

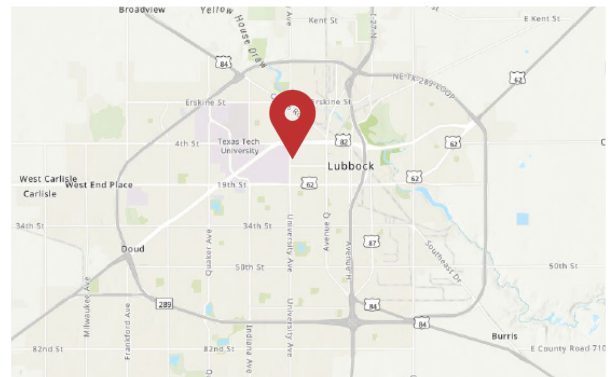


The Centre at Overton Park Campus Retail

2400 Glenna Goodacre | Lubbock | Across from Texas Tech University

Property Features

- The Centre at Overton Park is a mixed-use property including over 250 student apartments and ground-level retail with excellent foot traffic
- The property is surrounded by multiple student housing communities and popular retail and restaurants
- The property is located across University Avenue from Texas Tech University that serves over 40,000 students every year



Area Retailers:



AVAILABLE SPACE **Up to 4,631 SF**

LEASE RATE **\$15 - \$20 PSF**

DATE AVAILABLE **Now**

BUILDING SIZE **326,566 SF**

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FOR LEASE

THE AREA



Marsha Sharp FWY
56,940 VPD



Texas Tech University
40,000+ Students

- = Off-Campus Student Housing
- = Texas Tech Campus

SITE PLAN

#	SIZE	RENT PSF	CAM PSF
B-104	2,034 SF	\$15.00	\$4.15
A-102	1,417 SF	\$15.00	\$4.15
R-101	4,631 SF	\$15.00	\$4.15



* Suite R-101 & A-102 can be combined.

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SUITE R-101



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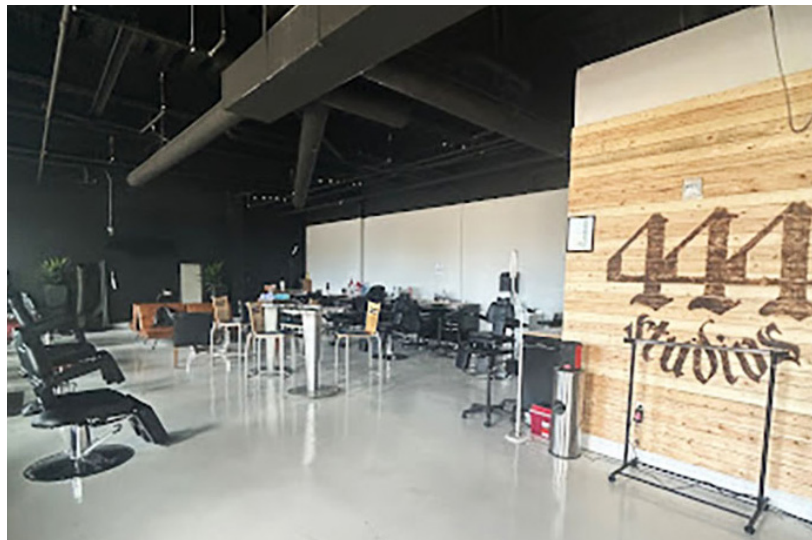
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SUITE A-102



SUITE B-104



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SUITE B-104



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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	19,095	80,541	181,805
AVG HH INCOME	\$35,769	\$55,646	\$60,430
HOUSEHOLDS	5,938	28,222	68,546
MEDIAN AGE	22.2	26.5	29.5

Location Advantages

- The Centre at Overton Park is a mixed-use property featuring over 250 apartment units and multiple retail units
- This property is surrounded by multiple student housing apartment communities serving Texas Tech University
- This property is located directly across University Avenue from Texas Tech University, which is home to over 40,000 students