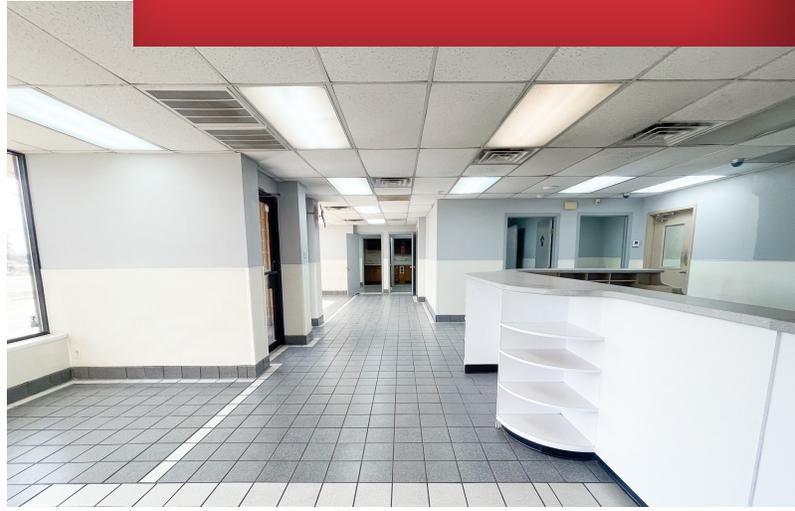
SIZE (SF)	4,311 SF
PRICE	\$15/SF + NNNs
DIVISIBLE?	Yes
LOT SIZE	0.33 AC

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# FOR LEASE

## THE SITE



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## THE SITE



## THE AREA



# FOR LEASE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	14,199	98,089	208,120
AVG HH INCOME	\$104,973	\$104,002	\$94,884
HOUSEHOLDS	6,317	41,484	84,036
MEDIAN AGE	42.2	37.7	33.9

## Location Advantages

- Prominent corner location at a lighted intersection, ensuring convenient access and maximum visibility for tenants and customers alike.
- High-traffic exposure with over 22,000 vehicles passing daily on Slide Road, one of Lubbock's most active arterial corridors.
- Situated in an exceptionally dense trade area, with more than 14,000 residents within a one-mile radius to support a wide variety of uses.