

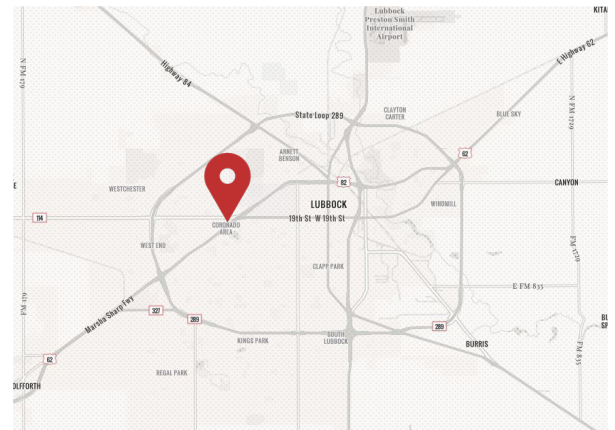


## Freestanding Office Building

4421 19th Street, Lubbock, TX

### Property Features

- This former medical office is strategically located near Texas Tech University, the bustling medical district, and the well-established Rush neighborhood.
- The versatile building layout can accommodate a variety of users, making it ideal for medical, office, or professional service tenants.
- Boasting excellent frontage and visibility, the property benefits from exposure to 27,203 vehicles passing by each day, ensuring high traffic and accessibility.



### Area Retailers:



BUILDING SIZE	4,471 SF
LOT SIZE	25,452 SF
PRICE	\$24/SF
DATE AVAILABLE	Now

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# THE SITE



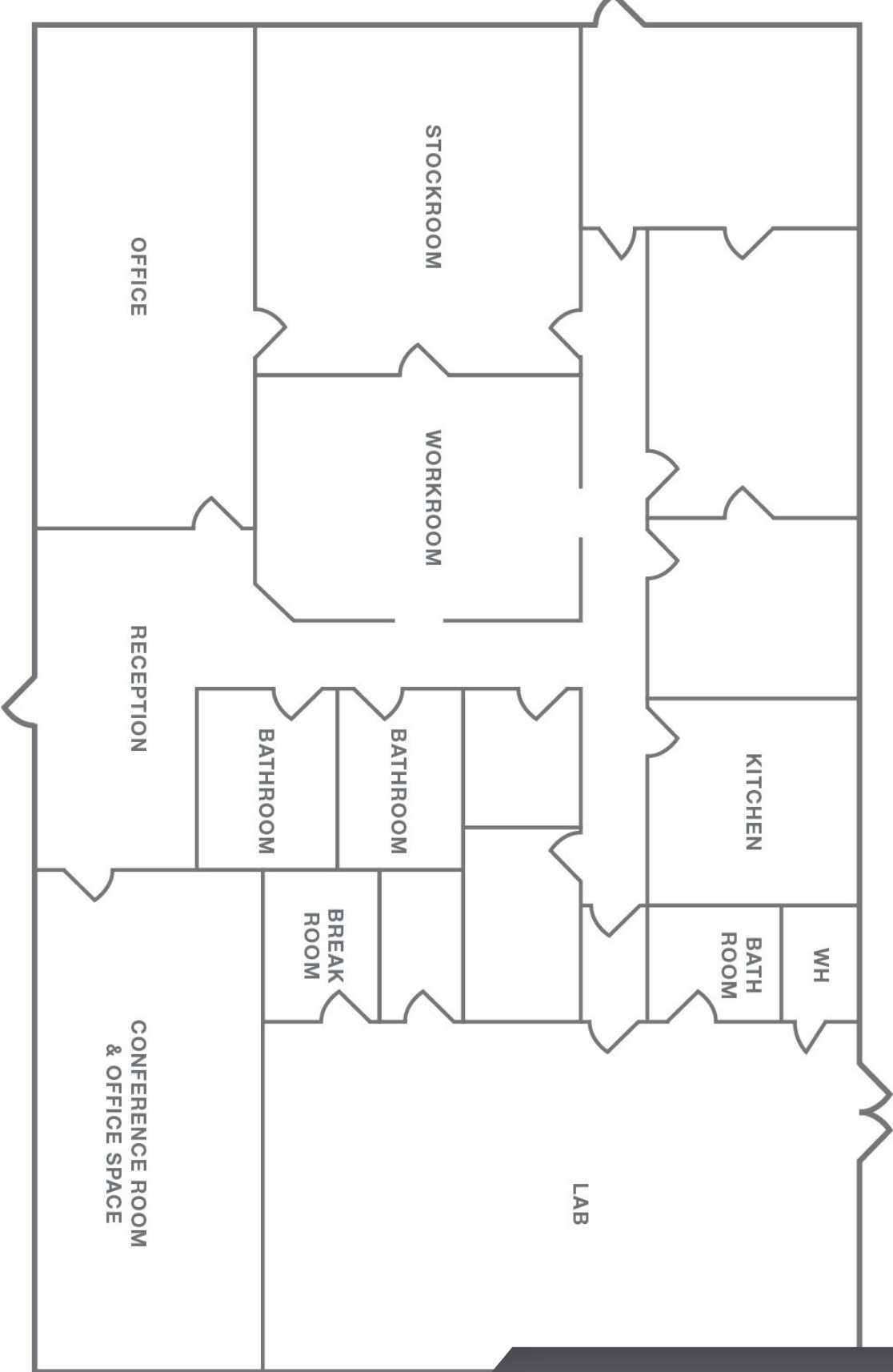
# FOR LEASE

# THE AREA



FOR LEASE

THE LAYOUT



# FOR LEASE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	8,221	123,144	213,955
AVG HH INCOME	\$86,667	\$60,523	\$67,591
HOUSEHOLDS	3,962	52,650	90,274
MEDIAN AGE	39.3	27.8	30.9

## Location Advantages

- Located near the busy intersection of 19th & quaker
- Less than a mile away from Texas Tech University, serving over 40,000 students every year
- Quick access to the Marsha Sharp Freeway makes this location easy to get to from anywhere in Lubbock
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers & more