



**CITYSTREET**Lofts

1414  
TEXAS  
AVENUE

RESIDENTIAL LOFTS

Downtown Creative Space For Lease

1416 Texas Ave



Cameron Seale

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**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401

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1416 TEXAS AVENUE



WILLIAMS & CO

COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

Prime commercial space available for lease in Downtown Lubbock! This 2,720 SF open-concept space is perfect for creative businesses, retail, office, or studio use. Featuring a flexible layout with high ceilings, ample natural light, and one bathroom, this space offers endless possibilities. Located in the heart of downtown, it provides excellent visibility and accessibility. Don't miss this opportunity to establish your business in a thriving area!

## OFFERING SUMMARY

Lease Rate:	\$2150/month
Available SF:	2720 SF
Lease Type:	Modified Gross

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	112	386	2,454
Total Population	532	1,695	6,751
Average HH Income	\$73,524	\$70,423	\$52,134

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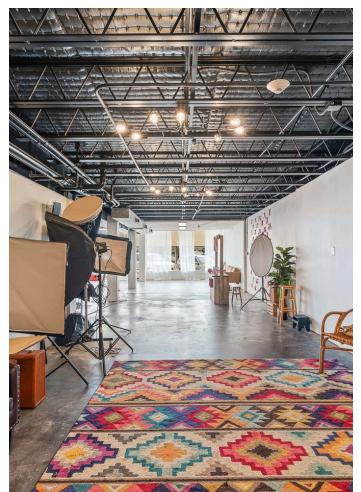
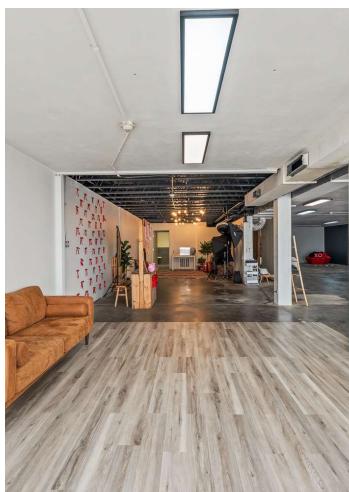
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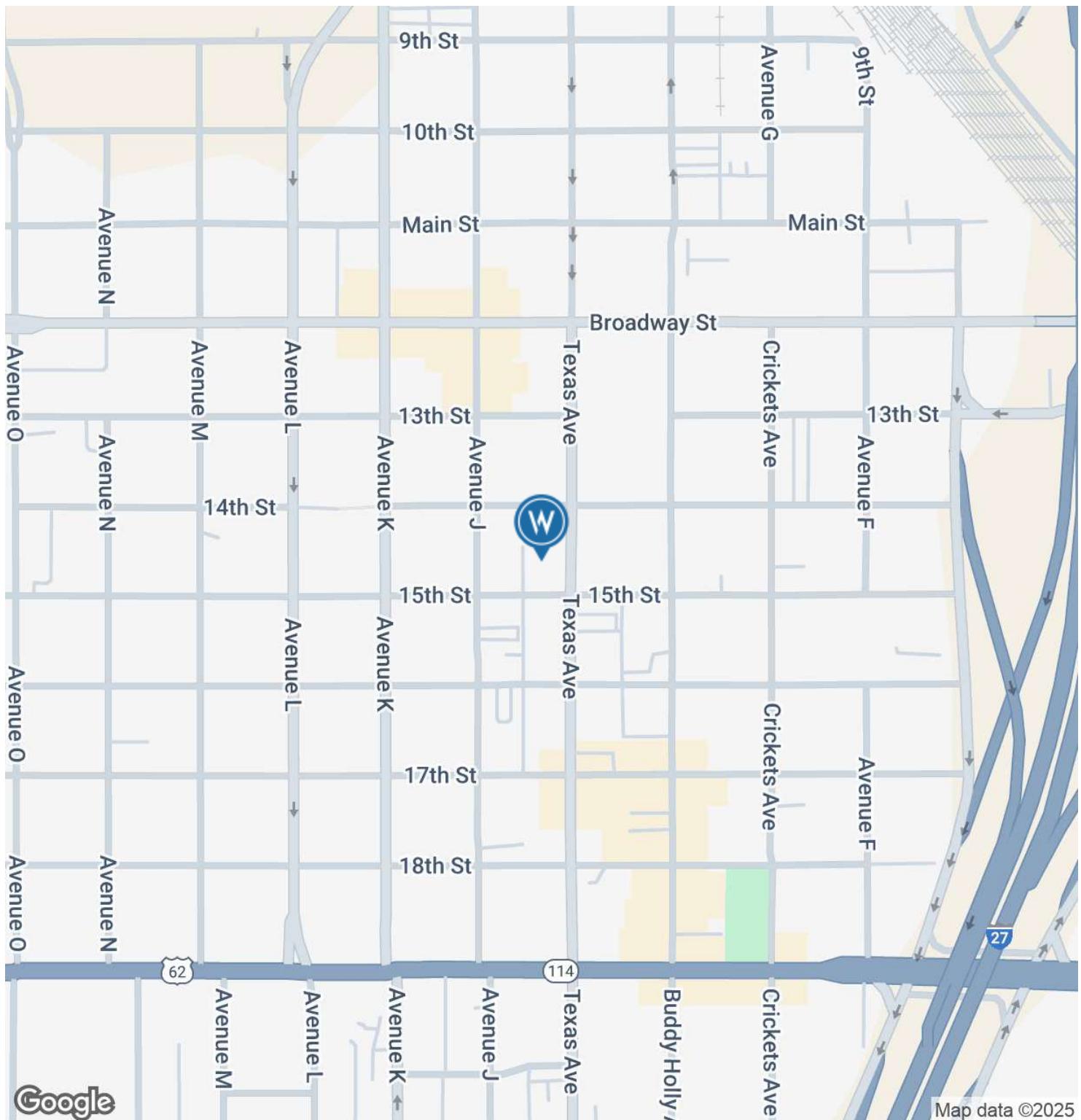
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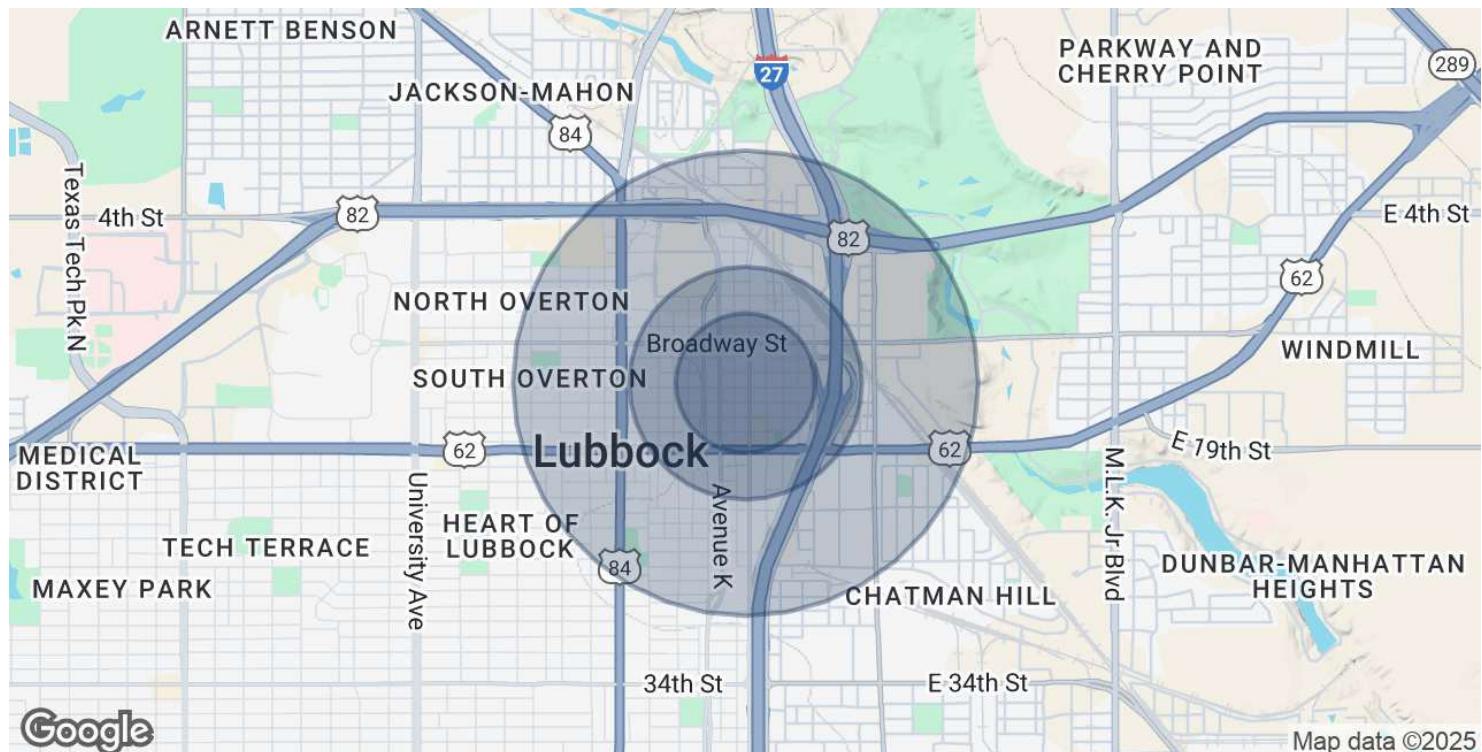
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	532	1,695	6,751
Average Age	39	39	35
Average Age (Male)	39	39	35
Average Age (Female)	39	38	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	112	386	2,454
# of Persons per HH	4.8	4.4	2.8
Average HH Income	\$73,524	\$70,423	\$52,134
Average House Value	\$134,812	\$134,902	\$149,860

Demographics data derived from AlphaMap

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