



**COLDWELL
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CAPITAL ADVISORS

LEASE

CBCWORLDWIDE.COM

FREESTANDING QUICK SERVICE RESTAURANT

5052 Frankford Avenue
Lubbock, TX 79424

AVAILABLE SPACE
3,218 SF

FEATURES

- Located in West Lubbock near Ashley Homestore, Lowe's Home Improvement, Cinemark Movies 16, Joes Crab Shack, and many more.
- Just off Loop 289 and Spur 327.
- Lubbock Trade Area populations consists of 640,000+ people in a 28-county trade area.



OFFICE

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4924 S. Loop 289, Lubbock, TX 79414
806.793.0888



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OFFERING SUMMARY

Available SF: 3,218 SF

Lease Rate: \$24.00 SF/yr (NNN)

Lot Size: 0.71 Acres

Year Built: 2002

Building Size: 3,218 SF

LOCATION OVERVIEW

This property is situated on Frankford Avenue on the west side of the city of Lubbock. There is easy accessibility to the property from Loop 289 via Spur 327 or the 50th street exit. This property is surrounded with other retailers including: Ashley Homestore, Lowes Home Improvement, Lumber Liquidators, Cinemark Movies 16, Cavender's Western Outfitter, Joes Crab Shack, Verizon Wireless, Wild-West Harley Davidson, Goodwill, Enterprise Rent-a-Car, and many more. It also has many hotels in the area including: Towneplace Suites by Marriott, Homewood Suites by Hilton, Arbor Inn & Suites, and Hampton Inn & Suites.

Lubbock, TX is known as the Hub City. It draws from 28 counties which includes more than 640,000 people that look to Lubbock to fill their dining, shopping, entertainment, and medical needs.

PROPERTY HIGHLIGHTS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,146	81,270	165,455
Average age	30.4	33.9	32.9
Average age (Male)	30.6	32.9	31.9
Average age (Female)	31.4	35.1	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,140	34,476	66,379
# of persons per HH	2.2	2.4	2.5
Average HH income	\$50,324	\$63,069	\$67,123
Average house value	\$103,318	\$144,893	\$152,043

* Demographic data derived from 2010 US Census

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