



## Flintwood Center

3111 34th St, Lubbock, TX 79410

### Property Features

Flintwood Center is a neighborhood shopping center located at the corner of 34th Street and Flint Avenue, just minutes from the Texas Tech University campus. Positioned along a high-traffic corridor with excellent visibility, the center is surrounded by a strong mix of local businesses and national retailers. This unique opportunity includes a 2,300 SF main-level suite with direct access to an expansive 9,700 SF basement, creating a one-of-a-kind layout with fantastic potential.

The space can be leased together for approximately 12,000 SF total, or as just the upstairs suite depending on user needs. Offered at \$5,600 per month for the full space, the property provides flexibility for retail, restaurant, entertainment, or service-oriented concepts seeking something with character and adaptability. The landlord is prepared to assist with buildout needs, allowing flexibility in bringing the space to completion, and positioning Flintwood Center as an exciting opportunity along the active 34th Street corridor.

### Offering Summary

MAIN LEVEL SUITE	2,300 SF
MAIN LEVEL RATE	Contact Broker
TOTAL AVAILALBLE	12,000 SF
TOTAL RATE	\$5,600/Month
AVAILABLE	Now

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# FOR LEASE

## The Space



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The Center



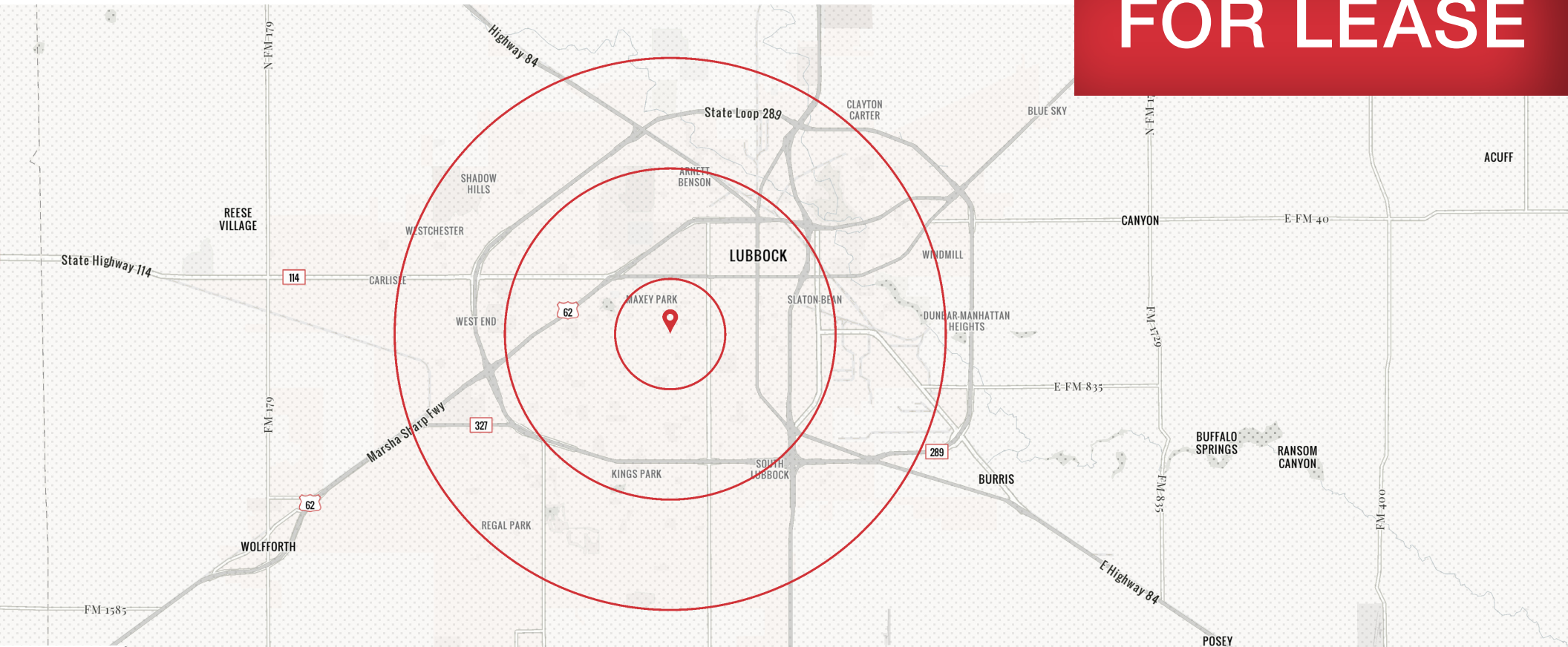
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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	14,017	112,891	221,737
AVG HH INCOME	\$70,489	\$70,722	\$78,835
TOTAL HOUSEHOLDS	5,995	44,009	91,048
MEDIAN AGE	30.6	30.5	32.4

## Location Advantages

- Located in one of Lubbock's most established and densely populated areas, placing businesses in the center of strong residential and commercial activity.
- Direct access, excellent visibility, and strong daily traffic along 34th Street, one of Lubbock's primary east-west arterial corridors.
- Surrounded by a mix of well-established local businesses and national retailers that drive consistent customer traffic to the area.