

FOR LEASE



Freestanding Restaurant/Bar

2608 Salem Avenue, Lubbock, TX 79410

NAIWheelhouse

Property Features

This 2,544 SF freestanding restaurant and bar offers excellent frontage along a major highway, providing high visibility and easy access. Located just outside the beloved Cactus Alley courtyard, this charming spot includes a patio and is surrounded by some of Lubbock's most popular local businesses, including the brand-new Llano Estacado Winery tasting room, Gold Stripe Coffee, and La Sirena.

With its inviting atmosphere, great co-tenancy, and prime location near Texas Tech University and the Medical District, this space is ideal for a restaurant or bar concept looking to join the unique and community-driven vibe of Cactus Alley.

Offering Summary

SPACE AVAILABLE	2,544 SF
LEASE RATE	\$20/SF
NNNs:	\$4/SF
AVAILABLE:	Now

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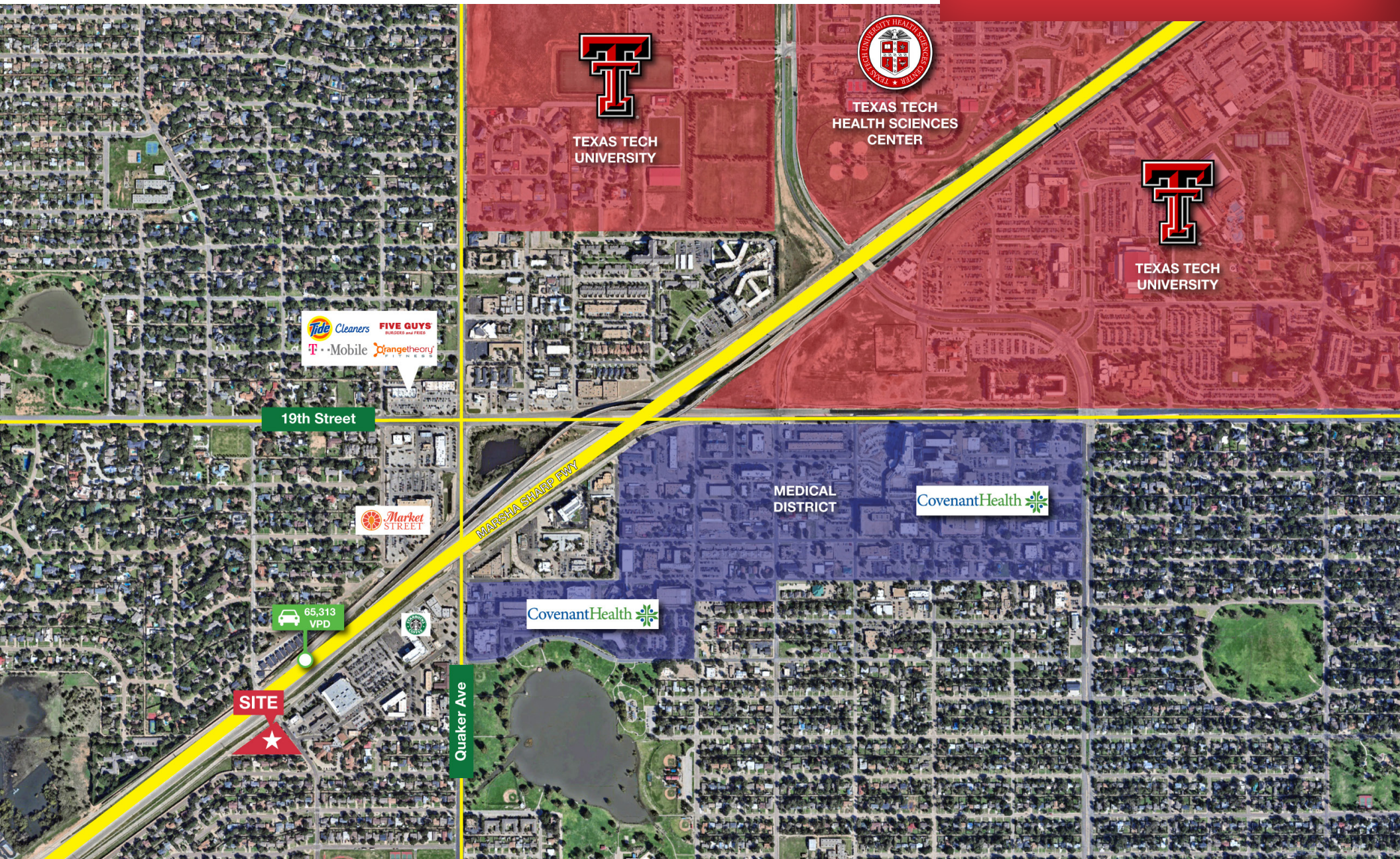
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The Space



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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	10,115	115,837	216,415
AVG HH INCOME	\$79,262	\$70,454	\$80,928
ANNUAL GROWTH	0.29%	0.52%	0.57%
MEDIAN AGE	35.1	29.2	32.3

Location Advantages

- Located directly on Marsha Sharp Freeway, near the busy intersection of 19th & Quaker
- Close proximity to Texas Tech University, serving over 40,000 students every year
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers, the medical district, & more