

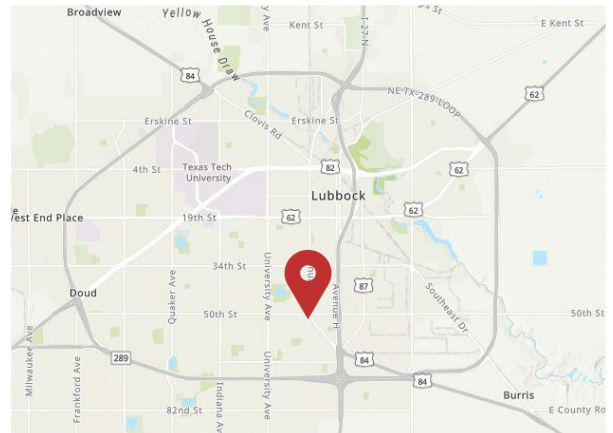


Briercroft Center

5302 Avenue Q, Lubbock, TX 79412

Property Features

- Briercroft Center is a well-known neighborhood shopping center with excellent traffic, visibility and co-tenancy including Family Dollar, Premier High School, and more.
- The center is under an extensive remodel and has multiple spaces for lease that will fit a variety of users. The suites will be delivered in white-box condition for approved tenants.



Area Retailers & Businesses:



AVAILABLE SPACE	Up to 4,700 SF
LEASE RATE	\$6.75 PSF
LEASE TYPE	NNN
DATE AVAILABLE	Now

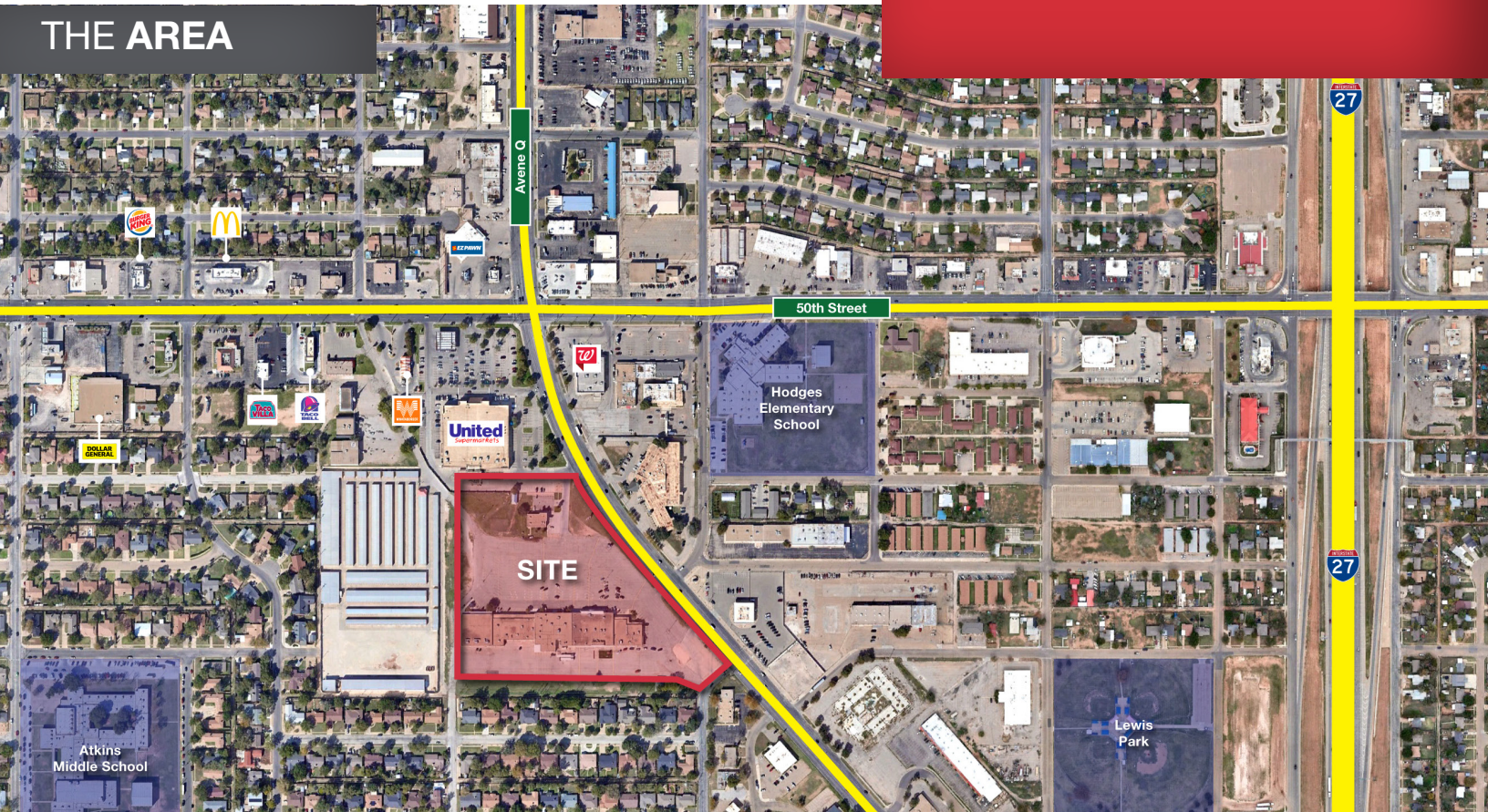
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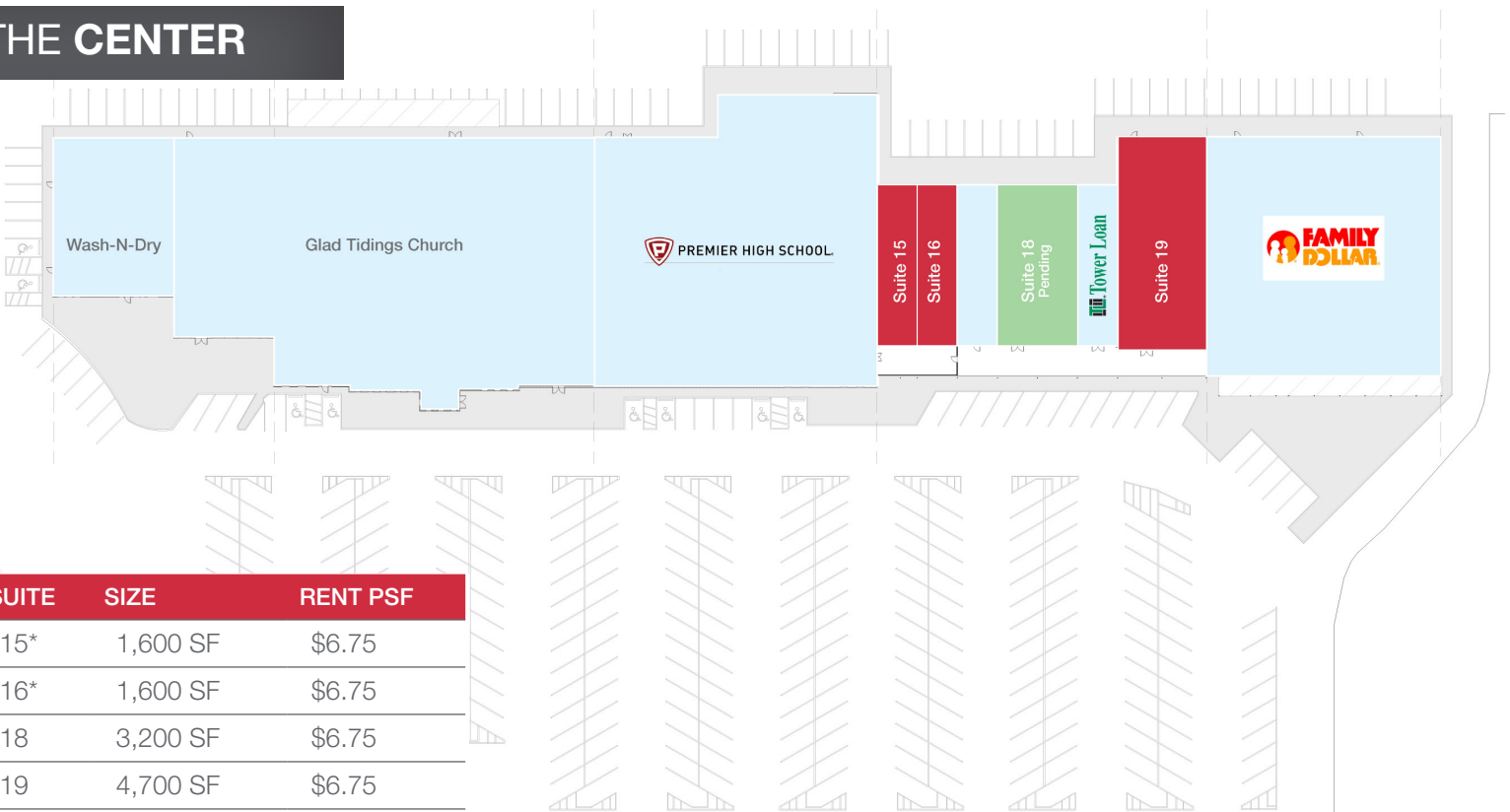
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FOR LEASE

THE AREA



THE CENTER



SUITE	SIZE	RENT PSF
15*	1,600 SF	\$6.75
16*	1,600 SF	\$6.75
18	3,200 SF	\$6.75
19	4,700 SF	\$6.75

* Suites 15 & 16 can be combined

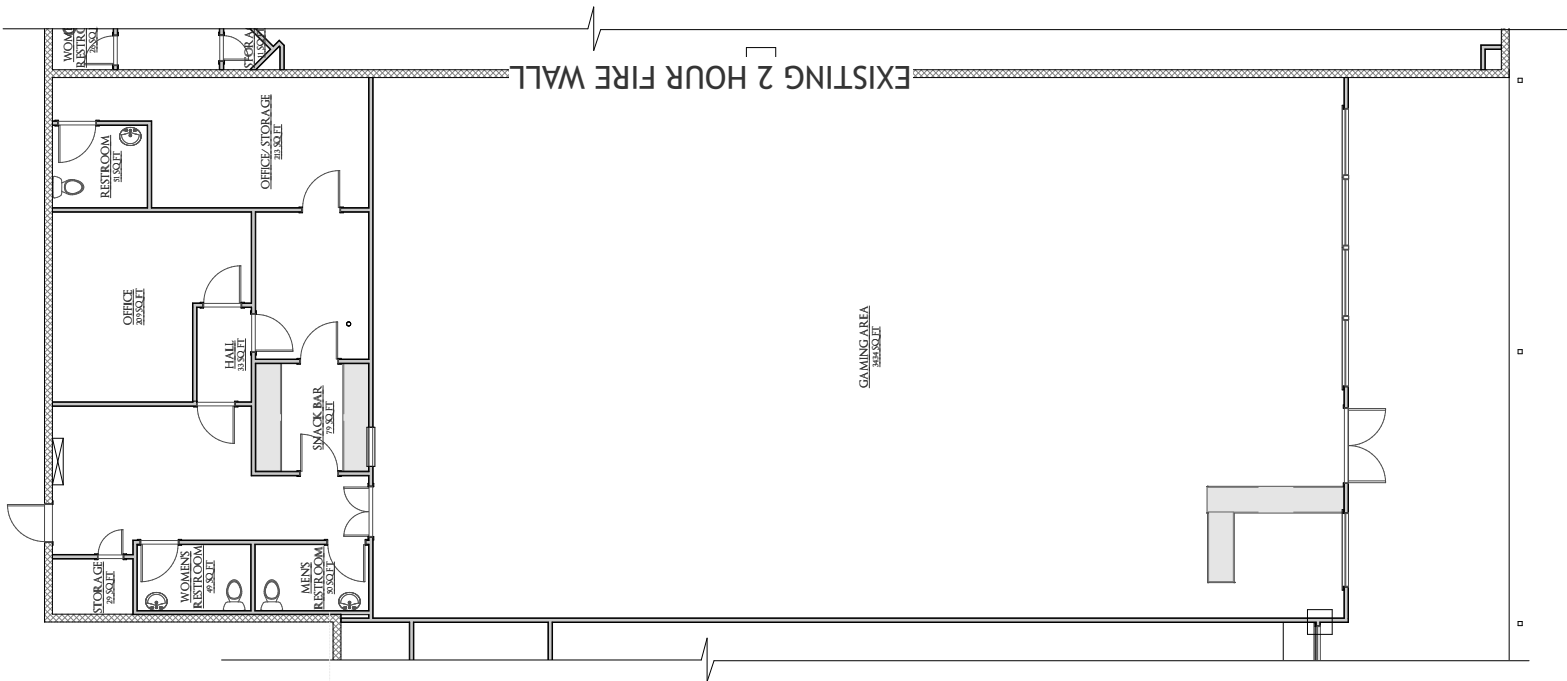


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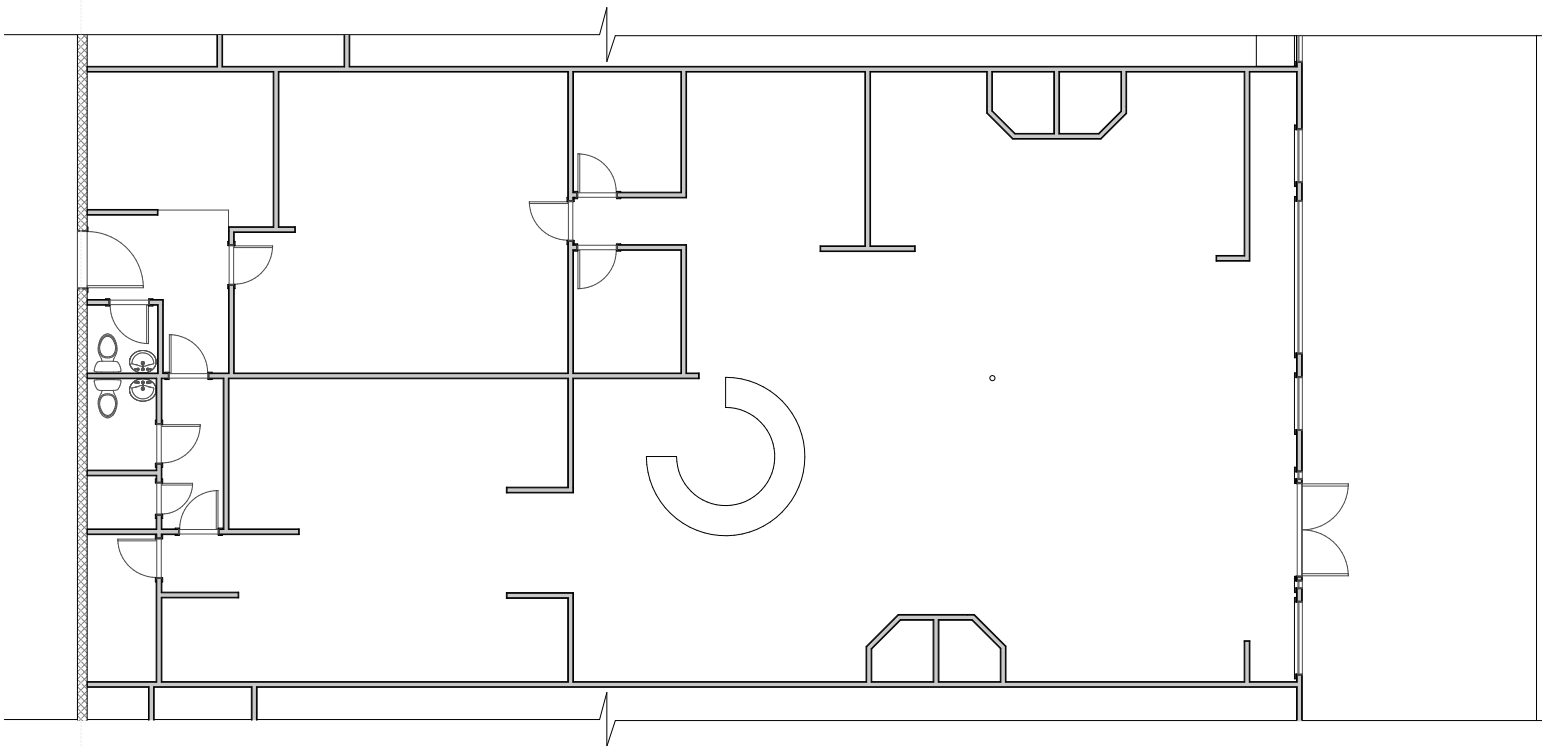
FOR LEASE

SUITE 19



FOR LEASE

SUITE 18 *Lease Pending*



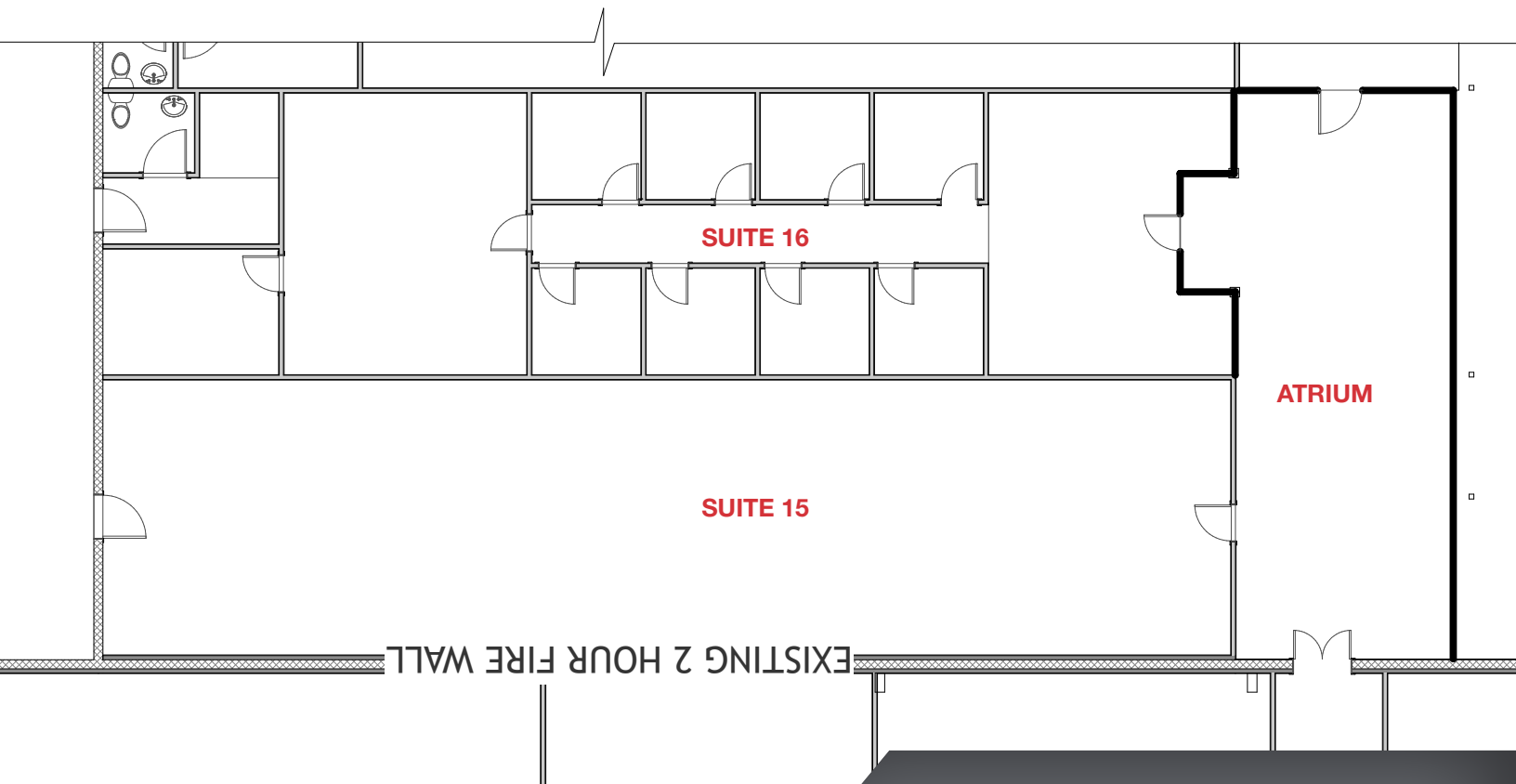
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FOR LEASE

SUITE 15 & 16



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FOR LEASE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	13,792	90,512	180,529
AVG HH INCOME	\$56,004	\$72,077	\$81,745
HOUSEHOLDS	4,953	33,080	70,089
MEDIAN AGE	32.0	30.4	32.2

Location Advantages

- This shopping center is located in an extremely dense area of central Lubbock, serving over 13,000 people in a 1 mile radius and over 90,000 in a 3 mile radius
- The center has excellent access and is close to 50th Street, Avenue Q, and I-27, all major arterial roads in Lubbock
- This center is next to United Supermarkets, Walgreens, and other national tenants that help drive traffic and energy to the area