

# Property Information

For Lease // 6616 Milwaukee Avenue

Lubbock, TX



## Offering Summary

Lease Rate:	\$21.00 SF/yr (NNN)
Lease Term:	Negotiable
Building Size:	19,970 SF
Available SF:	2,166 SF; 2,400 SF
Zoning:	C-3R
Traffic Count:	±40,000

## Property Overview

Located in the heart of Lubbock's fastest growing retail corridor, this location sees traffic counts up to 40,000 cars per day. There are two suites available that are turnkey and immediately ready for YOUR business to open! One is finished out as an office suite, and one as a spa. This Class A Building's co-tenancy includes Southwest Griddle, Express Jewelry, Sparkle Nails, Katy's Home Décor, and Potbelly.

## Property Highlights

- Suites ready for your business to move in
- Excellent visibility
- Located on main intersection near Loop 289
- High growth retail corridor
- Excellent co-tenancy
- Nearby businesses include Stripes, Sonic, Wendy's, Little Woodrow's and many hotels.

**CMSProperties**

806.794.1492

6306 Lola Ave, #200, Lubbock, TX 79424

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**CMSProperties**

15712023050

# Retailer Map

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Google 82nd St

82nd St

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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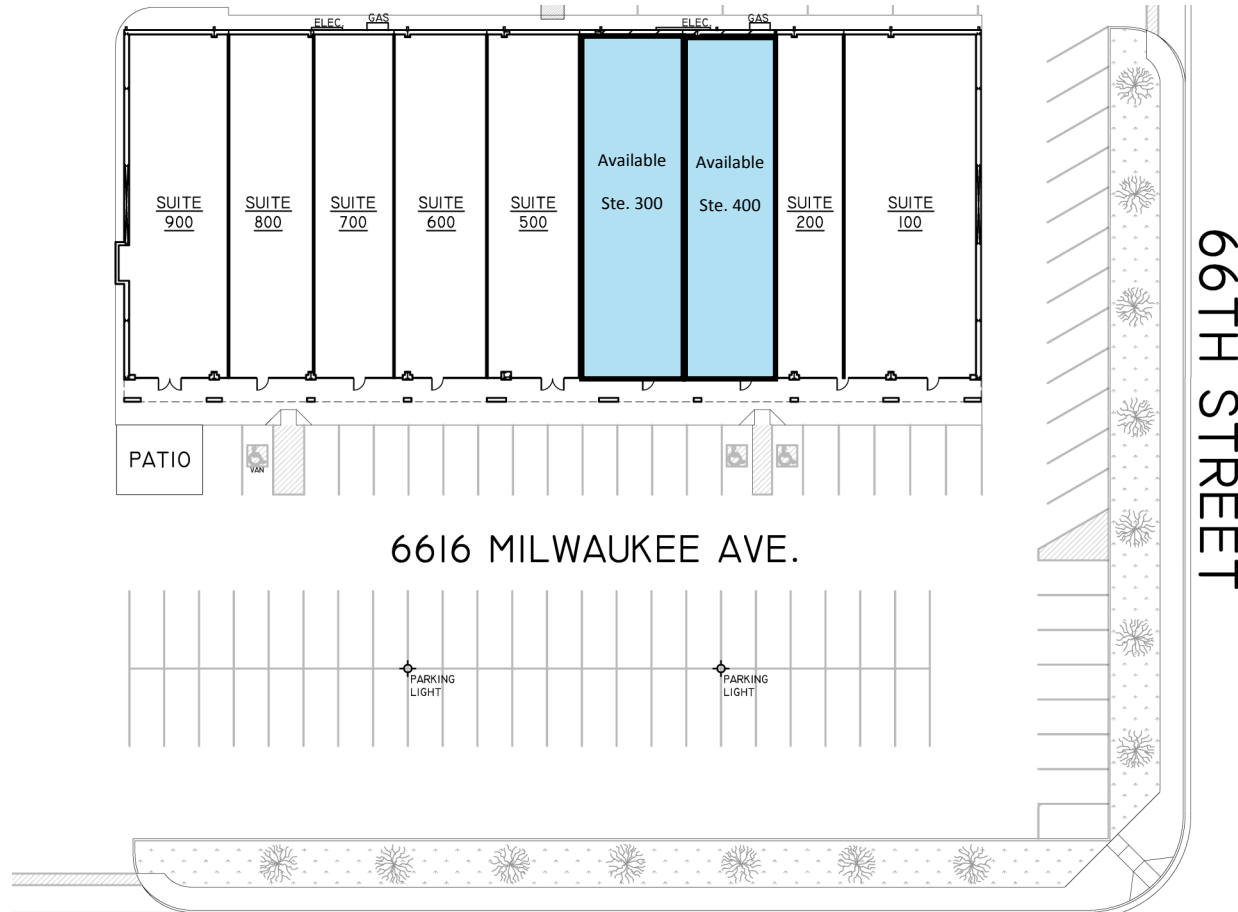
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# SITE PLANS

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## Available Spaces

Suite	Tenant	Size	Description
Suite 300	Available	2,166 SF	Finished out as foot spa. FF&E convey including massage tables, massage chairs and reception area furniture.
Suite 400	Available	2,400 SF	Finished out as an office space. Large reception area with accent wall, 7 individual offices and kitchenette.

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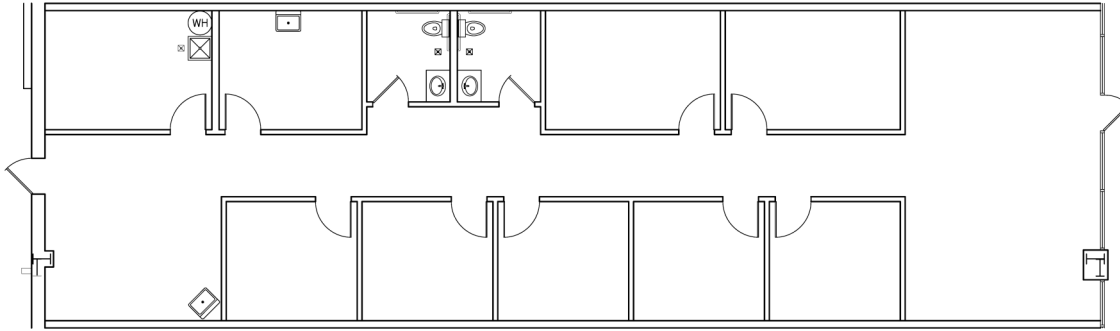
**CMSProperties**

# FLOOR PLANS

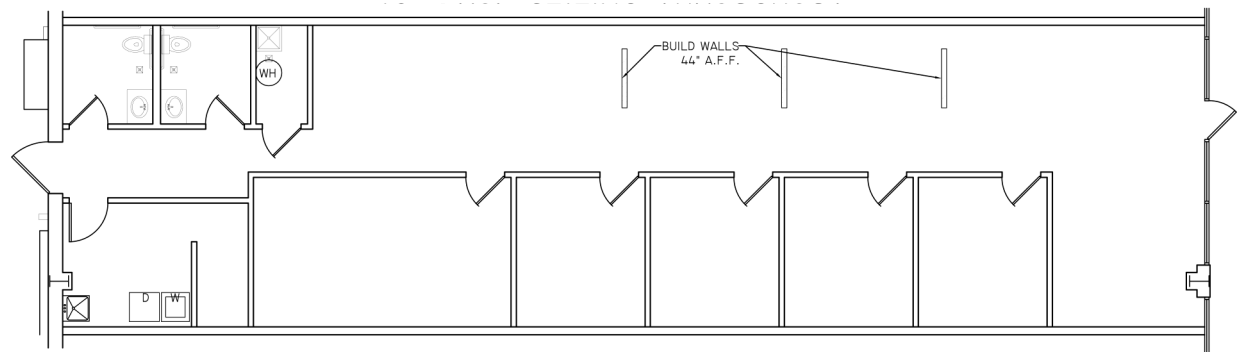
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**Suite 400**



**Suite 300**



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# Demographics Map & Resort

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Population	1 mile	5 miles	10 miles
Total Population	3,905	52,295	127,741
Median Age	34.9	33.8	34.5
Median Age (Male)	34.8	33.0	35.8
Median Age (Female)	35.5	34.6	35.8

Households & Income	1 Mile	5 Mile	10 Miles
Total Households	1,726	21,793	53,019
# of persons per HH	2.3	2.4	2.4
Average HH income	\$68,796	\$65,713	\$70,666
Average house value	\$178,446	\$151,762	\$154,362

Traffic Counts	
Address here	±40,000/day

