

Milwaukee & Marsha Sharp FWY Interchange



Canyon West Shopping Center 900,000 sf Retail



EGENBACHER 
Commercial Properties

4525 Milwaukee Ave, Suite 1300, Lubbock, TX 79407

- Suite Size • 22,500 sf
- Building Size • 103,560 sf
- Year Built • 2015
- Lease Type • NNN
- Call for Pricing & Additional Lease Details

Property Description

- Large Open Concept Floor Plan
- Heated Warehouse Space
- Dock High Loading w/ 10' Overhead Door
- Large Break Room with Stove
- (2) Private Offices
- 122' Bay Depth
- 16' Ceiling Height
- ± 319 Parking Spaces

Location Description

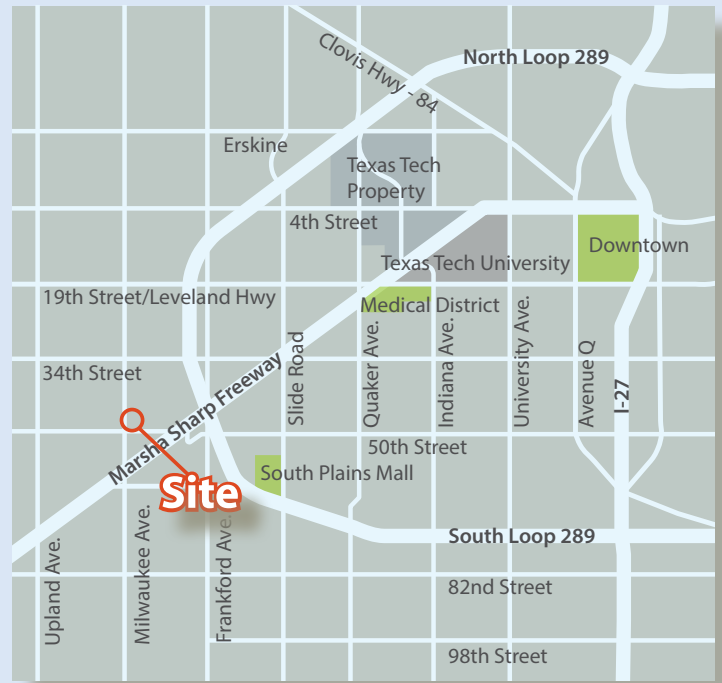
Located on 45th & Milwaukee with quick access to the Marsha Sharp Freeway and Loop 289.

Contact

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see pages 2 - 5 for surrounding area, demographics,
floor plans & photos



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SITE | 22,500sf Suite for Sublease



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,022	77,500	172,019
Total HH	2,051	34,243	72,806
Average HHI	\$92,309	\$85,301	\$94,681

Traffic Counts

Milwaukee Ave.	± 22,000 VPD
Marsha Sharp FWY	± 37,500 VPD
Spur 327	± 32,7000 VPD

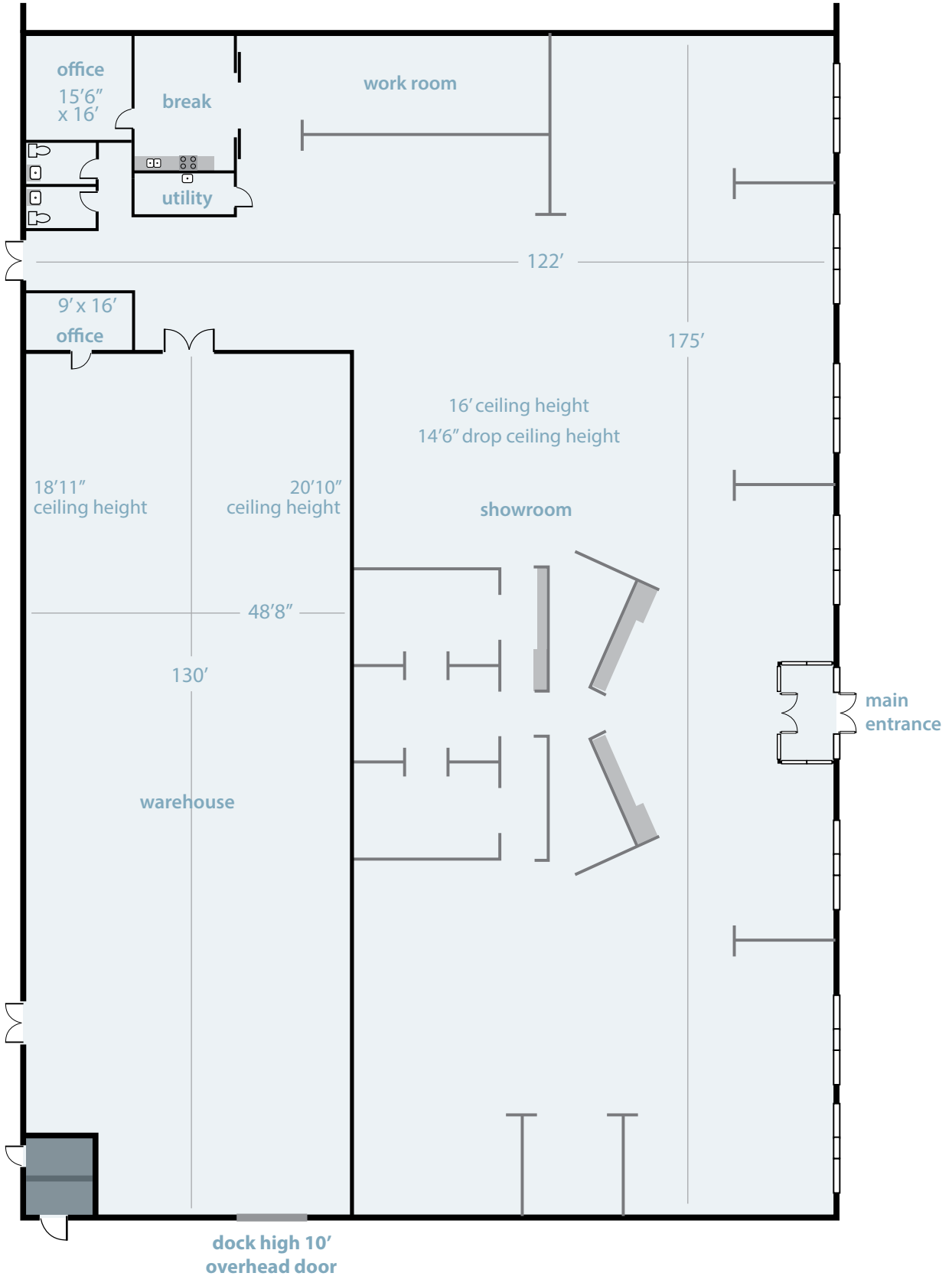
Co-Tenants

MaxxAir Lubbock Trampoline Park, TEGA Kids, Mulligan’s Golf Bar, El Mitote Mexican Bar & Grill, and Domino’s Pizza

SURROUNDING AREA | 22,500sf Suite for Sublease



FLOOR PLANS | 22,500sf Suite for Sublease



PHOTOS | 22,500sf Suite for Sublease



