



## 34<sup>th</sup> Street Retail/Office Space

2451 34th Street, Lubbock, TX 79411

### Property Features

Located at the high-traffic intersection of University Ave and 34th St, this versatile space offers excellent visibility in a well-established center. The space includes 3 private offices, a large open area ideal for storage or flexible retail use, a kitchen, and 2 restrooms. With its strategic corner location and strong nearby traffic, this individually owned suite is well-positioned for a variety of business types looking to serve central Lubbock.

### Offering Summary

TOTAL SF:	3,150 SF
SALES PRICE:	\$160,000.00
AVAILABLE:	Now

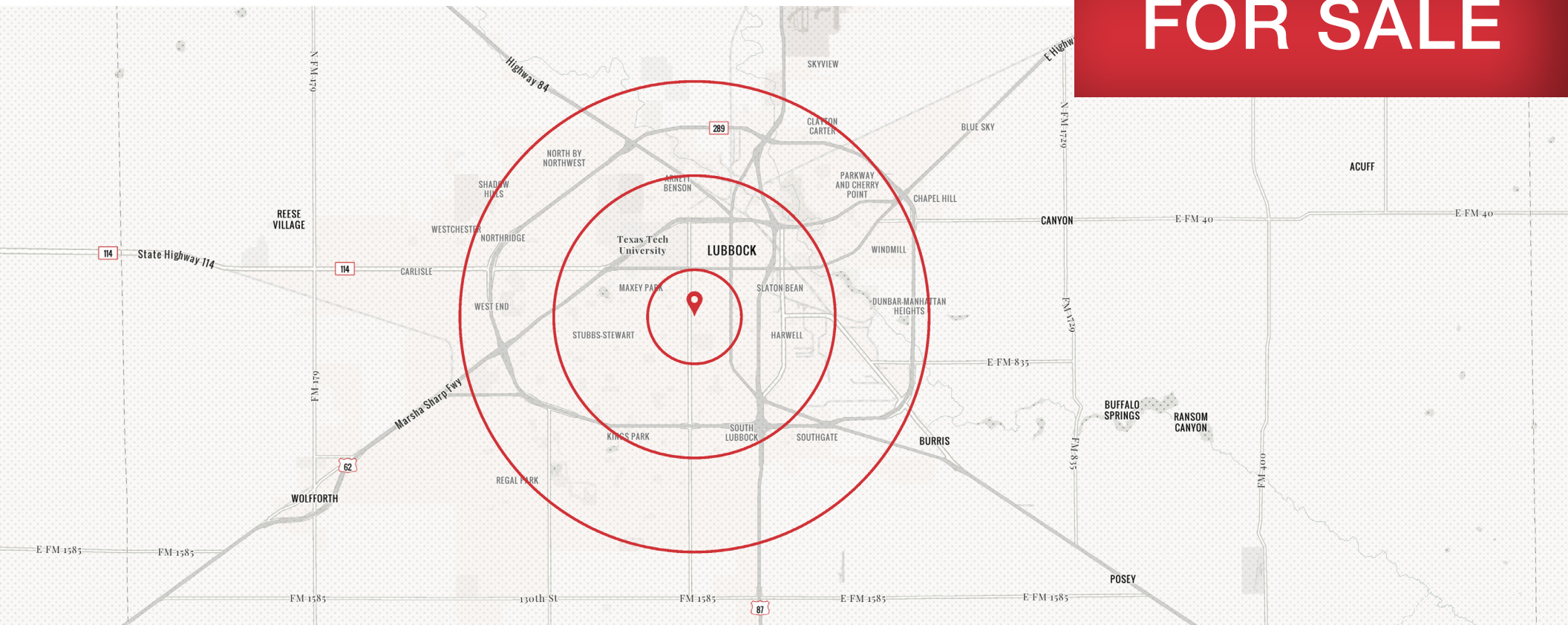
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# FOR SALE



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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	15,757	99,247	205,828
AVG HH INCOME	\$57,224	\$70,599	\$80,142
MEDIAN AGE	30.4	29.8	31.8
TOTAL HOUSEHOLDS	6,477	37,056	81,530

## Location Advantages

- Located directly on the lighted hard corner intersection at 34th & University Avenue, two major arterial roads
- In one of the most densely populated areas of Lubbock, serving over 15,000 people in a 1-mile radius
- Surrounded by numerous local and national businesses, providing heavy daytime and nighttime traffic