

34TH STREET SHOPPING CENTER

4424-4426 34th Street | Lubbock, Texas 79410

JOIN THESE NATIONAL RETAILERS:



AVAILABLE:

- ±5,664 SF End Cap Space
- ±0.71 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 (TXDOT '22)
- 16,594 VPD on 34th Street (TXDOT '22)

DESCRIPTION:

- 2.2 miles from **Texas Tech University (46,296 students)**
- 1 mile from **Lubbock's Medical District**
- American Freight and Family Dollar have been here for 20 years each
- Pylon Signage available



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