



RETAIL HARDCORNER

3311 Avenue Q | Lubbock, TX 79411

LAND



QUICK FACTS



PURCHASE PRICE
CALL BROKER



TOTAL ACREAGE
0.52 AC



ZONING
(HC) HEAVY COMMERCIAL



TRAFFIC COUNT
31,067 VPD (AT INTERSECTION)

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCLUBBOCK.COM
CBCLANDMAN.COM

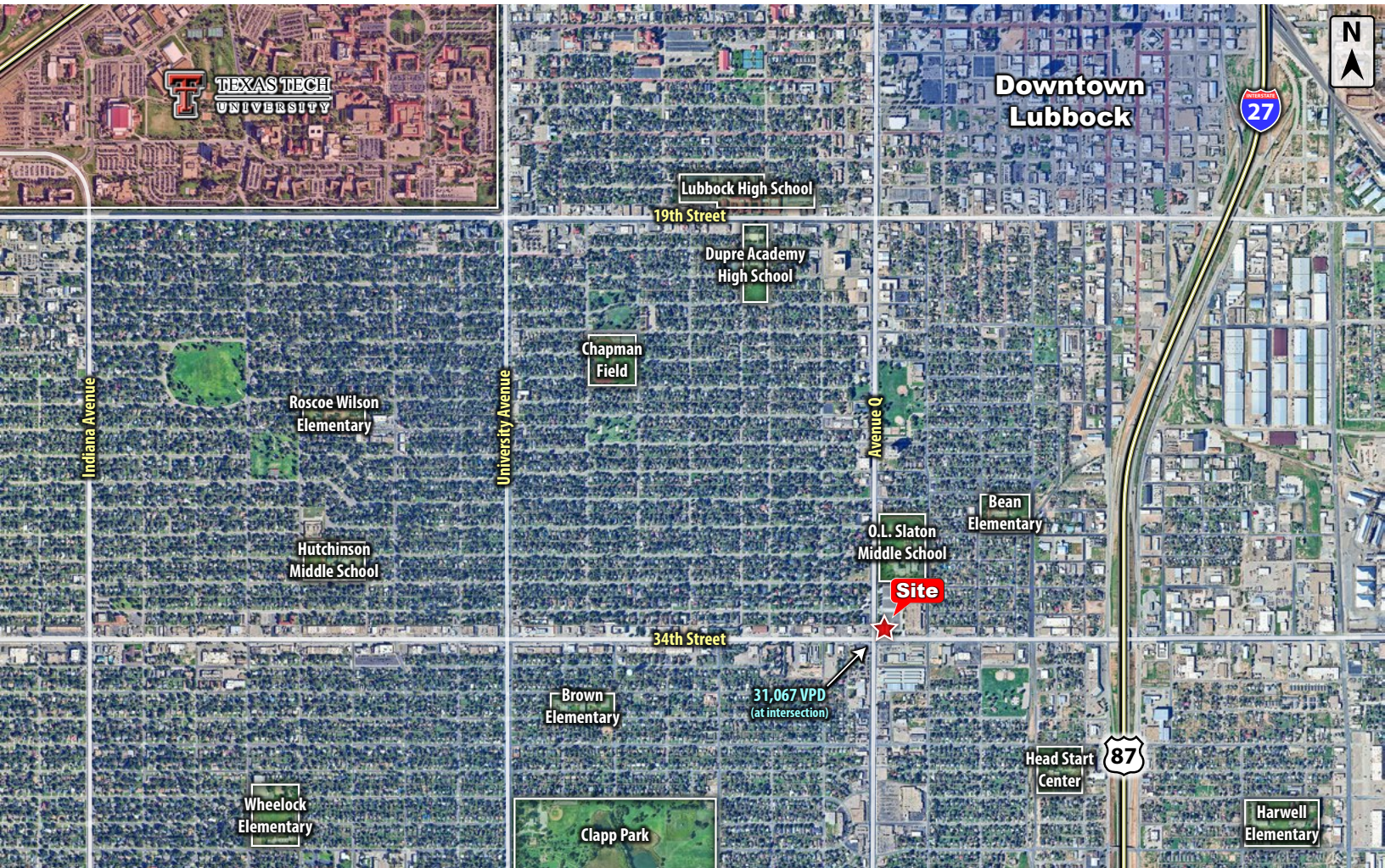
AARON HART
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COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located on the northeast corner of 34th Street & Avenue Q in Lubbock, TX.

DESCRIPTION

Positioned on one of Lubbock's established commercial corridors, this tract offers highly visible retail or office frontage with easy access to Marsha Sharp Freeway and Loop 289. The property is a short drive from Texas Tech University and Downtown Lubbock. Nearby schools include Bean Elementary School, O.L. Slaton Middle School, and Lubbock High School, supporting a steady daytime population. The property caters to convenience-driven operators, professional services, and franchise tenants seeking proximity to Lubbock's central business district and nearby redevelopment projects including the Avenue Q streetscape improvements.

OPTIONS

0.52 Acres - Call Broker for Pricing



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CURRENT TENANT



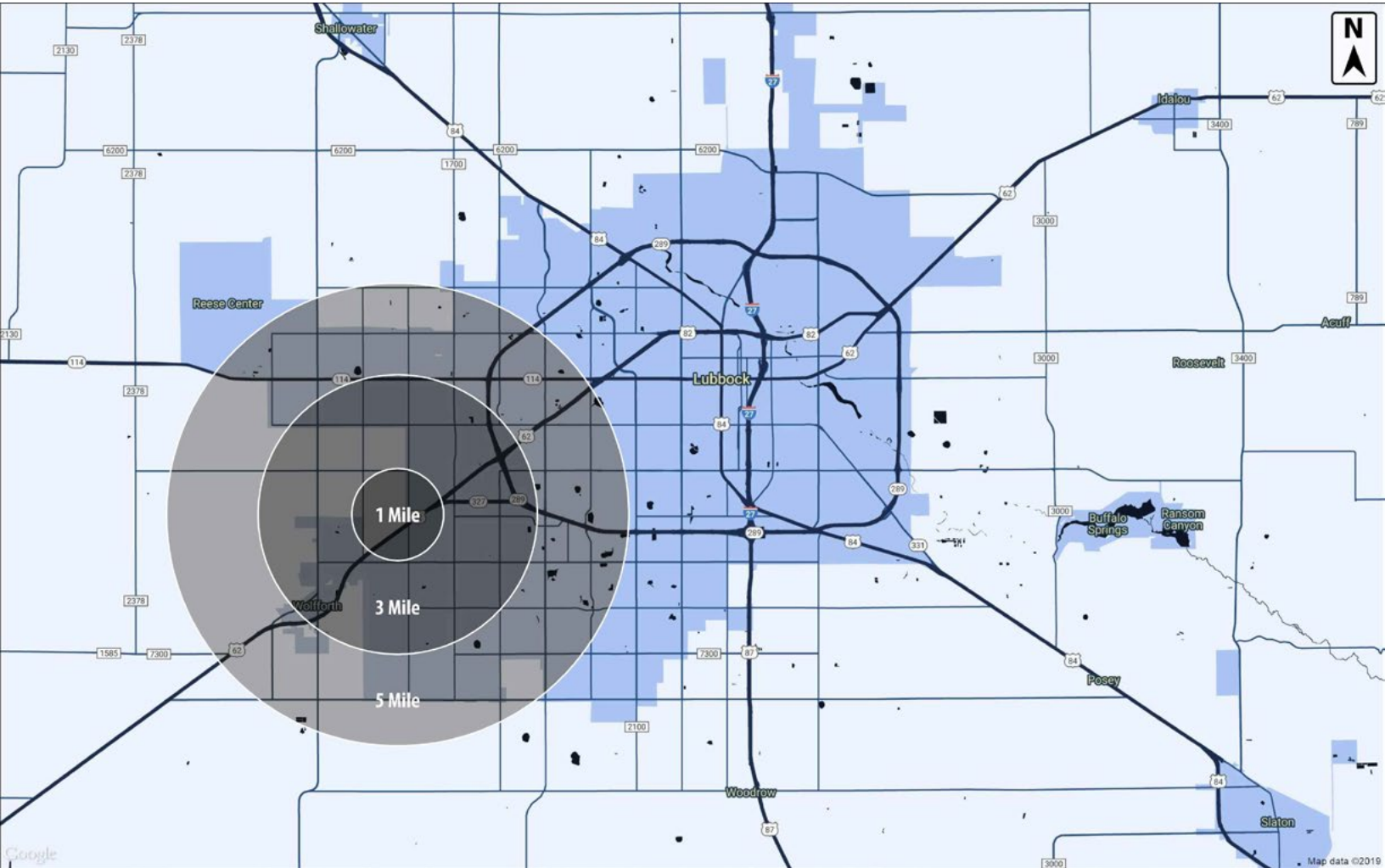


CURRENT TENANT





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,875	84,620	175,892
MEDIAN AGE	36	35	36
MEDIAN AGE (MALE)	35	34	35
MEDIAN AGE (FEMALE)	37	35	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,873	31,029	68,143
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$124,284	\$100,347	\$101,860
AVERAGE HOUSE VALUE	\$356,152	\$283,672	\$277,403

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