



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.

The available space consists of approximately 2,000 SF and is well-suited for a variety of retail, restaurant, office, or service-oriented users. The landlord is prepared to assist with buildout needs, providing flexibility to customize the space for a tenant's specific requirements. Additional basement square footage may be available, please contact broker for details.

Offering Summary

MAIN LEVEL SUITE	2,000 SF
MAIN LEVEL RATE	\$13/SF + NNNs
BASEMENT	10,000 SF
BASEMENT RATE	\$3,000/Month (MG)

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FOR LEASE

The Space



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The Center



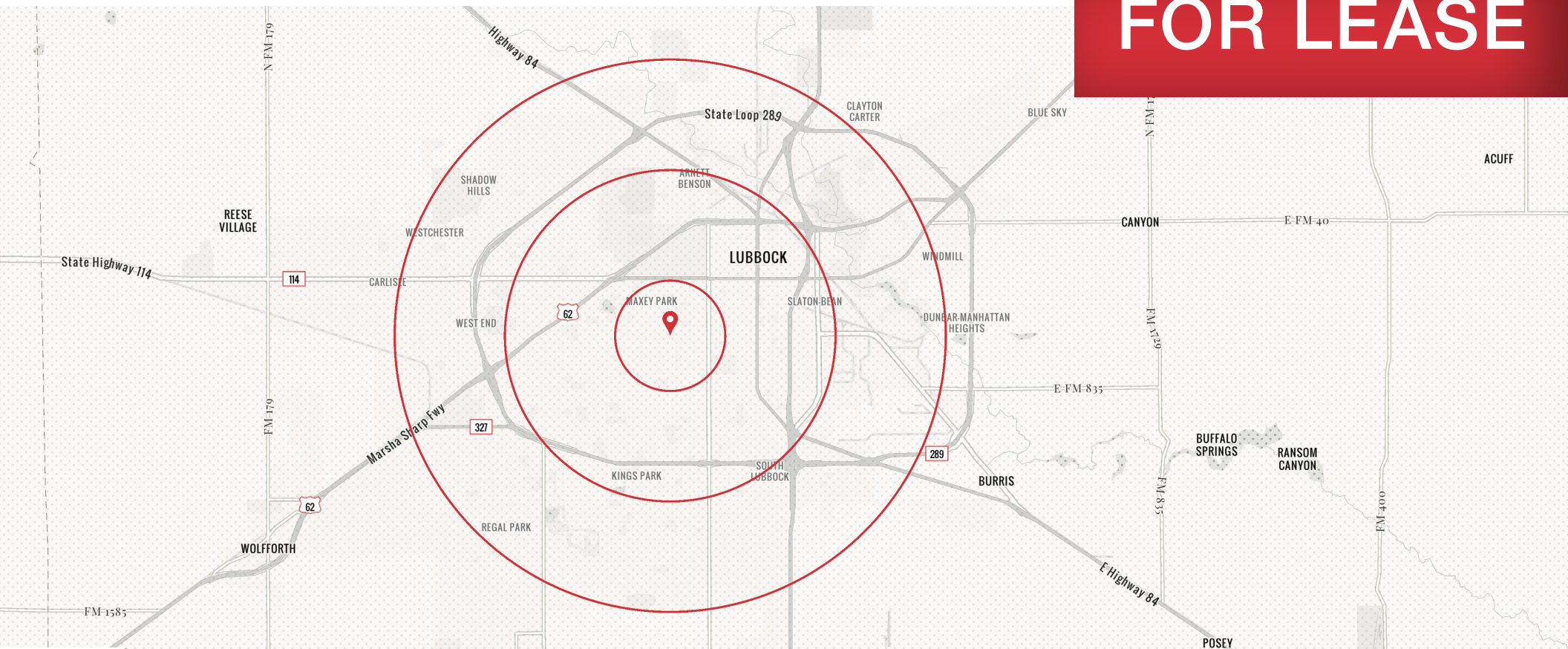
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Demographic Summary

	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.