

LOCATION:

7006 University Avenue
Lubbock, TX 79413

AVAILABLE FOR LEASE:

1,500 SF - 6,297 SF

DESCRIPTION:

- 40,404 SF Neighborhood Shopping Center
- Located at the NWC of TX-289 Loop Fwy & University Ave
- Excellent Ingress/Egress with on & off ramp in each direction on 289 Loop
- Amazing, Brand New Pylon Sign!!!
- Upgraded LED Lights in the Parking Lot!!
- Octapharma Underwent a Major Remodel and this is now the new Flagship location!!!
- Strong Demographics
- Highly Visible Pylon Signage
- Heavily Traveled & Signalized Intersection

TRAFFIC COUNTS:

TX-289 Loop: 76,563 VPD ('22)
TX-289 Loop Frontage Rd: 12,069 VPD ('22)
University Ave: 27,152 VPD ('22)

DEMOGRAPHICS:

	2 mile	3 mile	5 mile	10 mile
2023 Population	49,288	96,408	196,698	295,472
Daytime Pop.	46,717	91,125	214,873	299,477
Avg. HH Income	\$86,136	\$87,330	\$90,596	\$90,643







