

# Property Information

For Lease // 8209 Slide Road  
Lubbock, TX



## Offering Summary

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	24,546 SF
Available SF:	1,375 SF
Zoning:	X
Traffic Count:	±VPD

## Property Overview

Gorgeous finish out in a prime southwest Lubbock location! This property has vaulted ceilings, vinyl plank flooring, 2 ADA restrooms, grease trap and floor drains. This suite has a charming retail front with excellent usability in the back for a prep kitchen or storage. This location sees some of the strongest traffic counts in the city, with ample parking and excellent ingress and egress. Great co-tenancy with Harbor Freight, My Sweat Hut, and Sanctuary Bar and Café.

## Property Highlights

- Traffic count is among highest in the city
- Impressive finish out
- National co-tenancy
- Shadow anchored by Food King
- Excellent surrounding household density
- High visibility

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806.794.1492

6306 Iola Ave, #200, Lubbock, TX 79424

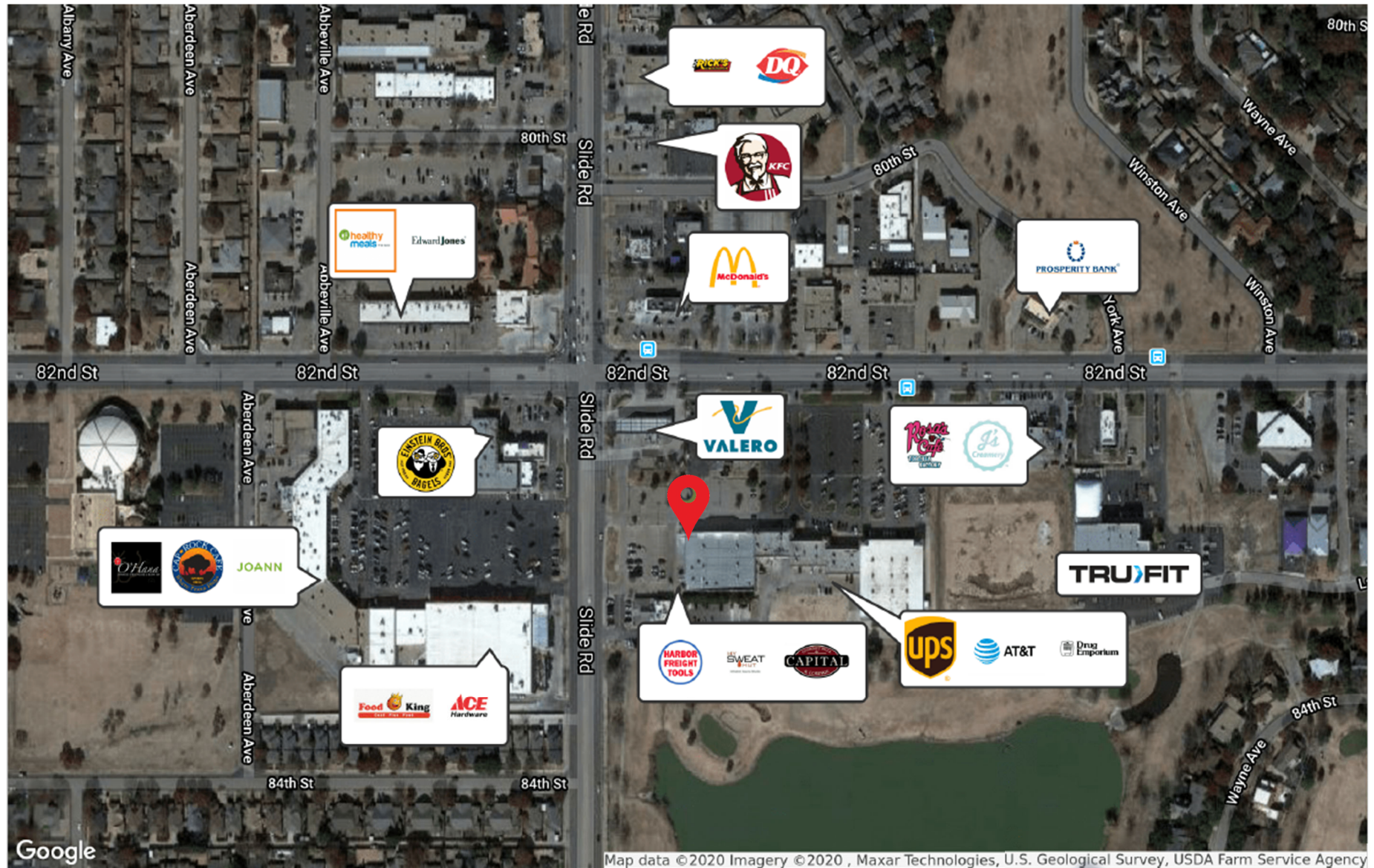
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# Retailer Map

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# Site Plan

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## Available Spaces

Suite	Tenant	Size	NNN	Rate	Term	Description
Suite 700	Available	1,375 SF	\$4.52	\$19.00 SF/yr	Negotiable	Finished out; previously Pie Bar