

OFFICE FOR SALE

CLASS C OFFICE SPACE

4414 Ave A, Lubbock, TX 79404



OFFERING SUMMARY

SALE PRICE:	\$395,000
LOT SIZE:	10,200 SF
BUILDING SIZE:	7,132 SF
PRICE / SF:	\$55.38

PROPERTY OVERVIEW

Class C Office Building Near Avenue A & 50th Street w/3,132 SF Office & 4,000 SF Quonset Barn - w/2 Overhead Doors, Ideal location on Avenue A & 45th St. Includes 5 Offices, showroom floor, kitchen/breakroom, 2 Bathrooms, 1,000+ SF Garage/Shop with Overhead door. Gated Access, Newly Paved Parking (Storefront), Dual Entrance to Quonset Barn, Sitting on 0.23 Acre Lot. Major supply-chain, lumber and industrial sales corridor, easy access to Interstate 27.

PROPERTY HIGHLIGHTS

- 5 Office Spaces
- Functional Kitchen/Breakroom
- Multiple Overhead Doors
- Easy Access to I-27

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Lubbock, TX 79424

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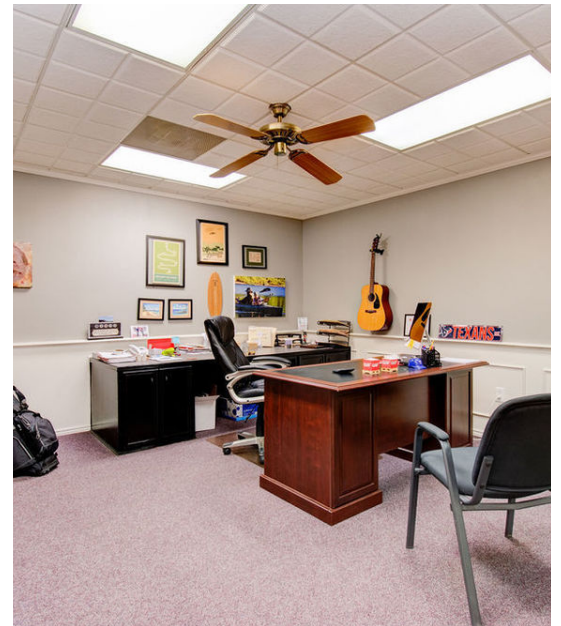
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,840	56,890	133,030
Median age	30.5	29.2	30.7
Median age (male)	27.8	28.1	29.4
Median age (Female)	31.7	30.5	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,036	21,594	50,405
# of persons per HH	2.9	2.6	2.6
Average HH income	\$33,837	\$39,517	\$48,031
Average house value		\$100,222	\$131,319

* Demographic data derived from 2010 US Census

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