



## Shadow Hills Center

305 Frankford Ave, Lubbock, TX 79416

### Property Features

Shadow Hills Center offers prime retail space for lease near the busy, lighted intersection of 4th Street and Frankford Avenue — one of Lubbock’s main arterial corridors with 28,000 vehicles per day. This Walmart-shadow anchored center features a move-in ready suite with an ADA restroom, ideal for uses such as tanning, massage, or tutoring. Conveniently located in North Lubbock near Texas Tech University and the North Loop 289, Shadow Hills Center provides excellent visibility, access, and steady neighborhood traffic.

### Offering Summary

SUITE 200	1,767 SF
SUITE 600	1,750 SF
LEASE RATE	\$18/SF + NNNs

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# FOR LEASE



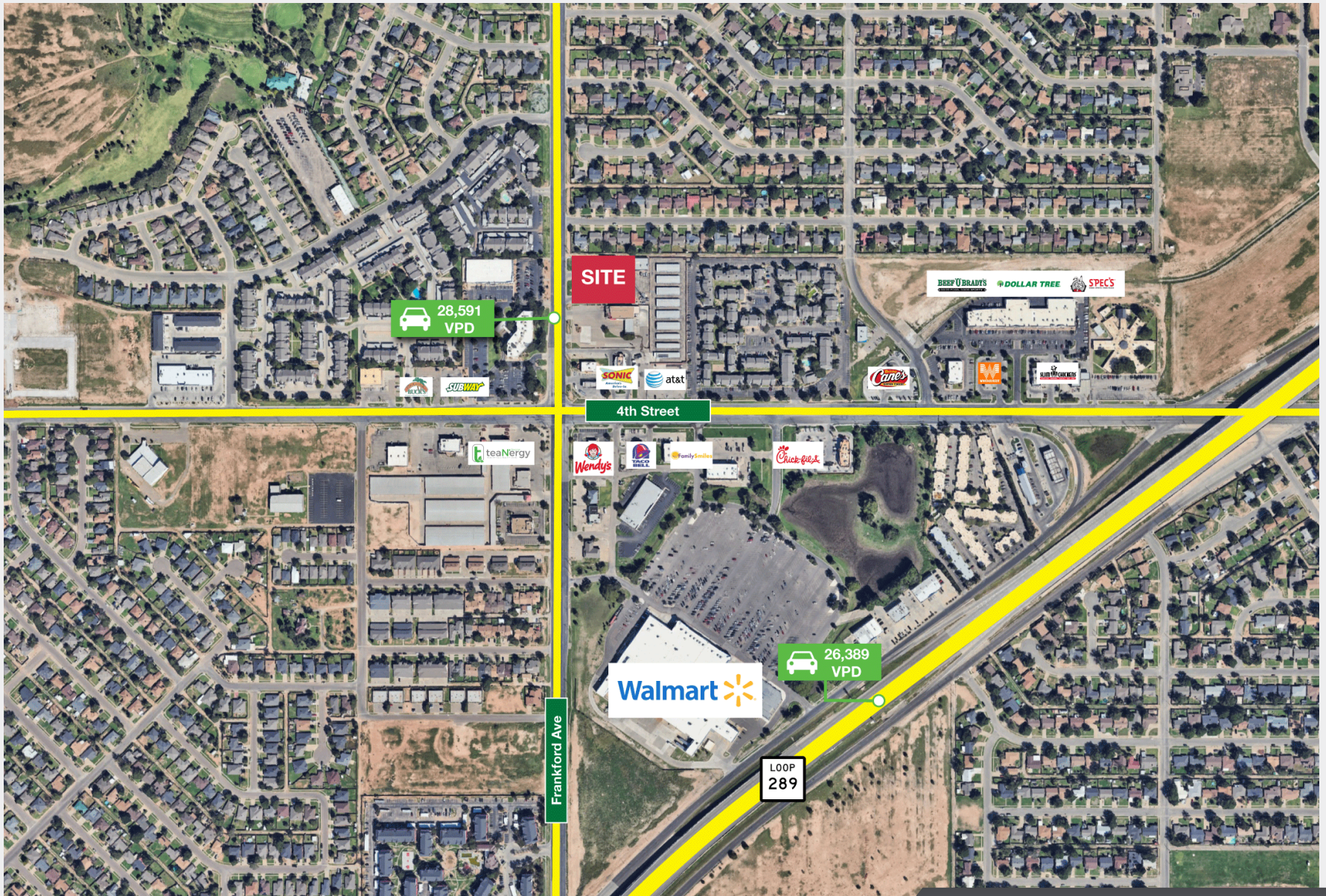
Suite 200



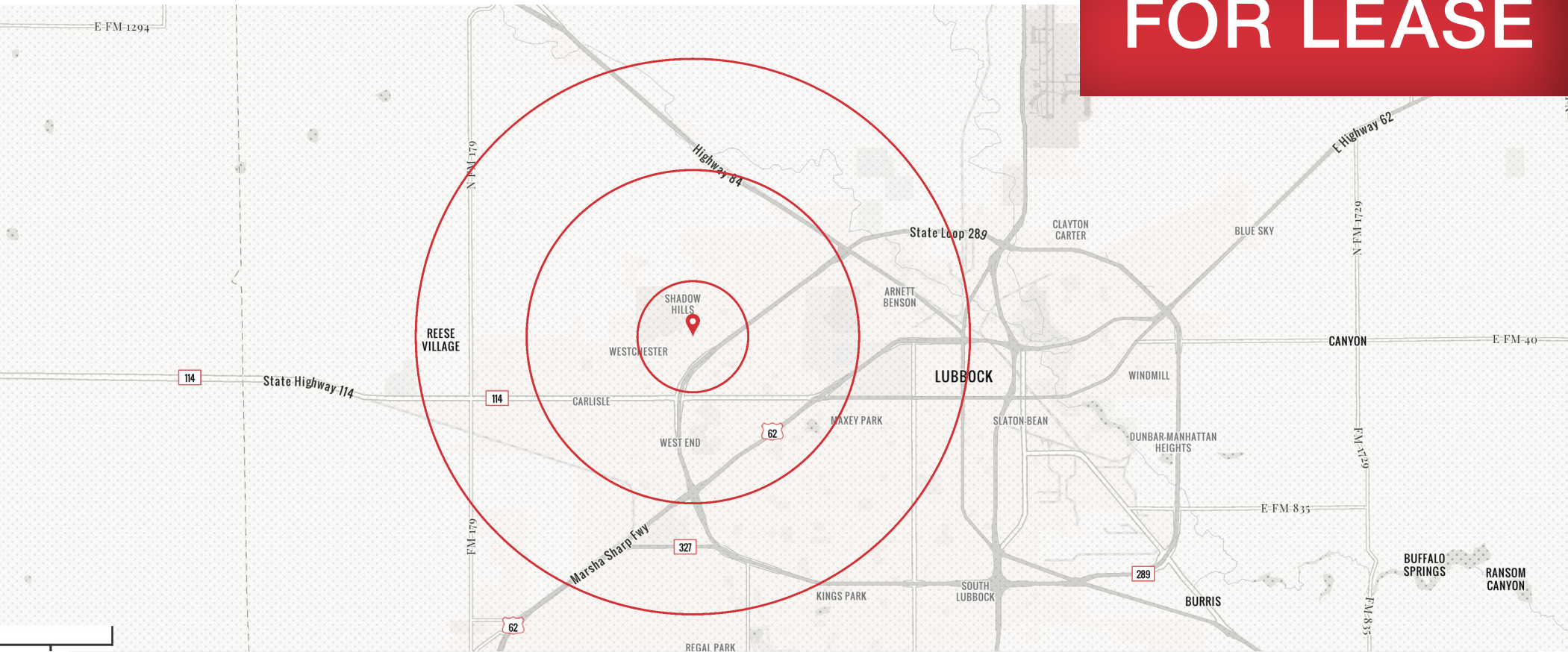
Suite 600



# FOR LEASE



# FOR LEASE



## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,456	63,547	151,469
AVG HH INCOME	\$73,862	\$77,662	\$74,524
TOTAL HOUSEHOLDS	5,813	27,566	62,873
MEDIAN AGE	30.2	30.9	30.0

## Location Advantages

- High Visibility & Traffic: Positioned along 4th Street and Frankford Avenue with over 28,000 vehicles per day.
- Strong Retail Synergy: Walmart-shadow anchored center surrounded by established national and local retailers.
- Convenient North Lubbock Location: Close to Texas Tech University and North Loop 289 for easy access across the city.