

# RETAIL/SHOWROOM/MEDICAL/OFFICE FOR LEASE

Pad Space/Drive-Thru - QSR, Coffee, Auto, Medical - Ground Lease/BTS  
Strong Daytime Pops

## LOCATION:

4424-4426 34th Street  
Lubbock, Texas 79410



## AVAILABLE:

- ±5,664 SF End Cap - Retail/Showroom/Medical/Office
- Approved LAUNDRY LUV Site (<https://www.laundryluv.com/>)
- 0.70 Acre Pad Site - Ground Lease or BTS

## DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2022 Population	12,122	114,817	228,267
Daytime Pop.	12,053	121,960	238,981
Avg. HH Income	\$69,006	\$71,670	\$80,109

## TRAFFIC COUNTS:

- 20,680 VPD on Quaker Avenue
- 16,594 VPD on 34th Street

## DESCRIPTION:

- Texas Tech University (±42,000 students) - 2.2 miles
- Coronado High School (±1,960 students) - Adjacent to Center



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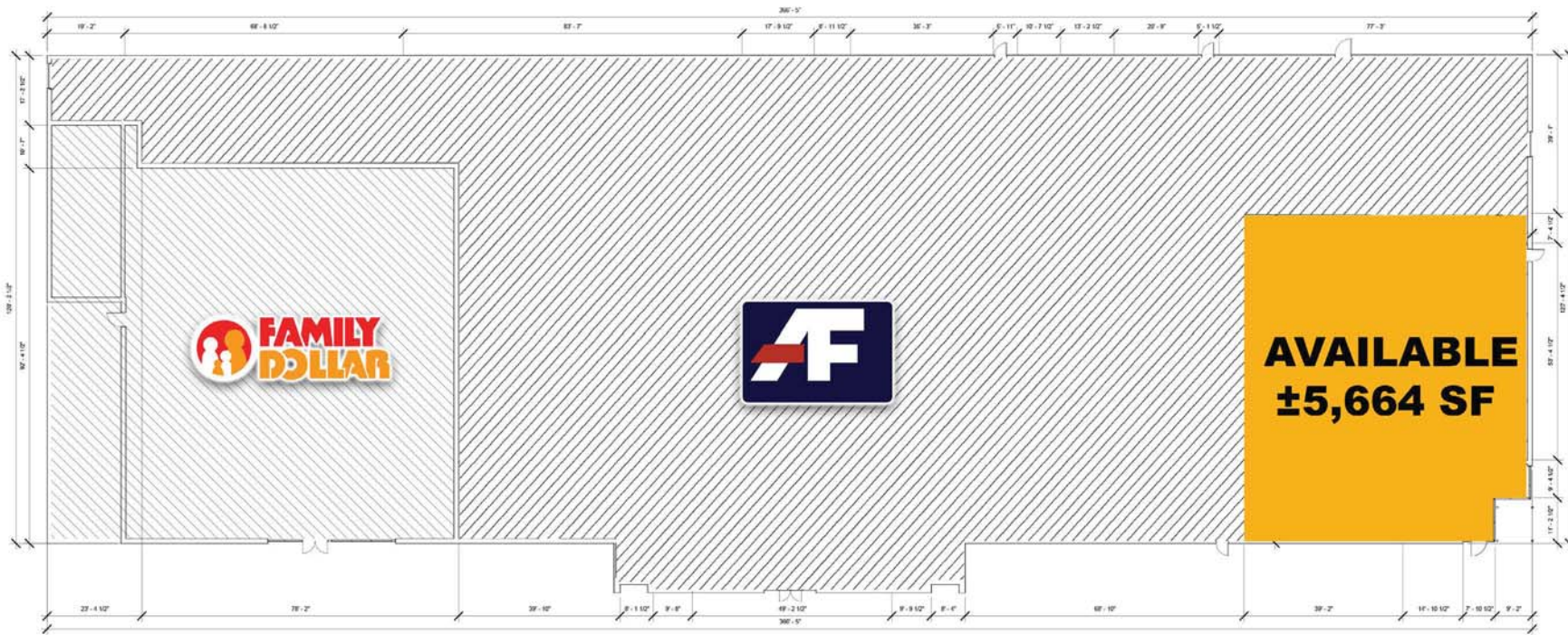
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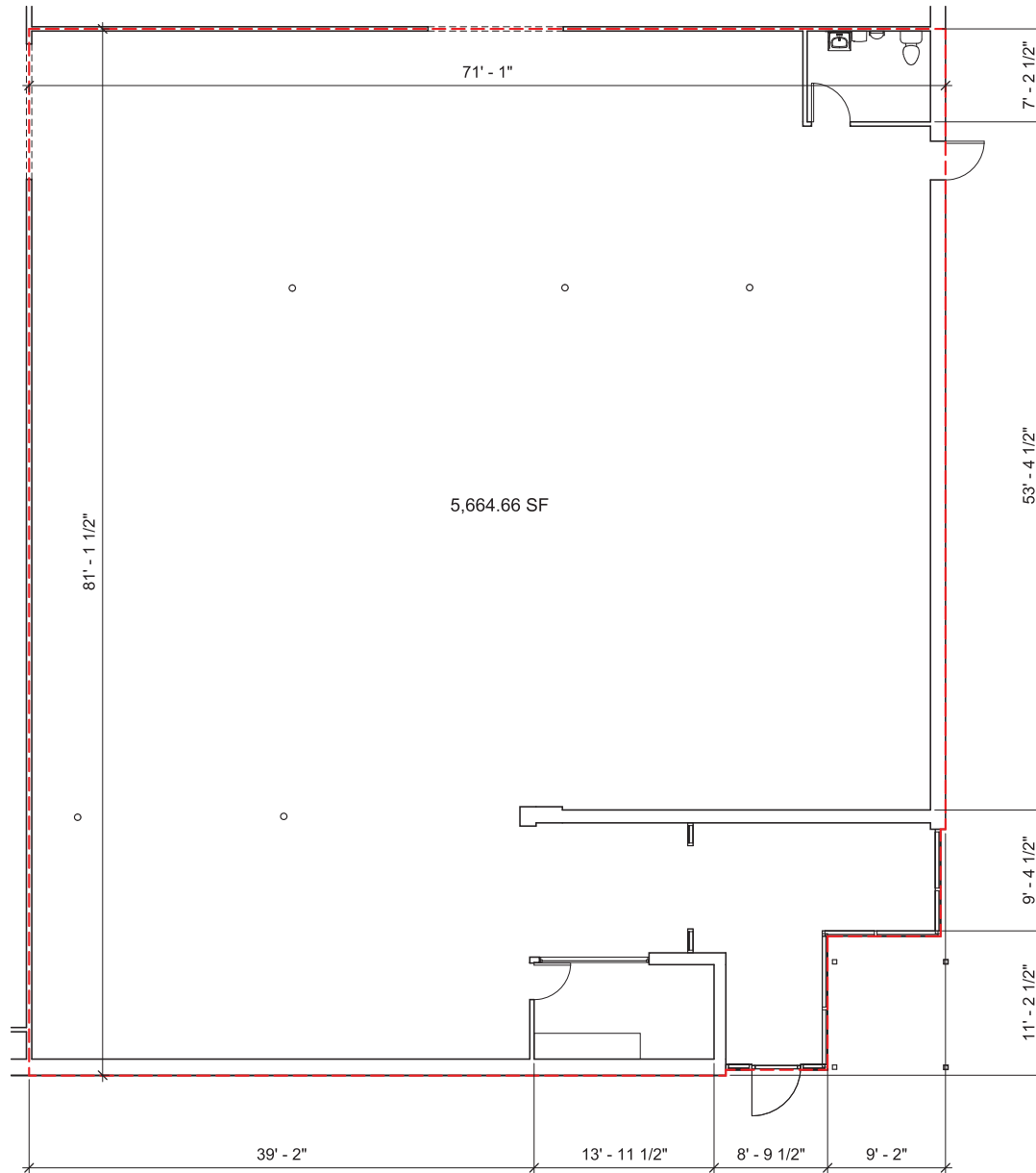


② FLOOR PLAN  
1/16" = 1'-0"



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