

# **AVAILABLE**



# Retail or Restaurant Space

4421 19th Street | Lubbock, TX

## **Property Features**

- Prime retail or QSR property located less than a mile from Texas Tech University, the medical district and Rush neighborhood available for Ground Lease or Build-to-Suit
- The site features flexible options to accommodate QSR or retail users with drive-thru capabilities
- Excellent frontage and visibility to 27,203 vehicles passing the site daily

#### Area Retailers:















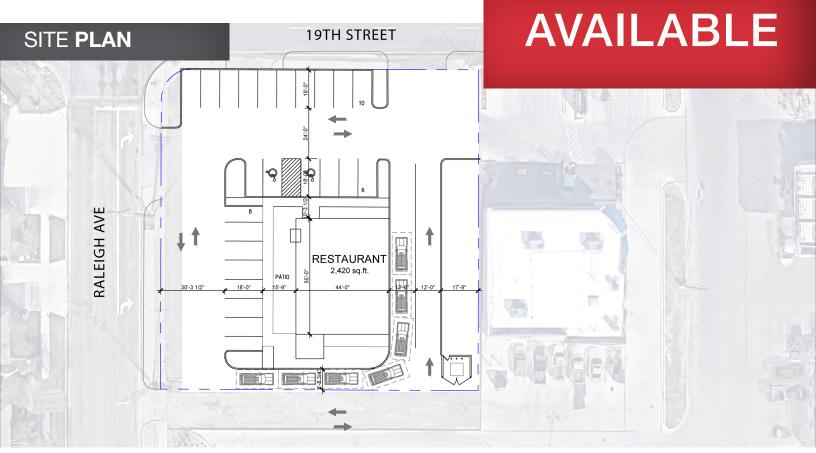
	REESE +	th St			xas Tech	Pols Roy Ma	ekenzie Park
	VILLAGE			Slide Rd	niversity	LUBBOCK	
s TH	114	WEST CARLISLE CARLISLE	WEST END PLACE	114	TM TM	62	E 19th St
		CARLISLE			9		
		34th St	341	h St	g 34th St	Avenue O enueAV————————————————————————————————————	
	o,			DOUD	Soth St	Ave	
	Inler Ave				50th St	Avenue II	E 50th St
	<u> </u>		e Vice				
			anke	289		. (	4 289
			Milwaukee Ave	Frankford Ave	Indiana A	Avenue H  Avenue H  University-Ave	84
		82nd-St		rank	82nd St	TAVE T	
	WOLFFORTH				e		
	WOLFFORTH	98th St		Slide Rd	Quaker Ave		7501
				SIIC	Ave	ay 8	Roac
162					114th St	Highway-87	County Road 2500
1				1730		87	Co
	130th St			1130	130th St	1585	E FM 1585

SPACE AVAILABLE	2,420 SF +/-
LOT SIZE	0.58 AC
PRICE	Contact Broker
ZONING	C-3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Shannon Powell shannon@naiwheelhouse.com jax@naiwheelhouse.com +1 281 788 1758 naiwheelhouse.com

Jax Collier +1 325 207 6118 naiwheelhouse.com





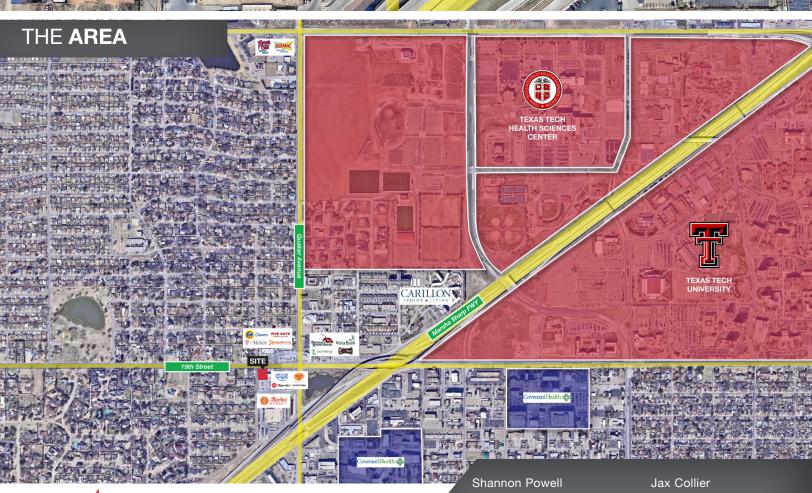
+1 281 788 1758

naiwheelhouse.com

+1 325 207 6118

naiwheelhouse.com

# **AVAILABLE** THE AREA a series on con-19th Street - 27,203 VPD Quaker Avenue - 24,525 VPD Marsha Sharp FW 41,075 ehicles Per Day





shannon@naiwheelhouse.com jax@naiwheelhouse.com +1 281 788 1758 naiwheelhouse.com

+1 325 207 6118 naiwheelhouse.com



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	8,221	123,144	213,955
AVG HH INCOME	\$86,667	\$60,523	\$67,591
HOUSEHOLDS	3,962	52,650	90,274
MEDIAN AGE	39.3	27.8	30.9

## **Location Advantages**

- Located near the busy intersection of 19th & quaker
- Less than a mile away from Texas Tech University, serving over 40,000 students every year
- Quick access to the Marsha Sharp Freeway makes this location easy to get to from anywhere in Lubbock
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers & more

