

Property Information

For Lease // 612 W Loop 289

Lubbock, TX



Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	7,679 SF
Available SF:	3,046 SF
Zoning:	IHC
Traffic Count:	± 23,000

Property Overview

A Walmart outparcel, this property is located on the Loop 289 frontage road, just southeast of 4th Street. The center boasts an excellent co-tenancy, including Enterprise Rent-A-Car, Steak Express, and the Texas Alcoholic Beverage Commission. Strong traffic counts along Loop 289 exceed 23,000 vehicles per day, per the City of Lubbock. The available 3,046 square feet can be divided to meet a tenant's desired footprint.

Property Highlights

- Walmart outparcel
- Excellent visibility
- Nearby retailers include Chick-fil-A, Raising Canes, and Little Caesars Pizza
- Tenants include Enterprise Rent-A-Car, Steak Express, & TABC
- Easy access from Loop 289 Frontage Road
- Traffic count exceeds 23,000 VPD

CMSProperties

806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

bproctor@cmspropertiesinc.com

806.794.1492

CMSProperties

13212027060

Retailer Map

For Lease // 612 W Loop 289

Lubbock, TX



CMSProperties

806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

bproctor@cmspropertiesinc.com

806.794.1492

CMSProperties

SITE PLAN

**For Lease // 612 W Loop 289
Lubbock, TX**



Available Spaces

Suite	Tenant	Size	NNN	Rate	Term	Description
Suite 200	Available	2,298 SF	\$3. 59	\$12.00 SF/yr	Negotiable	Second Generation (Donut Shop)
Suite 300	Available	3,888 SF	\$3. 59	\$12.00 SF/yr	Negotiable	Finished out; can be subdivided