



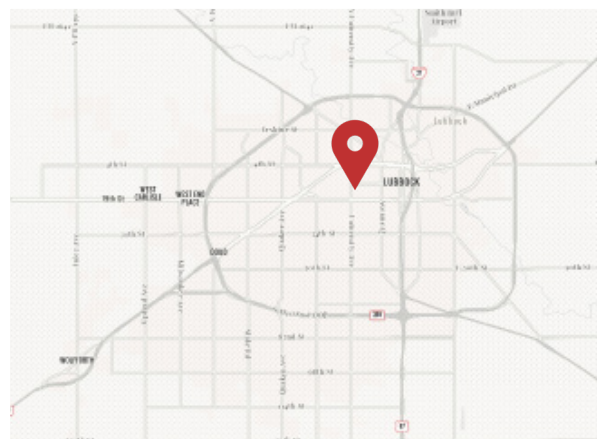
Prime Campus Area Retail Space

1113 University Avenue, Lubbock, TX 79401

Property Features

- This fantastic retail space is located directly on University Avenue near the lighted intersection on Broadway, across the street from the main Texas Tech University entrance
- Excellent frontage and visibility to the 27,703 vehicles driving down University and countless students walking past the site daily
- The space was recently renovated & features a large open area, two restrooms, & a 2nd floor

Area Retailers & Businesses:



AVAILABLE SPACE	2,500 SF
LEASE RATE	\$25/SF
LEASE TERM	5+ Years
AVAILABLE	April 2025

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FOR LEASE

THE SPACE



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THE AREA



Marsha Sharp FWY

45,248
VPD



Texas Tech University
Main Campus Entrance
40,000+ Students

University Ave

SITE

24,515
VPD



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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	19,773	82,141	183,078
AVG HH INCOME	\$48,561	\$63,989	\$73,038
HOUSEHOLDS	6,242	30,304	72,190
MEDIAN AGE	21.5	27.9	30.8

Location Advantages

- Across the street from Texas Tech University's main entrance to their campus that serves over 40,000 students every year
- Located in close proximity to many off-campus student housing and apartment developments
- Surrounded by many popular local retailers and restaurants as well as many national brands