

FOR LEASE



## Cactus Alley Courtyard

2610 Salem Avenue, Lubbock, TX 79410

**NAI**Wheelhouse

### Property Features

Join the excellent tenant-mix at Lubbock's most charming shopping center, Cactus Alley! This one-of-a-kind retail & office destination is known for its eclectic mix of local boutiques, salons, and eateries, all tucked into a courtyard setting. The property features lush landscaping & outdoor seating areas that create an inviting atmosphere perfect for businesses looking to offer a unique customer experience.

Cactus Alley is located just off Marsha Sharp Fwy, near Texas Tech University & the Medical District. With its creative vibe & strong community presence, Cactus Alley offers an ideal setting for small businesses that value character, visibility, & connection to the Lubbock community.

### Offering Summary

SUITE 1	571 SF
SUITE 2 & 3	759 SF
LEASE RATE	\$25/SF + NNN
AVAILABLE	Now

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The Center

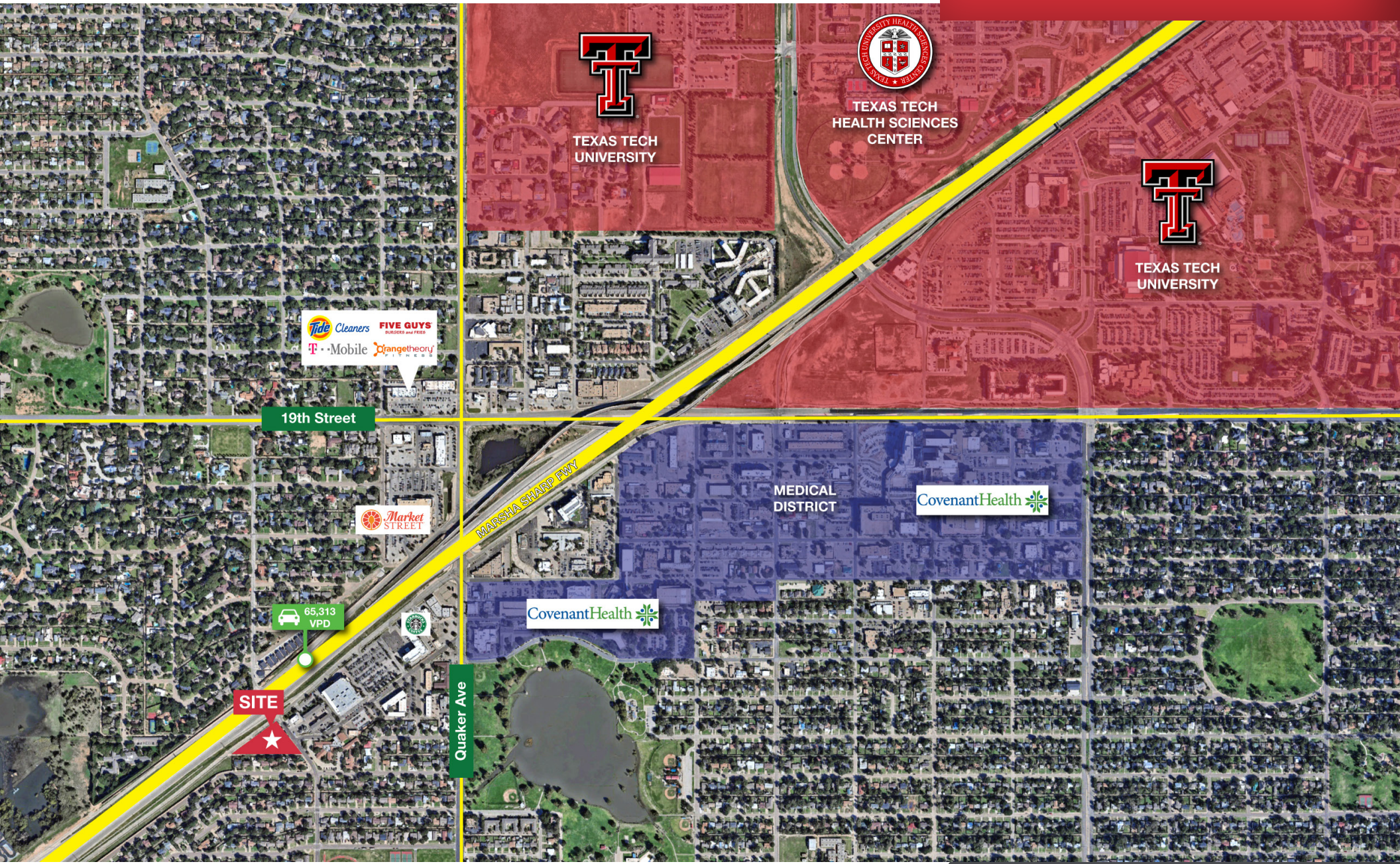


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Suites



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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	10,115	115,837	216,415
AVG HH INCOME	\$79,262	\$70,454	\$80,928
ANNUAL GROWTH	0.29%	0.52%	0.57%
MEDIAN AGE	35.1	29.2	32.3

## Location Advantages

- Located directly on Marsha Sharp Freeway, near the busy intersection of 19th & Quaker
- Close proximity to Texas Tech University, serving over 40,000 students every year
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers, the medical district, & more