

UNIVERSITY CENTER - END CAP

\$22.00 SF/yr (NNN)

7307 University Avenue
Lubbock, TX 79423

AVAILABLE SPACE
2,266 SF

FEATURES

- Loop 289 Visibility
- New Construction End Cap
- Drive Thru Accessibility
- Strong Retail Corridor
- Adjacent to Target
- Estimated Delivery: Approx. September 1, 2021



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FOR LEASE

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[Property Overview](#)

[Location Map](#)

[Additional Photos](#)

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[Demographics Map & Report](#)

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OFFERING SUMMARY

Available SF: 2,266 SF

Lease Rate: \$22.00 SF/yr (NNN)

Building Size: 2,266 SF

Zoning: C4

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PROPERTY OVERVIEW

This is a newly constructed End cap at the University Center retail center at S. Loop 289 and university Avenue. The space will be adjacent to Nova Medical supplies and will have the ability to have a drive thru. This location has great visibility from Loop 289 and easy access from University Avenue. Estimated Delivery of the white box will be approximately September 1, 2021. Traffic counts exceed 80,000 VPD.

LOCATION OVERVIEW

This space is a newly constructed End Cap with Drive Thru access on the South end of the University Retail Center. University Avenue has direct access to Texas Tech University (3.8 Miles to the North). The space has Loop 289 visibility at the major intersection of University Avenue and the South Loop. Other area retailers include Target, Burger King, Starbucks, Dunkin Donuts, Baskin Robbins, Whataburger, Cinemark Tinseltown, United Supermarkets, McDonald's, Discount Tire, Taco Bell, and many more.

PROPERTY HIGHLIGHTS

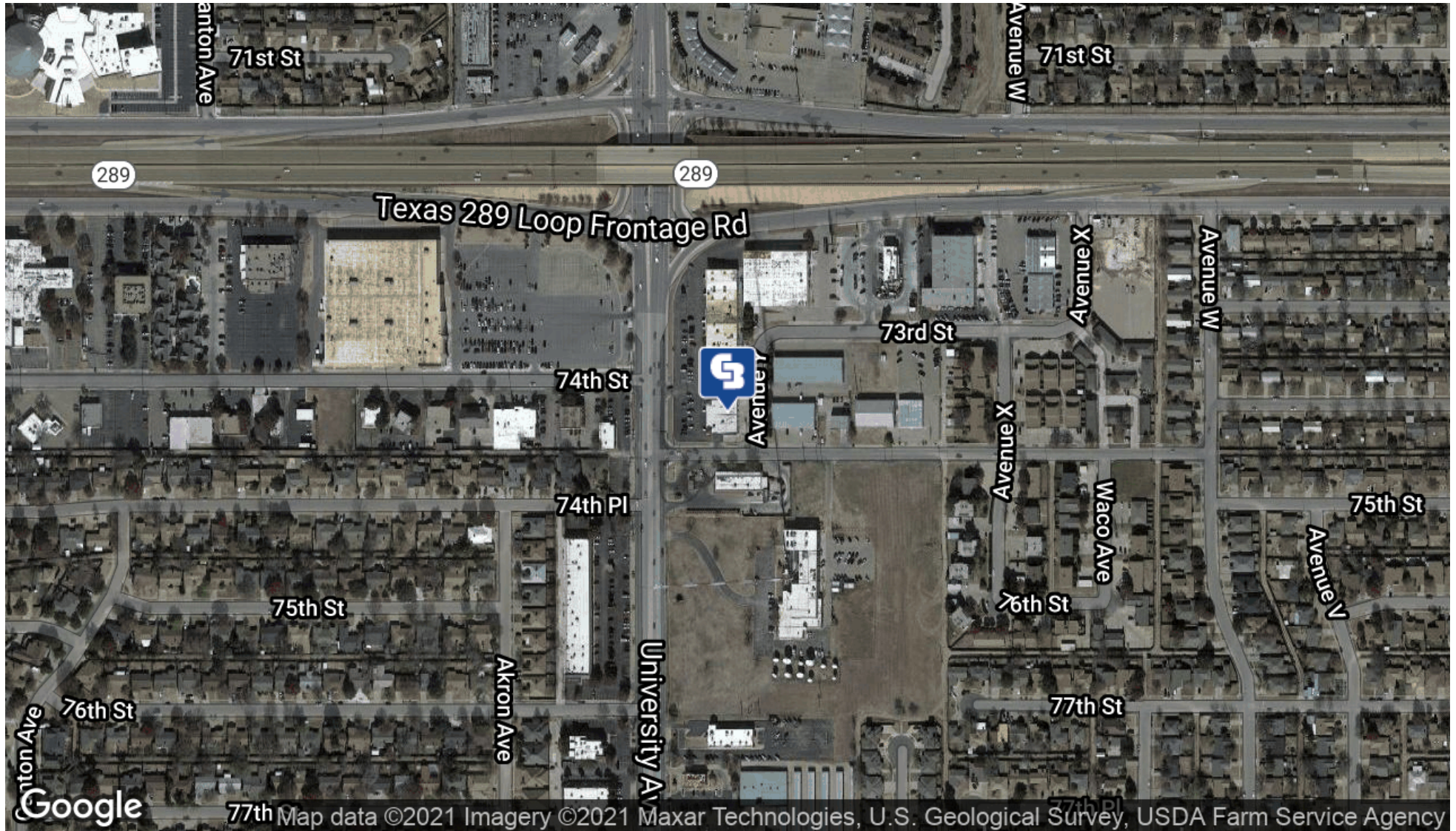
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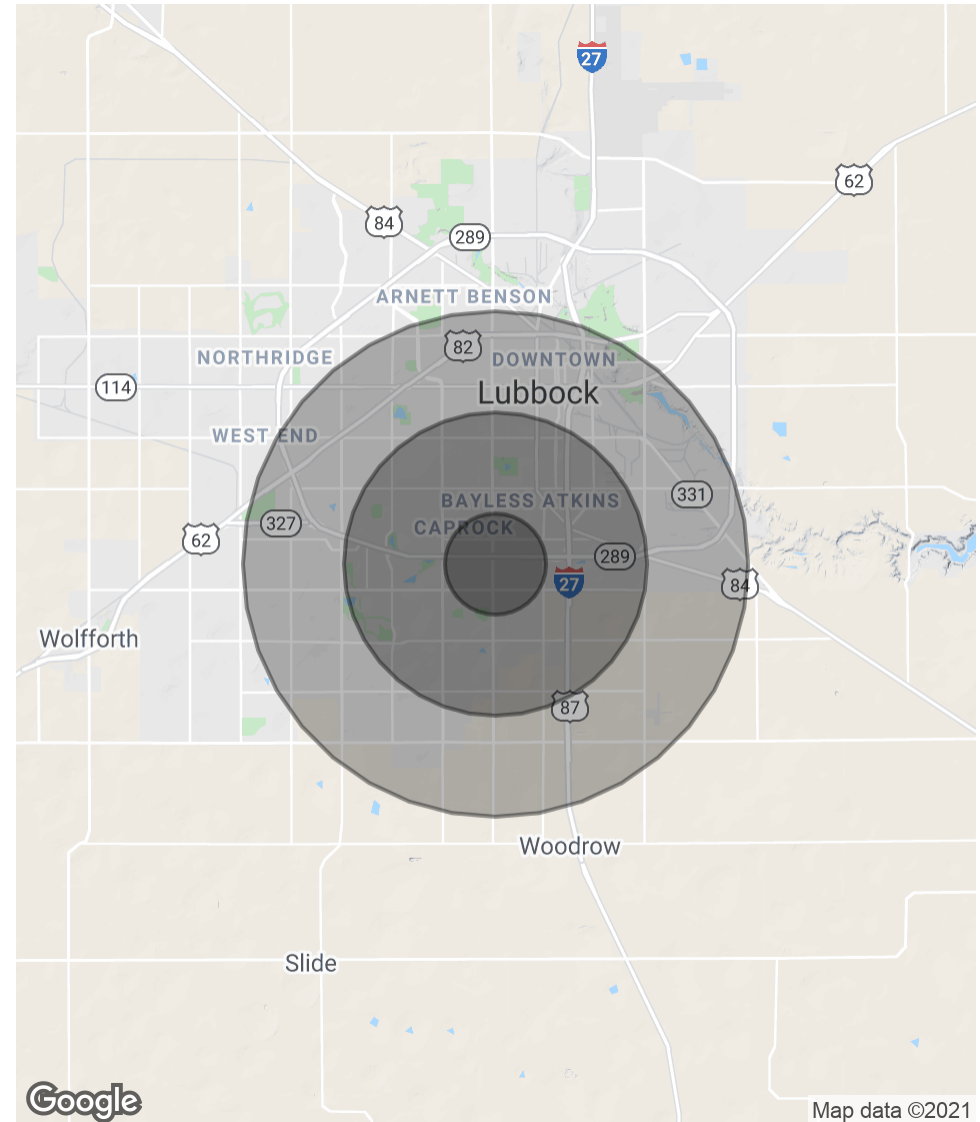
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,301	86,719	178,182
Average age	32.7	33.8	32.7
Average age (Male)	31.4	32.4	31.6
Average age (Female)	34.4	35.2	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,289	34,944	70,665
# of persons per HH	2.5	2.5	2.5
Average HH income	\$52,379	\$58,976	\$58,568
Average house value	\$115,753	\$134,256	\$139,486

* Demographic data derived from 2010 US Census



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