

LOCATION:

SEQ of 50th Street & University Avenue
2625-2925 50th St, Lubbock, Texas 79413

AVAILABLE:

1,500 SF - 49,286 SF

DESCRIPTION:

- 255,614 SF Regional Retail Power Center
- Anchor, Jr. Anchor, Shop Space & Pad Available
- Located in the most dense area of Lubbock
- Between two signalized intersections
- Easy access to Downtown and the Medical District
- Close proximity to Texas Tech University with approximately 38,209 students
- Just east of Monterey High School with 2,120 students
- Adjacent to Home Depot
- Join these national retailers:

ROSS **Rainbow** **DOLLAR TREE** **Aaron's**

TRAFFIC COUNTS:

50th St @ Boston Ave: 29,550 VPD (TXDOT 2017)

50th St @ Elgin Ave: 29,408 VPD (TXDOT 2017)

University Ave: 26,263 VPD (TXDOT 2017)

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2020 Population	15,846	120,592	225,999
Daytime Population	14,094	130,281	238,625
Average HH Income	\$64,436	\$60,781	\$65,491



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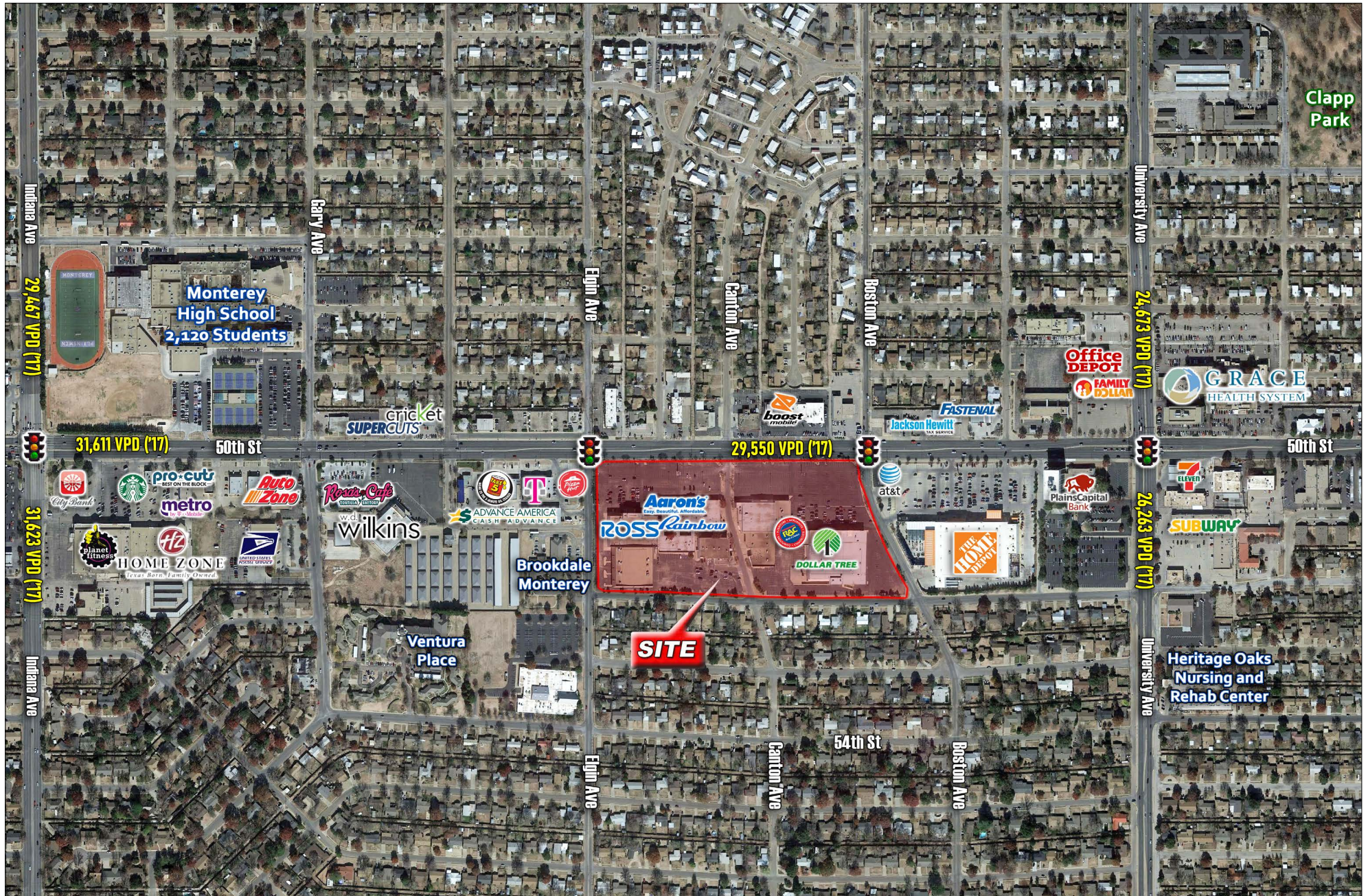
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CAPROCK SHOPPING CENTER

2625-2925 50th St (West of University Ave), Lubbock, Texas 79413



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