

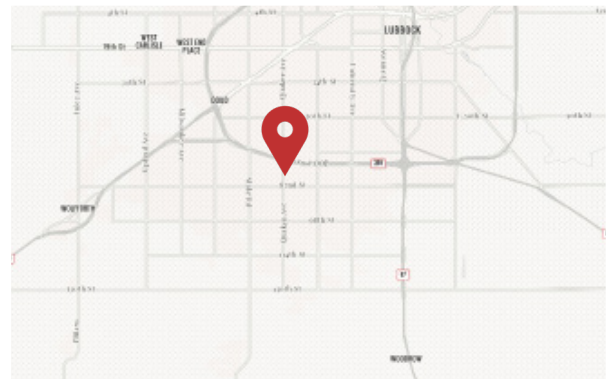


Flexible Commercial Space

7705 Quaker Avenue, Lubbock, TX, 79424

Property Features

- Located in a high-traffic corridor in South Lubbock, this flexible commercial space offers outstanding visibility with over 30,000 vehicles per day and access from both Quaker Avenue and 78th Street
- Situated on an oversized 2.99-acre lot, the well-built structure includes a spacious retail showroom, rear warehouse space, a ground-level overhead door, and 52 parking spaces
- The large, flexible layout allows for easy customization and would be perfect for retail, office, or medical users looking to grow in one of Lubbock's fastest-growing areas



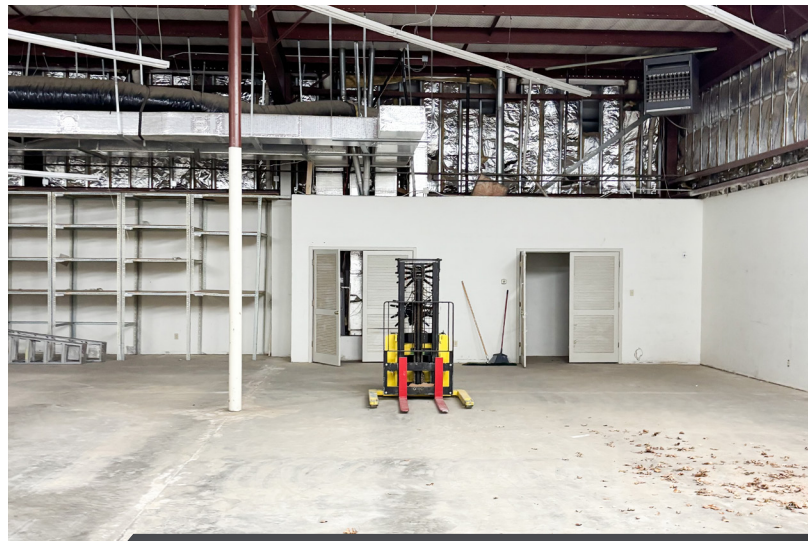
BUILDING SIZE	14,188 SF
LOT SIZE	2.99 AC
SUBLEASE RATE	\$12/SF + NNNs

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Shannon Powell
shannon@naiwheelhouse.com
+1 281 788 1758
naiwheelhouse.com

SUBLEASE

THE SITE

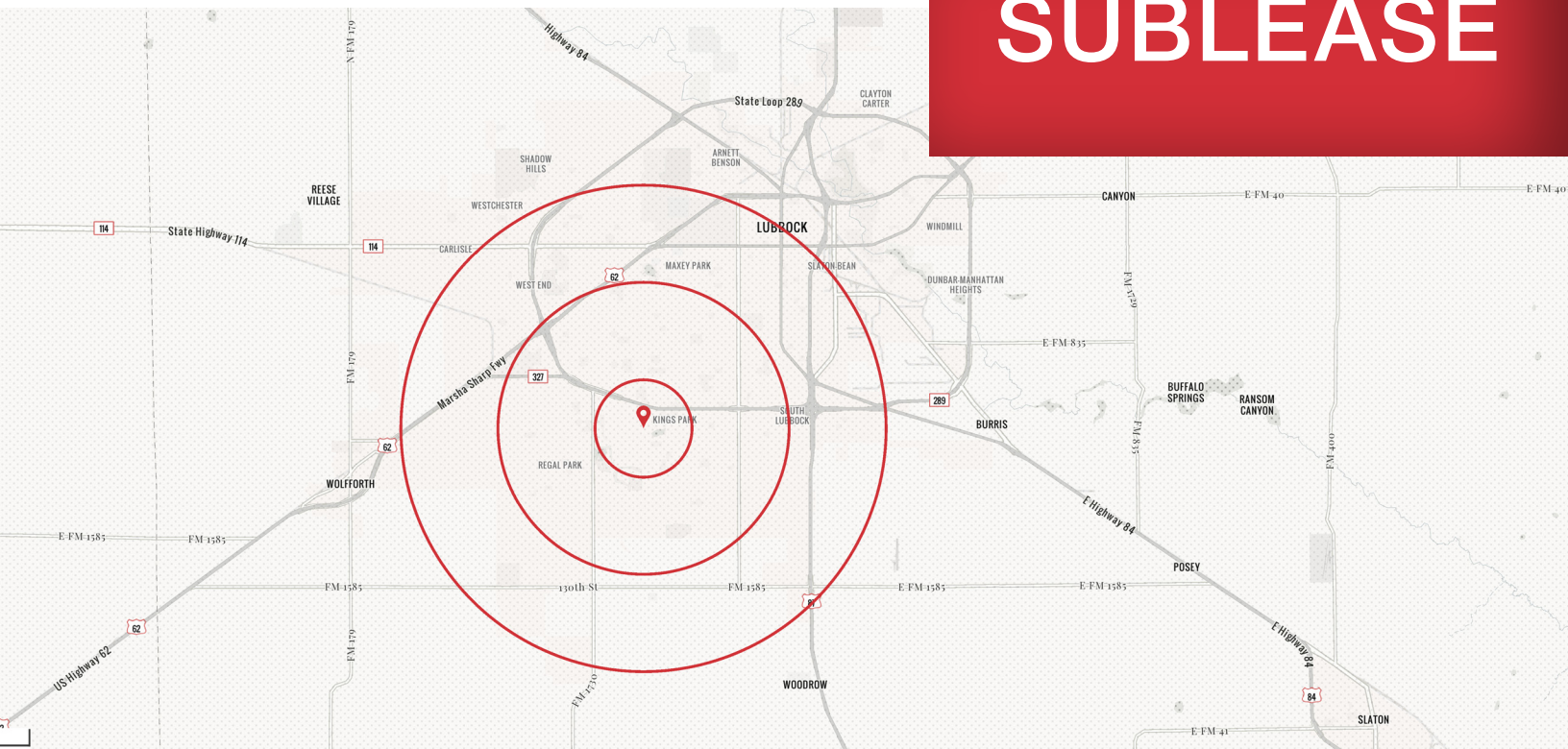


SUBLEASE

THE AREA



SUBLEASE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	11,360	114,480	212,527
AVG HH INCOME	\$124,654	\$104,801	\$97,860
HOUSEHOLDS	4,866	47,430	84,415
MEDIAN AGE	42.0	36.5	33.1

Location Advantages

- Premier frontage on Quaker Avenue, one of Lubbock's busiest thoroughfares with over 30,000 vehicles per day, ensuring maximum visibility and exposure
- Ideally positioned just south of 82nd Street with seamless access to Loop 289, making it easily reachable from anywhere in the city
- Nestled in the heart of booming South Lubbock, surrounded by thriving retail, restaurants, and constant activity that drives consistent traffic and energy