

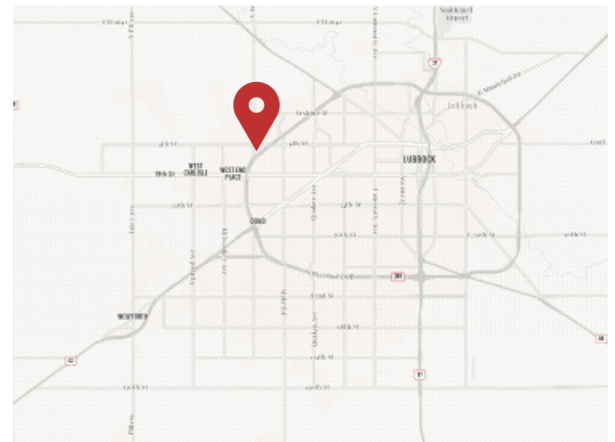


## Walmart Outparcel – 4th & Frankford

429 Frankford Avenue, Lubbock, TX 79416

### Property Features

- This 2,400 SF freestanding retail space is excellently placed along Frankford Avenue, just north of Loop 289.
- This site is surrounded by high-volume retailers with high traffic counts and excellent visibility.
- This space features an open floor plan with restrooms in place and drive-thru capability. The landlord will entertain a variety of buildout scenarios. Contact broker for more details!



### Area Retailers & Businesses:



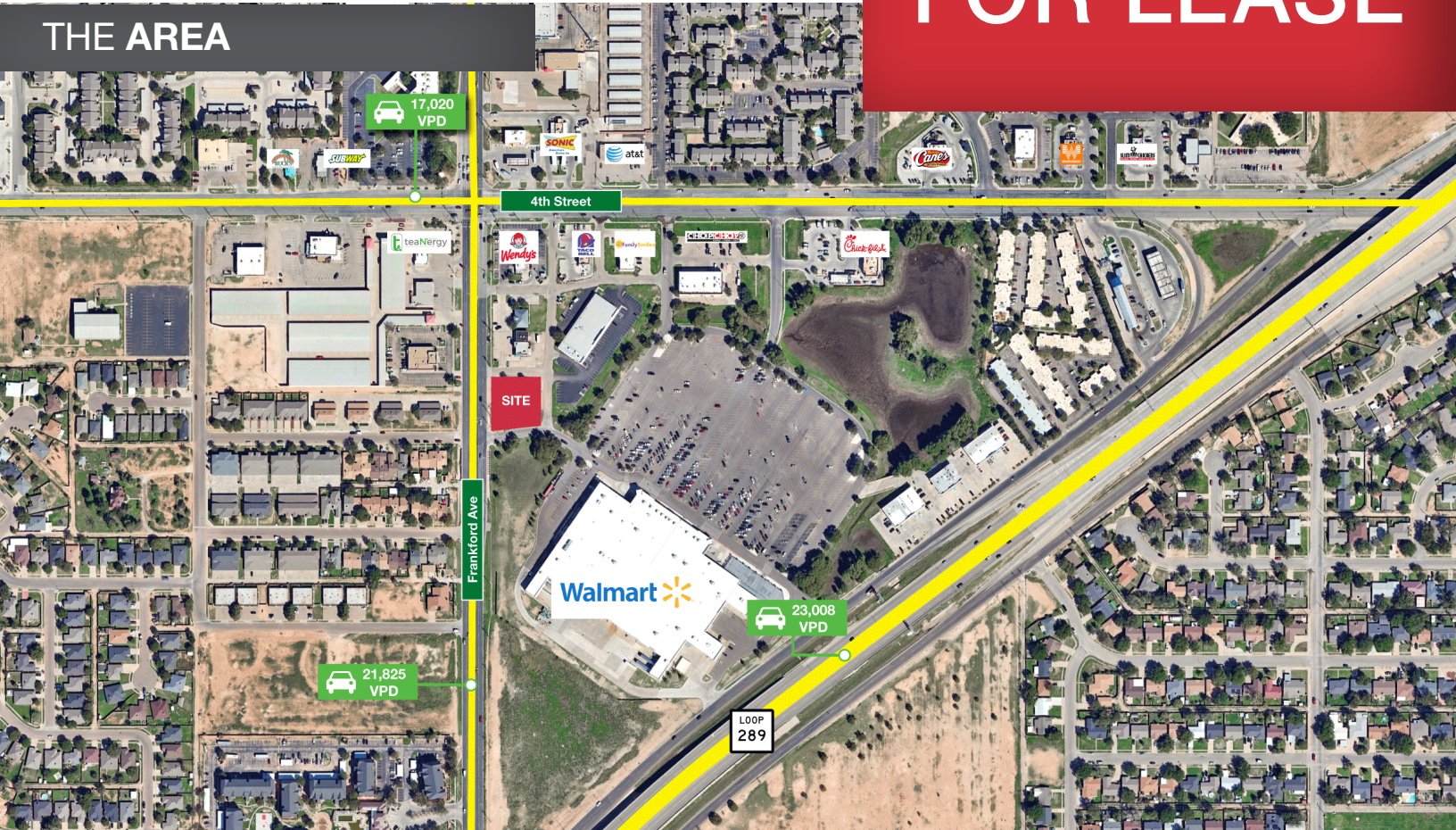
SPACE SIZE	2,440 SF
LOT SIZE	21,600 SF
LEASE RATE	Contact Broker
LEASE TYPE	NNN
TI ALLOWANCE	\$25/SF

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FOR LEASE

THE AREA

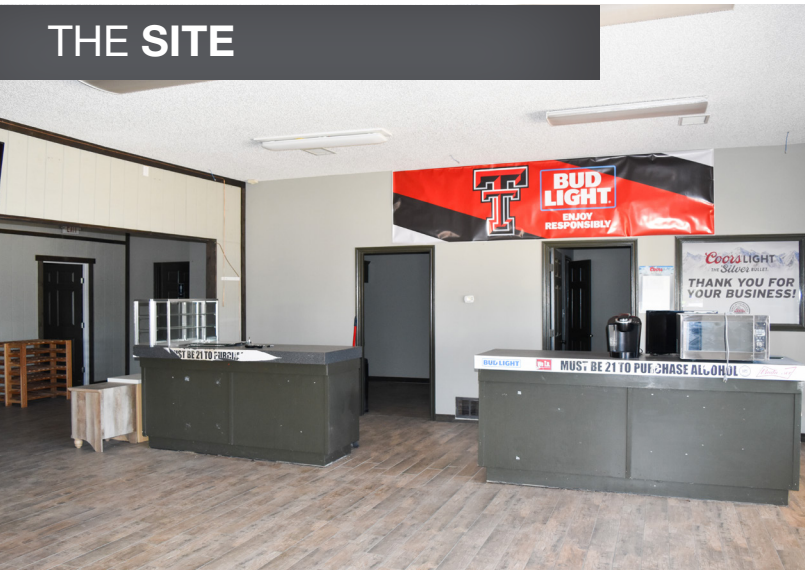


THE SITE

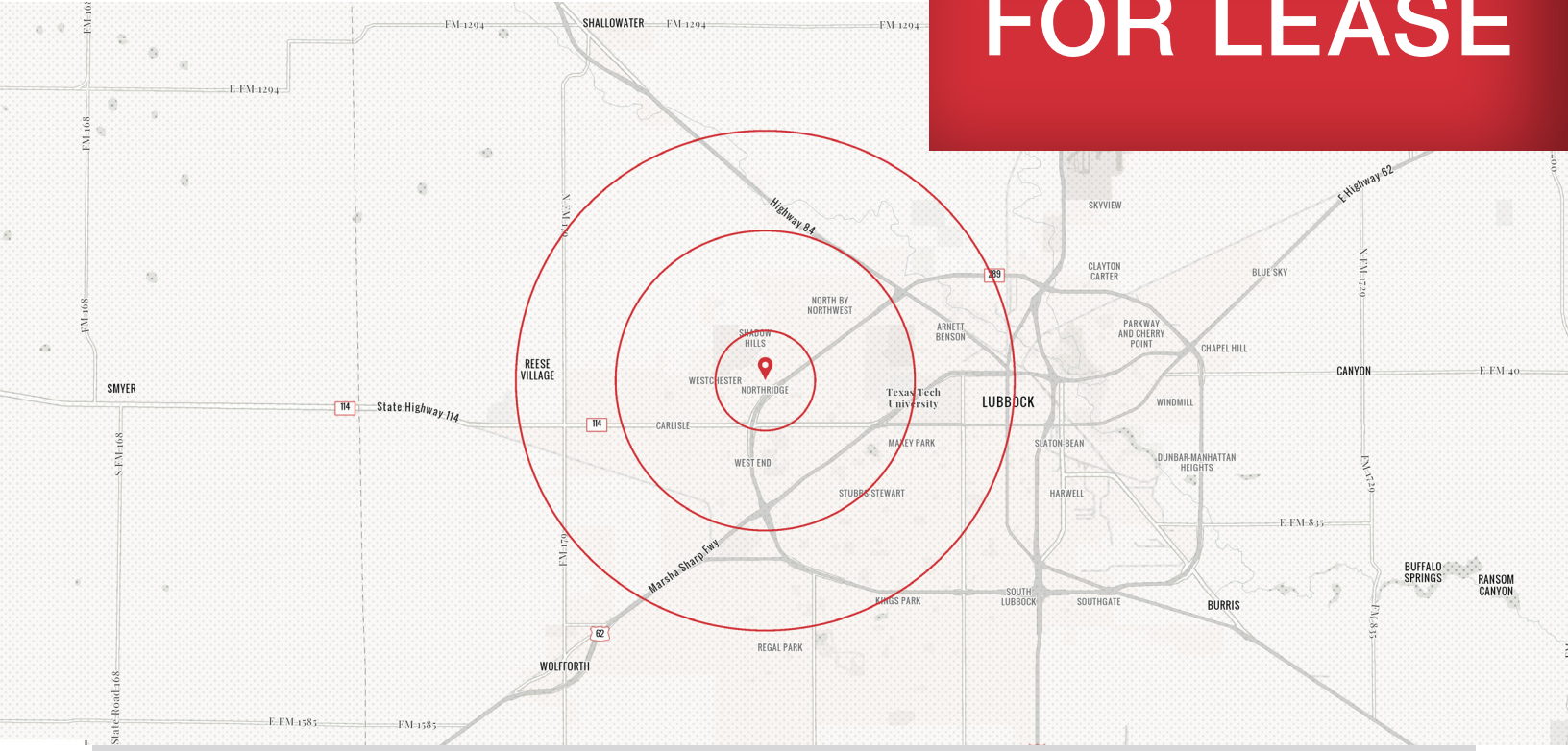


# FOR LEASE

## THE SITE



# FOR LEASE



### Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	13,194	67,440	156,410
AVG HH INCOME	\$69,492	\$76,839	\$76,903
HOUSEHOLDS	5,616	28,530	63,314
MEDIAN AGE	29.5	30.3	29.9

### Location Advantages

- This property is located in a dense area of Lubbock, serving over 13,000 customers in a 1-mile radius
- This site sits directly on Frankford Avenue, a major arterial in Lubbock with 21,000+ VPD, near the lighted intersection of 4th St and Frankford Avenue
- This site has easy access to Loop 289, making it easily accessible to a majority of Lubbock residents