

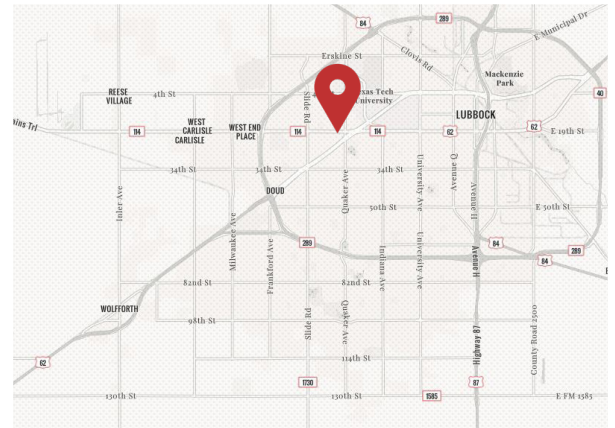


Retail or Restaurant Space

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:



SPACE AVAILABLE 2,420 SF +/-

LOT SIZE 0.58 AC

PRICE Contact Broker

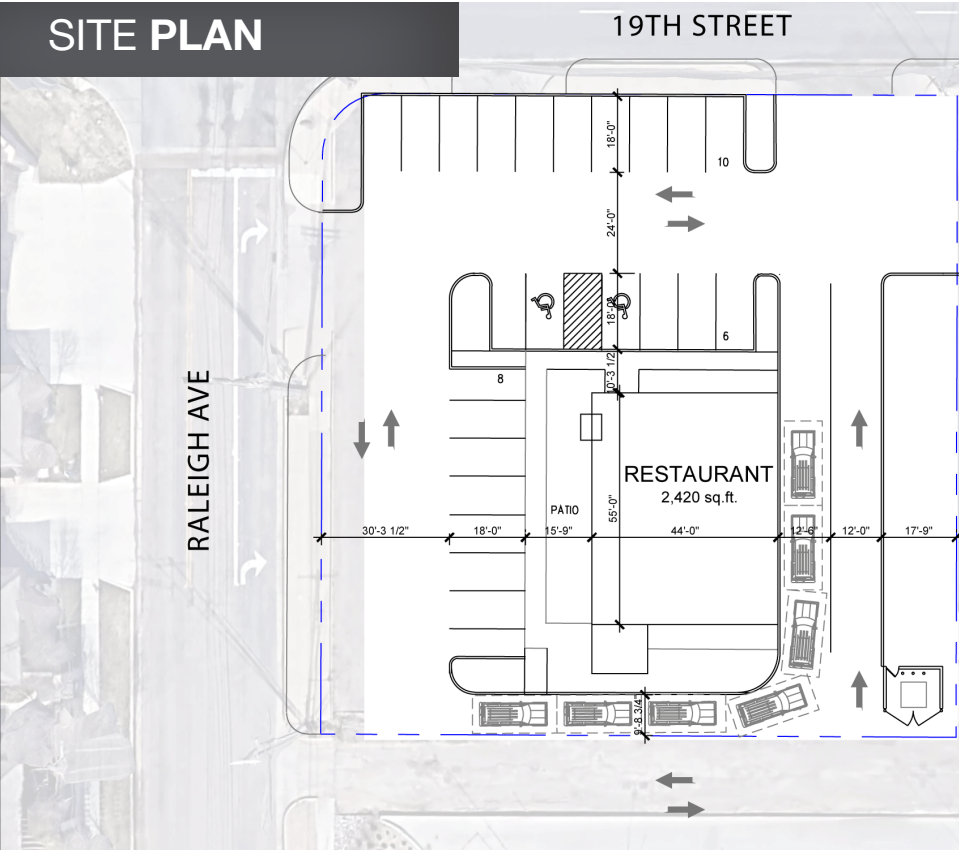
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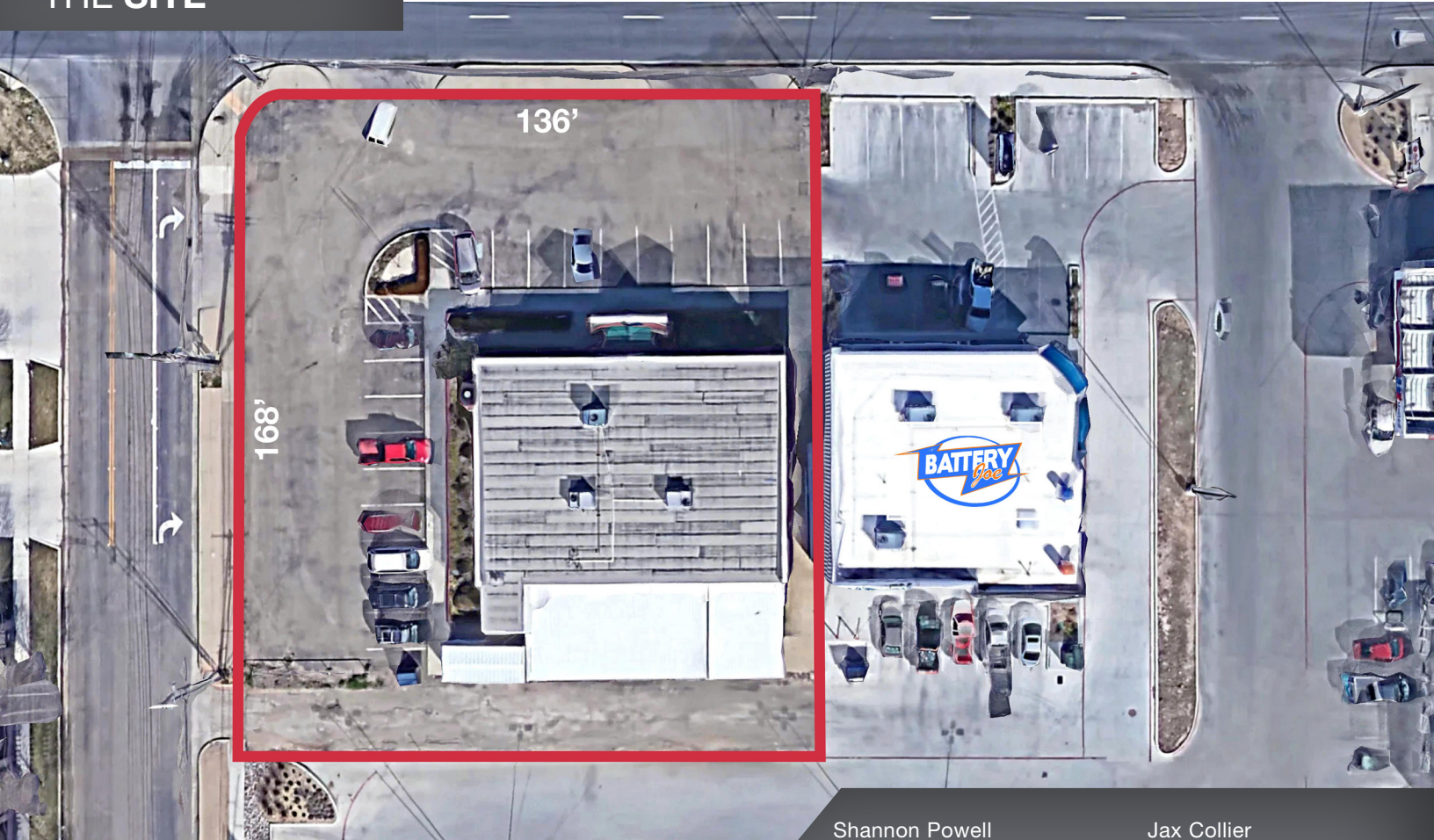
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SITE PLAN



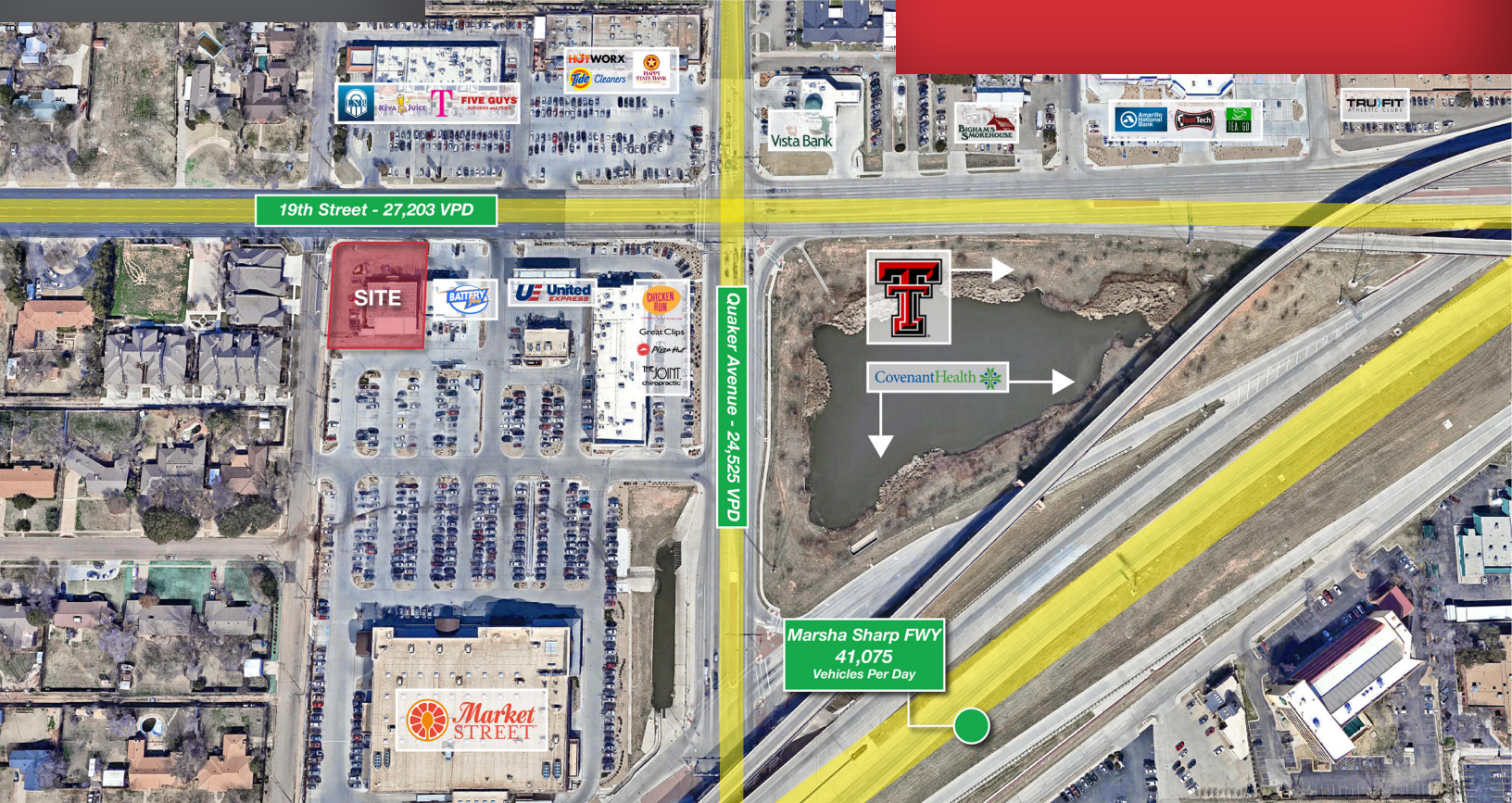
AVAILABLE

THE SITE



THE AREA

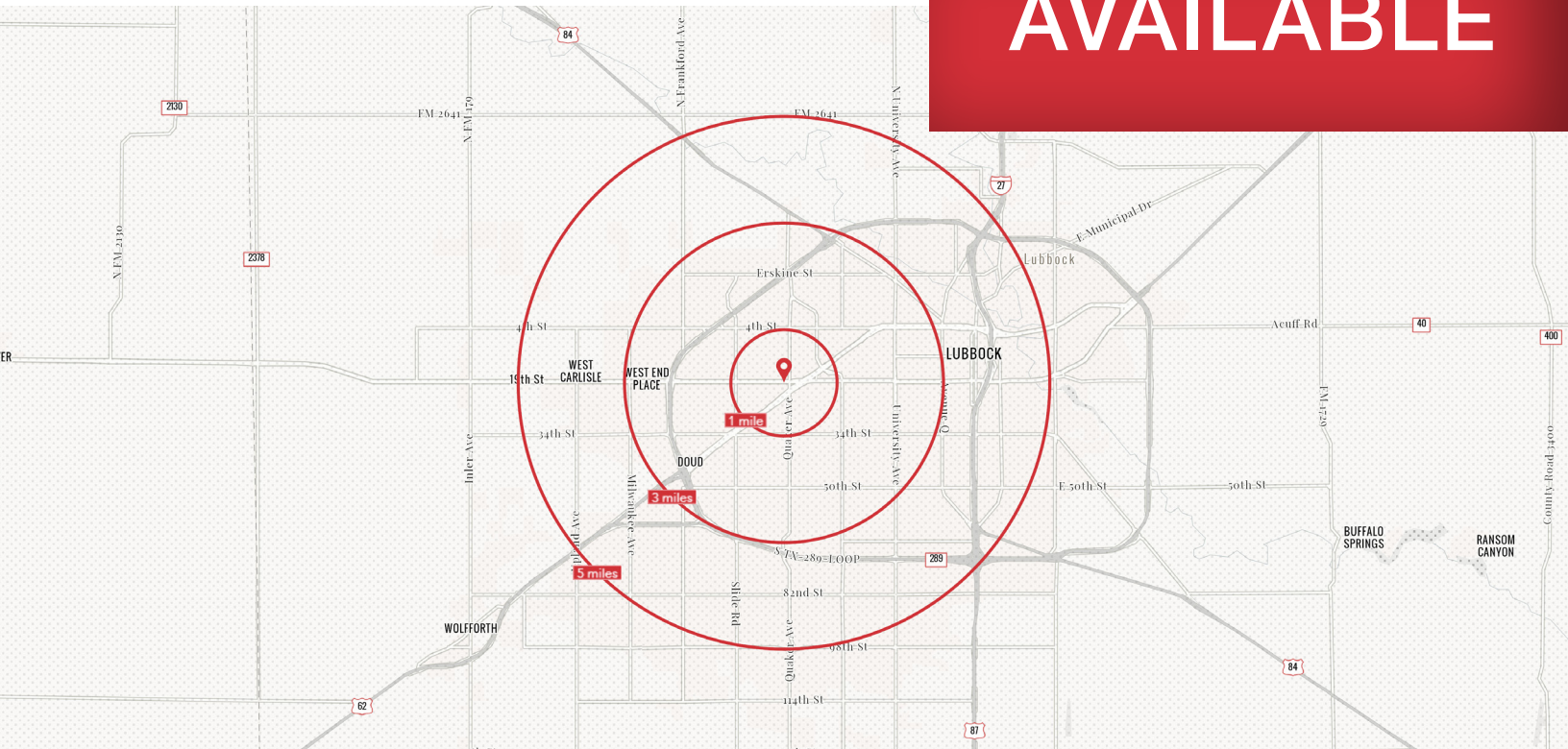
AVAILABLE



THE AREA



AVAILABLE



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