

FOR LEASE

3,269 SQ. FT. SPACE

2171 Slaton Road (Hwy 84) Lubbock, TX 79404



OFFERING SUMMARY

	\$18 SF/yr
Lease Rate:	NNN +/- 3.00-3.50 /SF
Base Rent w/ NNN (Approximate)	+/- \$5855/Month
Available SF:	3,269 sqft (QSR Space)
Zoning:	General Industrial (GI)
Year Built	2024
Traffic Count:	30,000+ area (see map)
Flood Zone	No

PROPERTY OVERVIEW

Toot'n Totum is a 75+ year, award-winning regional operator (2026 CStore Decisions Chain of the Year) — **a credible and stable landlord partner.**

The property itself provides consistent daily traffic with ample parking, 12 fuel pumps, and large semi truck bay.

Existing QSR infrastructure - formerly operated as a Wendy's reducing buildout friction.

LOCATION OVERVIEW

Located on the north side of Hwy 84 (Slaton Road), just southeast of Loop 289 within the city limits of Lubbock. This busy corridor is heavily relied upon by farm and industrial workers in the South Plains.

PROPERTY HIGHLIGHTS

- Located adjacent to Toot'n Totum gas station and truck stop
- Established C-Store tenancy. Toot'n Totum provides **24/7** daily traffic anchor
- Busy thoroughfare in SE Lubbock on Hwy 84
- Drive-thru already in place

Judson Eddins
(806) 784-3224 x224

Eric Eberhardt, CCIM
(806) 784-3239
TX #617046



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COMMERCIAL**
CAPITAL ADVISORS

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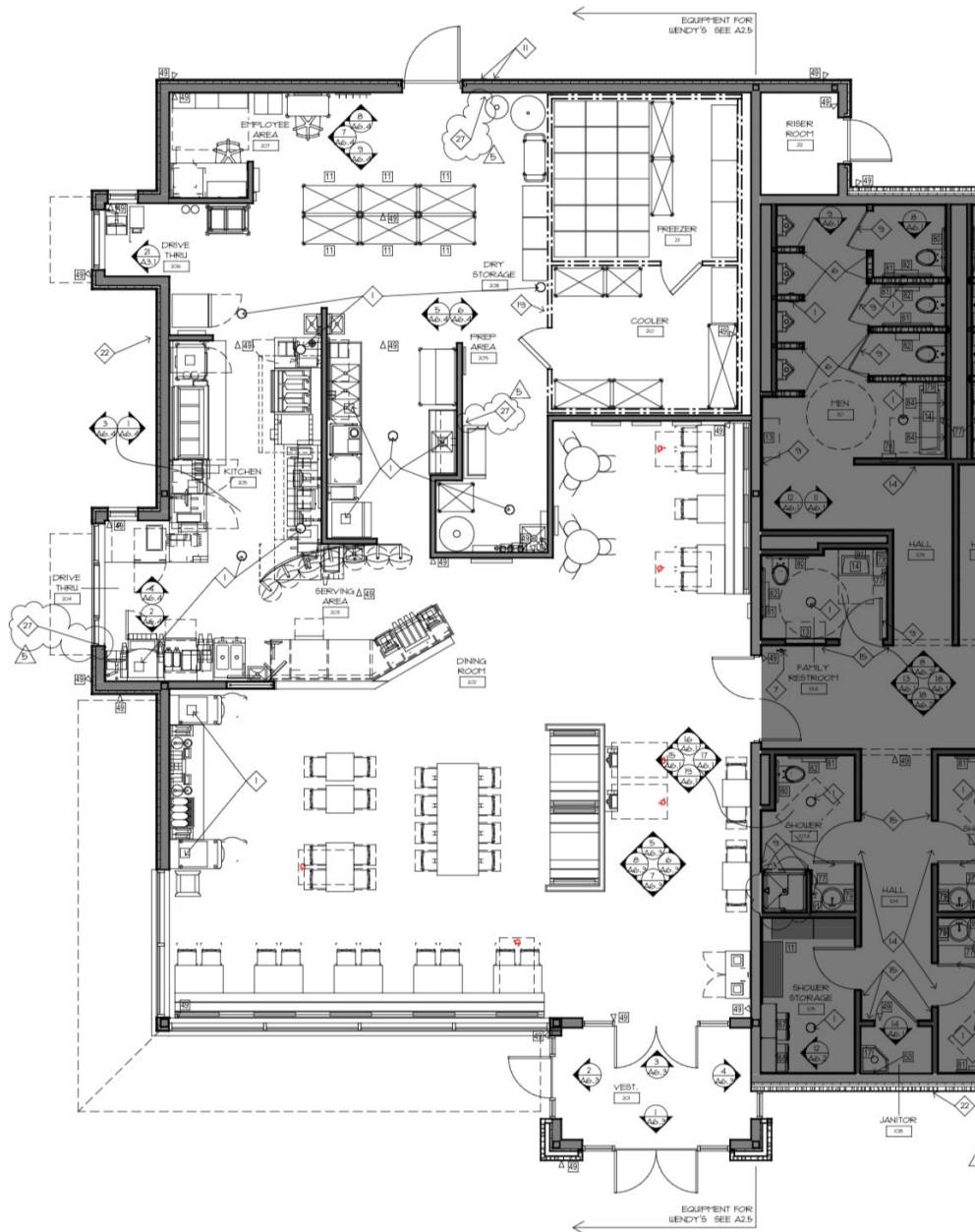


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FLOOR PLAN

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2171 Slaton Road (Hwy 84) Lubbock, TX 79404



LEGEND

Toot'n Totum

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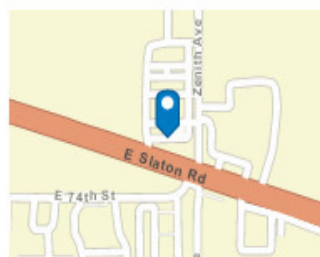
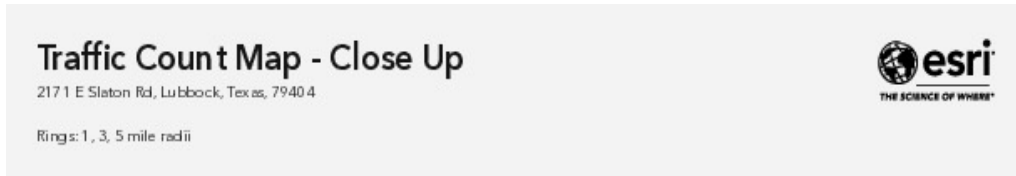


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TRAFFIC COUNTS

3,269 SQFT SPACE

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Average Daily Traffic Volume

- ▲ Up to 3,000 vehicles per day
- ▲ 3,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 [Source:](#) Traffic Counts (2025)

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