



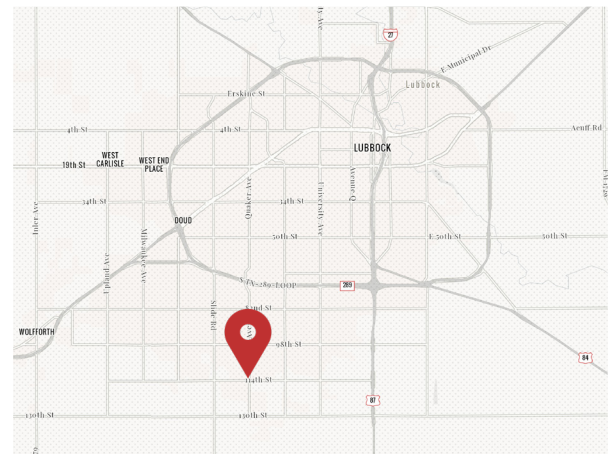
## Hard Corner of 114th & Quaker

4400 114th St, Lubbock, TX 79424

### Property Features

- This hard-corner pad site is located at the lighted intersection of 114th & Quaker, across the street from H-E-B and at the center of South Lubbock's major new retail & residential developments.

### Area Retailers & Businesses:



LOT SIZE AC::	0.79 AC
LOT SIZE SF:	34,635 SF
RATE:	Contact Broker

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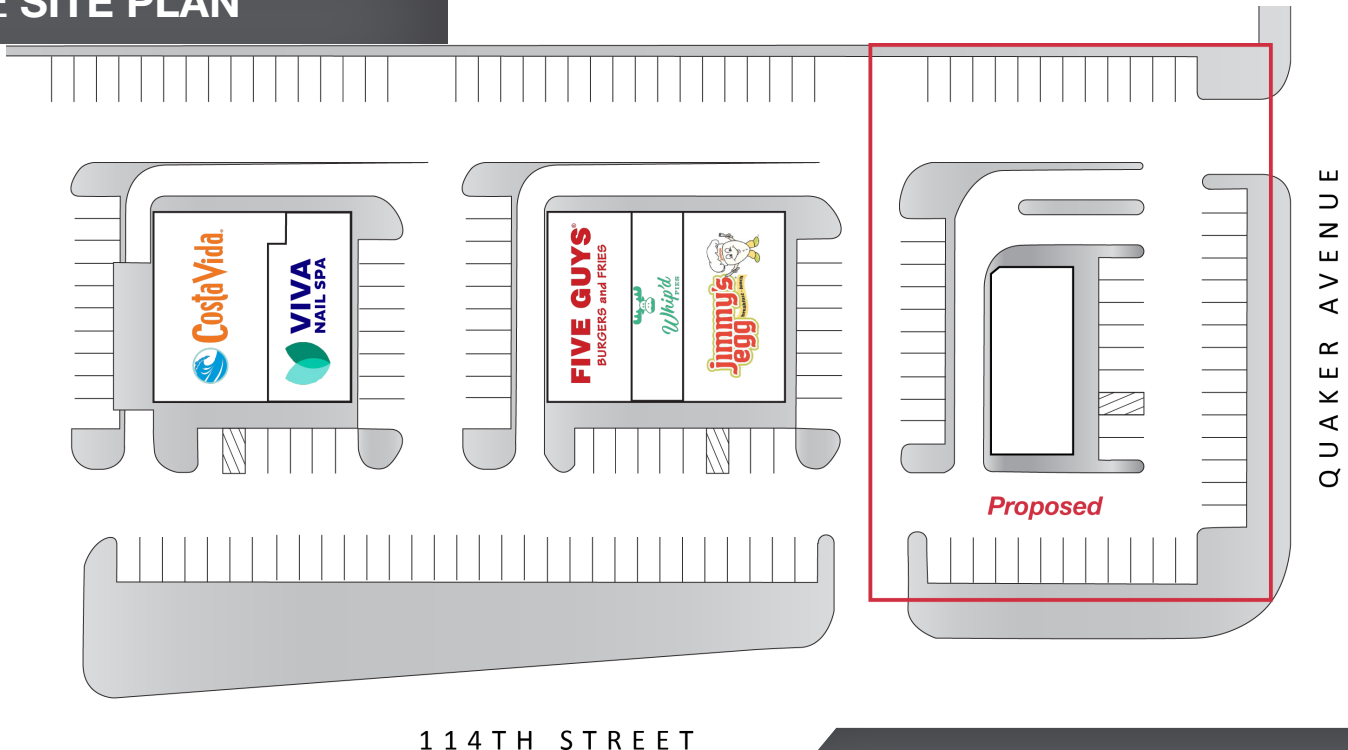


# THE AREA

# AVAILABLE

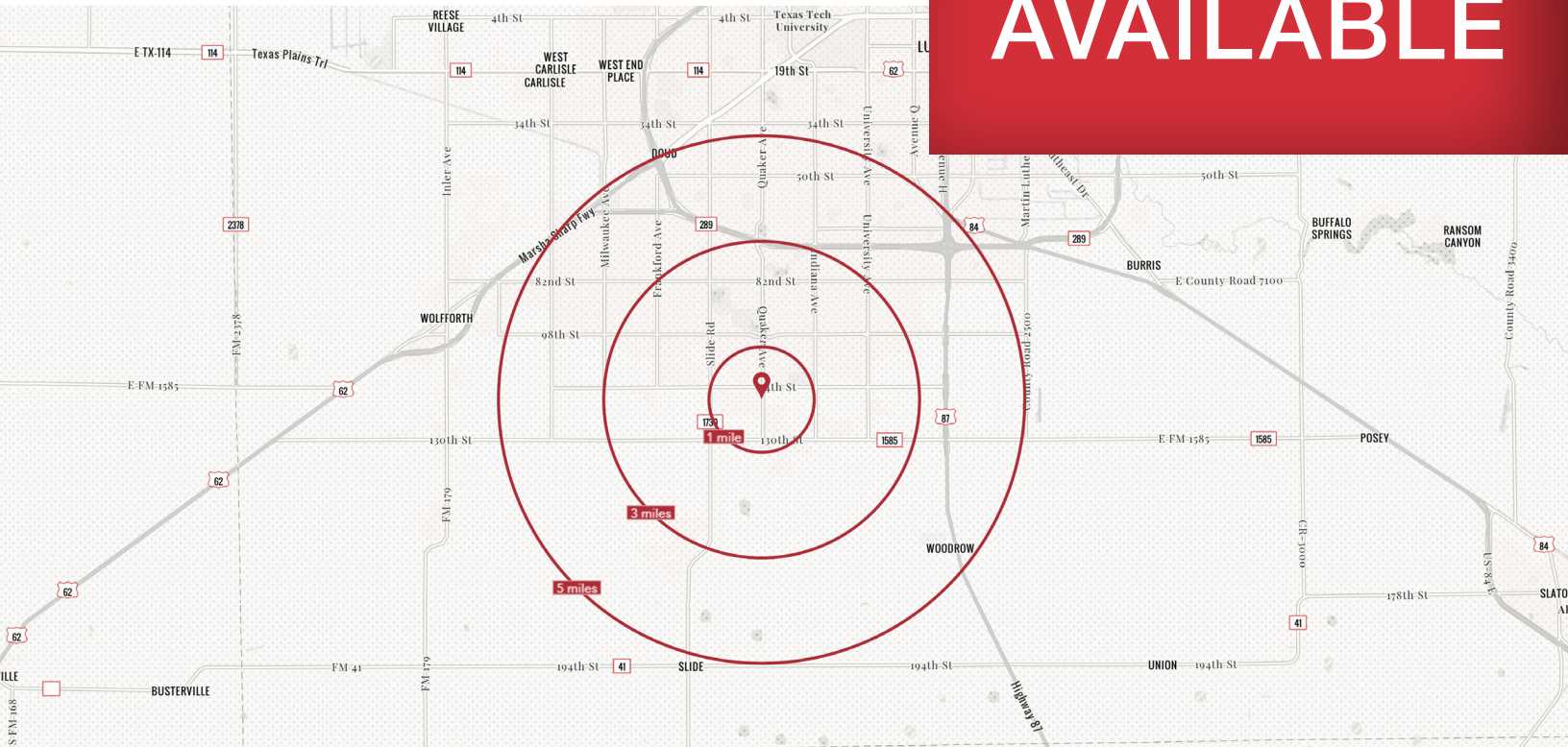


# THE SITE PLAN





# AVAILABLE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	5,675	59,750	141,728
AVG HH INCOME	\$148,892	\$105,074	\$84,701
HOUSEHOLDS	2,365	24,828	59,771
MEDIAN AGE	42	40	36

## Location Advantages

- Excellent visibility and access to one of Lubbock's major arterial roads, Quaker Avenue
- Strong co-tenants and surrounding retailers help provide a lot of traffic and energy to the center
- Located in the path of development for South Lubbock, with multiple neighborhoods, multi-family developments, garden offices, retail and restaurant developments under construction