

# Property Information

For Lease // 3407 98th Street

Lubbock, TX



## Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	18,068 SF
Available SF:	1,402 SF
Zoning:	C-2
Traffic Count:	±34,583

## Property Overview

This property is a thriving retail center located near the intersection of 98th and Indiana Avenue. This building also has 500 square feet of warehouse space located at the back of the building. This property has excellent co-tenancy and is shadowed by big box retailers such as Dollar Tree, Kohl's, and Big Lots. This plaza is located in a rapidly growing part of Lubbock with high traffic counts surrounded by high density residential areas.

## Property Highlights

- Strong vehicle counts
- Great co-tenancy
- Class A build-outs
- Excellent visibility and access

### CMSProperties

806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

[bproctor@cmspropertiesinc.com](mailto:bproctor@cmspropertiesinc.com)

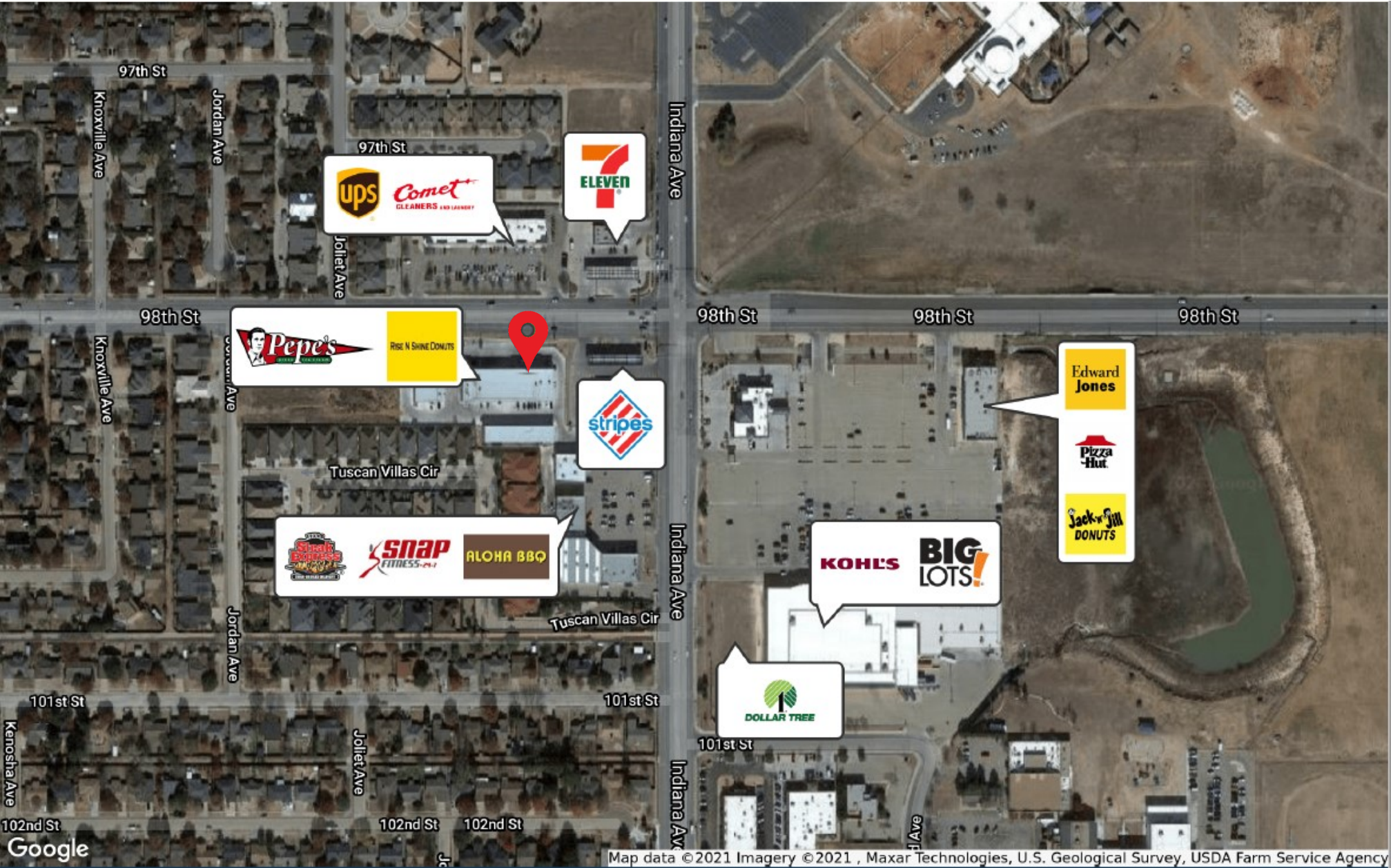
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# Retailer Map

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# SITE PLAN

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Pepe's Pizza Suite 900 2,462 Sq. Ft.	Kwality Liquor Suite 800 2,000 Sq. Ft.	Dragon Massage Suite 700 1,500 Sq. Ft.	Plane Jane's Fried Pies Suite 600 2,000 SF	Pet Grooming Suite 500 1,500 Sq. Ft.	Pools West Suite 450 1,500 Sq. Ft.	Home Decor Suite 400 2,000 Sq. Ft.	Cut Smart Suite 300 1,440 Sq. Ft.	Suite 200 1,402 SF Available	Box of Rain Floral Shop Suite 100 1,500 SF
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## Available Spaces

Suite	Tenant	Size	NNN	Rate	Term	Description
Suite 200	Available	1,402 SF	\$5. 26	\$12.00 SF/yr	Negotiable	Designed office space

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