

FLINTWOOD CENTER

EXECUTIVE SUMMARY



TCP REALTY SERVICES, LLC

Commercial Real Estate Investments and Services

RETAIL PROPERTY FOR LEASE // 3111 34TH STREET // LUBBOCK, TX 79401



OFFERING SUMMARY

Available SqFt: ±1,400 SqFt

Base Lease Rate: Negotiable

Lot Size: ±2.32 Acres

Building Size: ±38,560 SqFt

PROPERTY OVERVIEW

Flintwood Center is positioned near the signalized intersection of 34th Street and Flint Avenue, an area with high traffic volume (~19,000 vehicles per day). It sits in a densely populated part of Lubbock with strong nearby residential and commercial activity. Texas Tech University and Texas Tech University Health Sciences Center are less than two miles away, contributing to local demand.

PROPERTY HIGHLIGHTS

The area around Flintwood Center includes a mix of retail stores, service providers, restaurants, and everyday businesses on or near 34th Street — for example, drug stores, quick-service restaurants, and specialty shops in the vicinity. Other tenants historically include service-oriented and retail businesses such as Verizon Wireless, Appliances 4 Less, LBK Fit, Vizo's African Bar, and Pub 55.



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9720 Cypresswood Drive, Suite 150 Houston, TX 77070

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FLINTWOOD CENTER

AVAILABLE SPACES

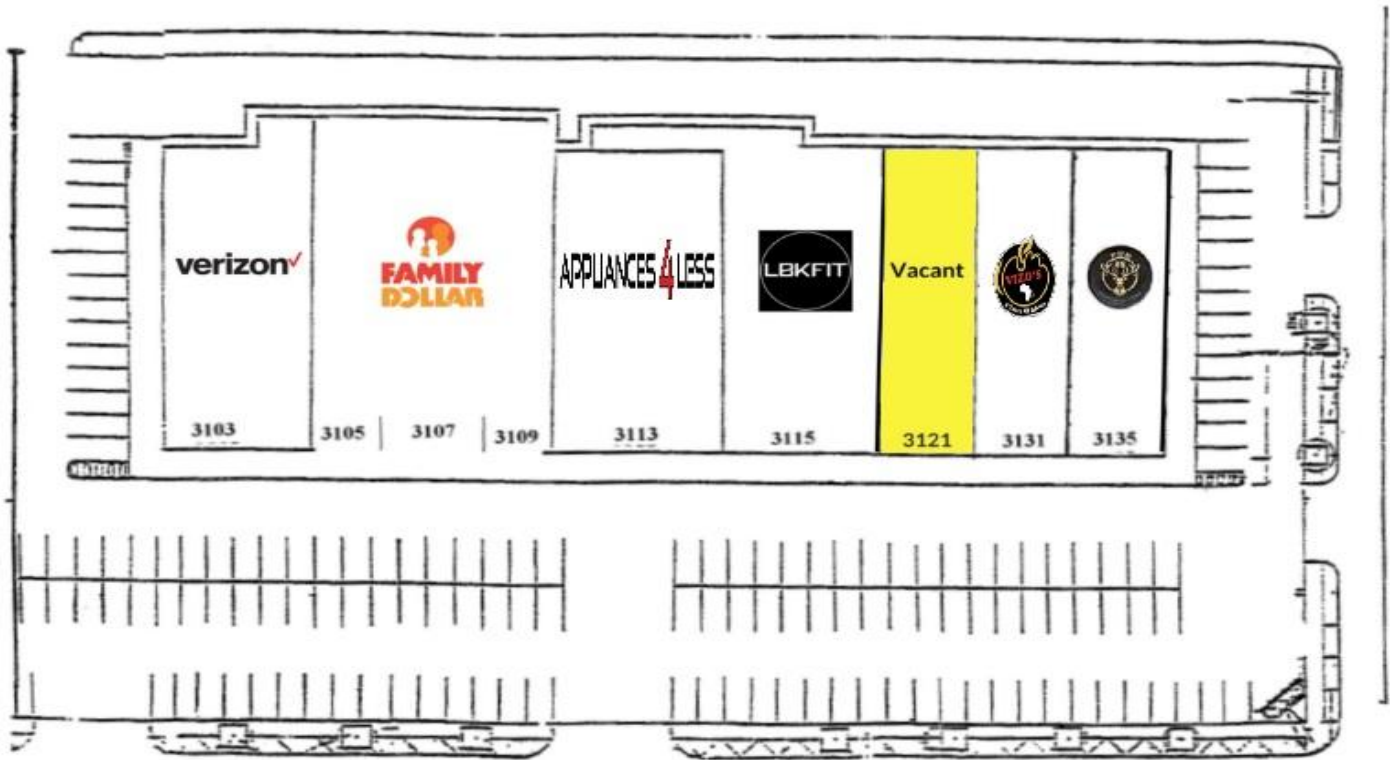


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LEASE TYPE | NNN TOTAL SPACE | ±1,400 SF LEASE TERM | Negotiable LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3121	Available	1,400 SF	NNN	Negotiable



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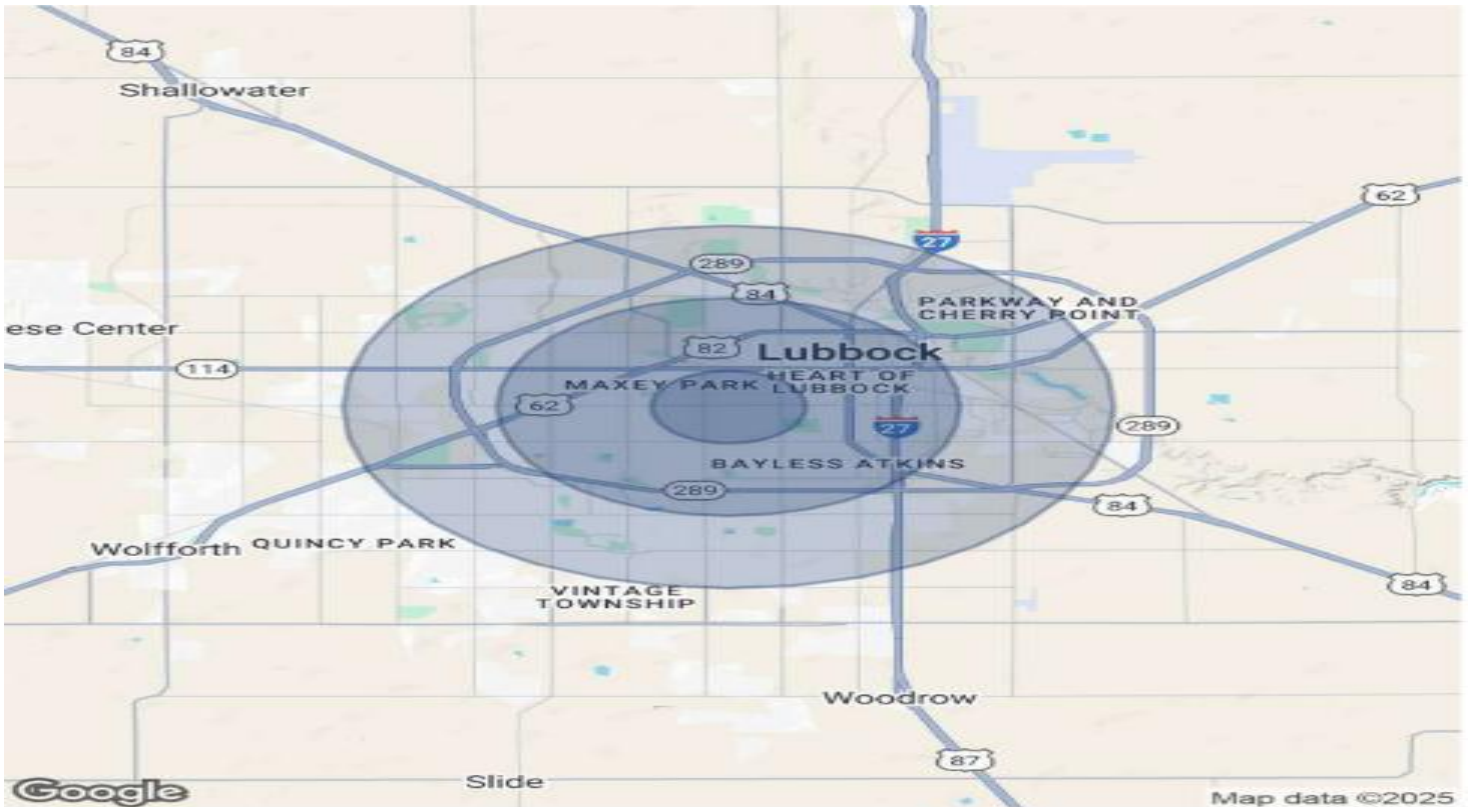
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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,073	106,755	215,578
Median age	33.6	35.4	35.8
Median age (Female)	34.8	36.6	36.9
Median age (Male)	32.5	34.2	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,131	43,206	88,110
# of persons per HH	2.3	2.4	2.4
Average HH income	\$60,654	\$64,124	\$72,901
Average house value	\$174,442	\$151,992	\$167,307

* Demographic data derived from ACS 2024 5-year data - US Census



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PROPERTY PHOTOS



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