

FOR LEASE MILWAUKEE PLAZA

RETAIL STOREFRONT/SOUTHWEST LUBBOCK

7717 Milwaukee Avenue , Lubbock, TX 79423



OFFERING SUMMARY

AVAILABLE SF:	1,772 - 5,316 SF Suite 200, 300, & 400
LEASE RATE:	\$24.00 SF/YR
SERVICE TYPE:	NNN (\$6.00) \$25.00 TI Available

PROPERTY OVERVIEW

Property is located on Milwaukee Avenue in one of the city's largest growing commercial & residential areas. Milwaukee Avenue frontage with quick access to Loop 289, Spur 327, Marsha Sharp Freeway, and 82nd Street makes this a convenient location for patrons & employees.

Major tenants include:
Suite #100 Hungry Howie's
Suite #500 The UPS Store

Property offers ample parking of 55 spaces.

PROPERTY HIGHLIGHTS

DRIVE-THRU WINDOW GREAT TRAFFIC COUNTS AMPLE PARKING

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PHOTOS

RETAIL SPACE FOR LEASE SOUTHWEST LUBBOCK

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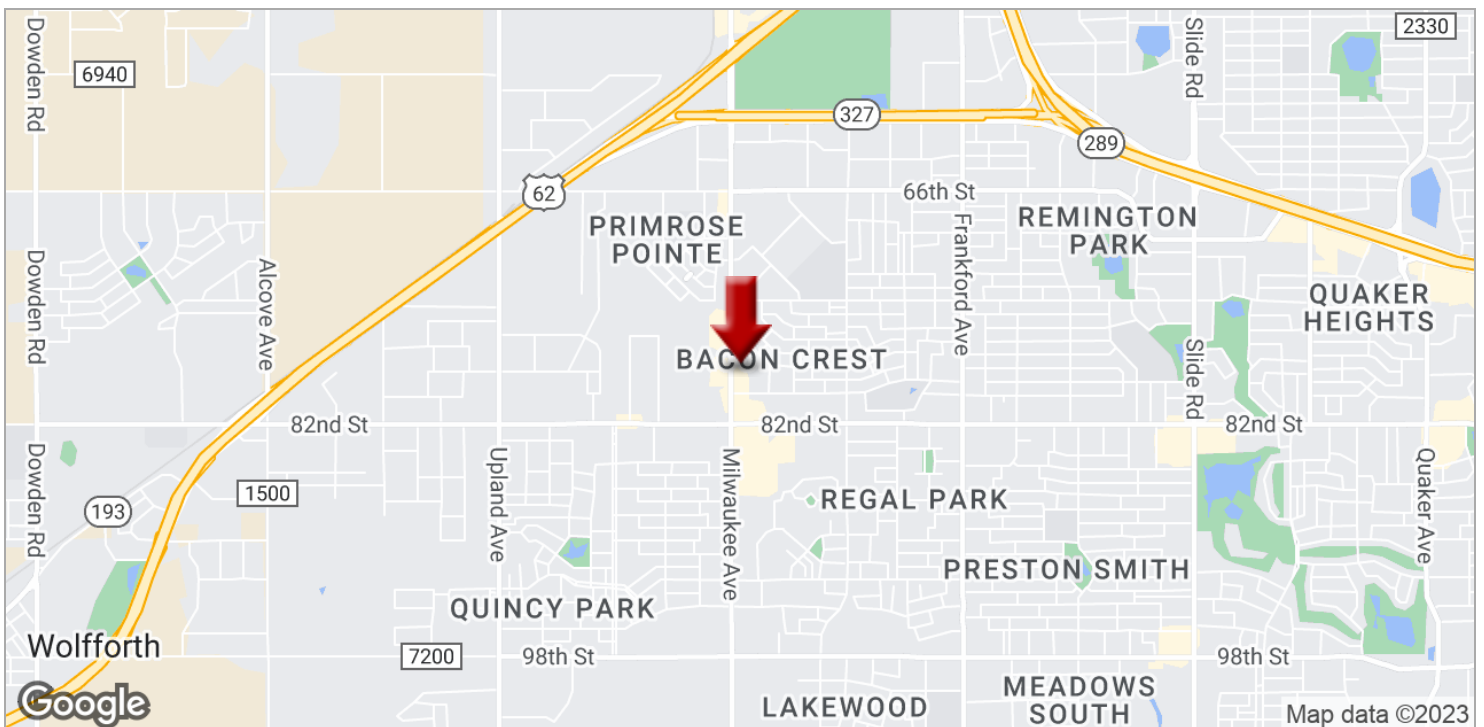
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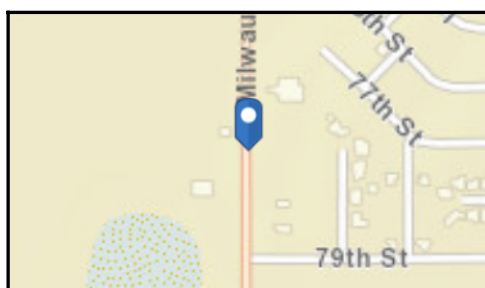
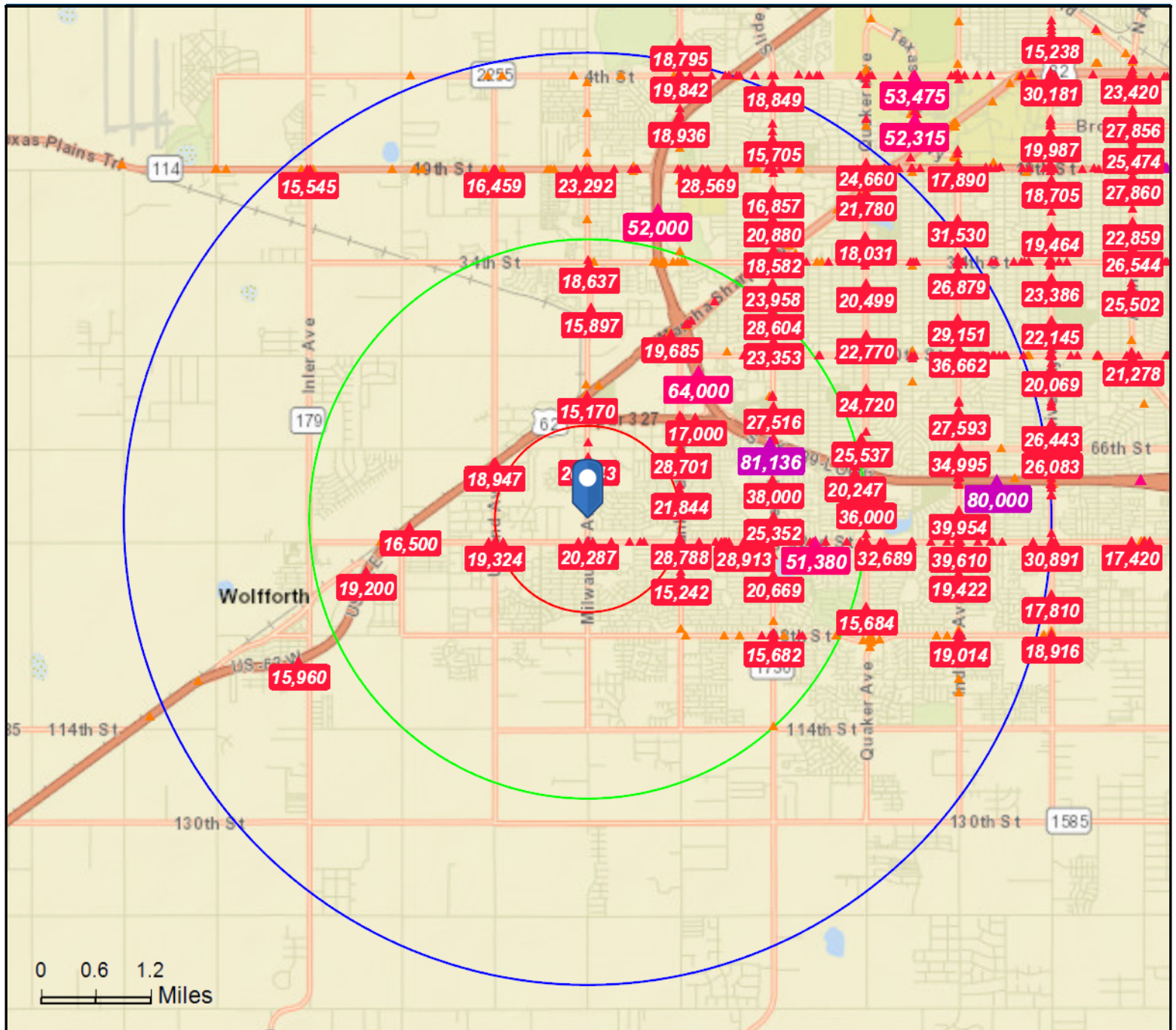


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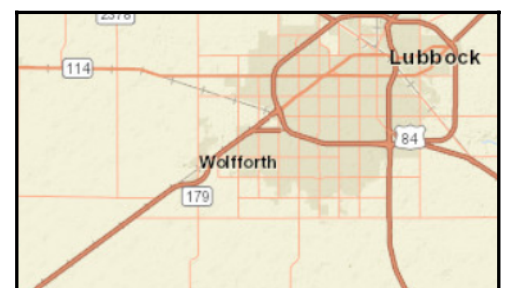
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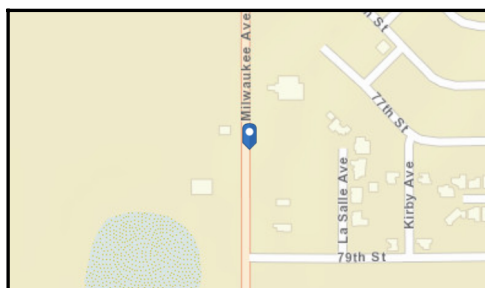
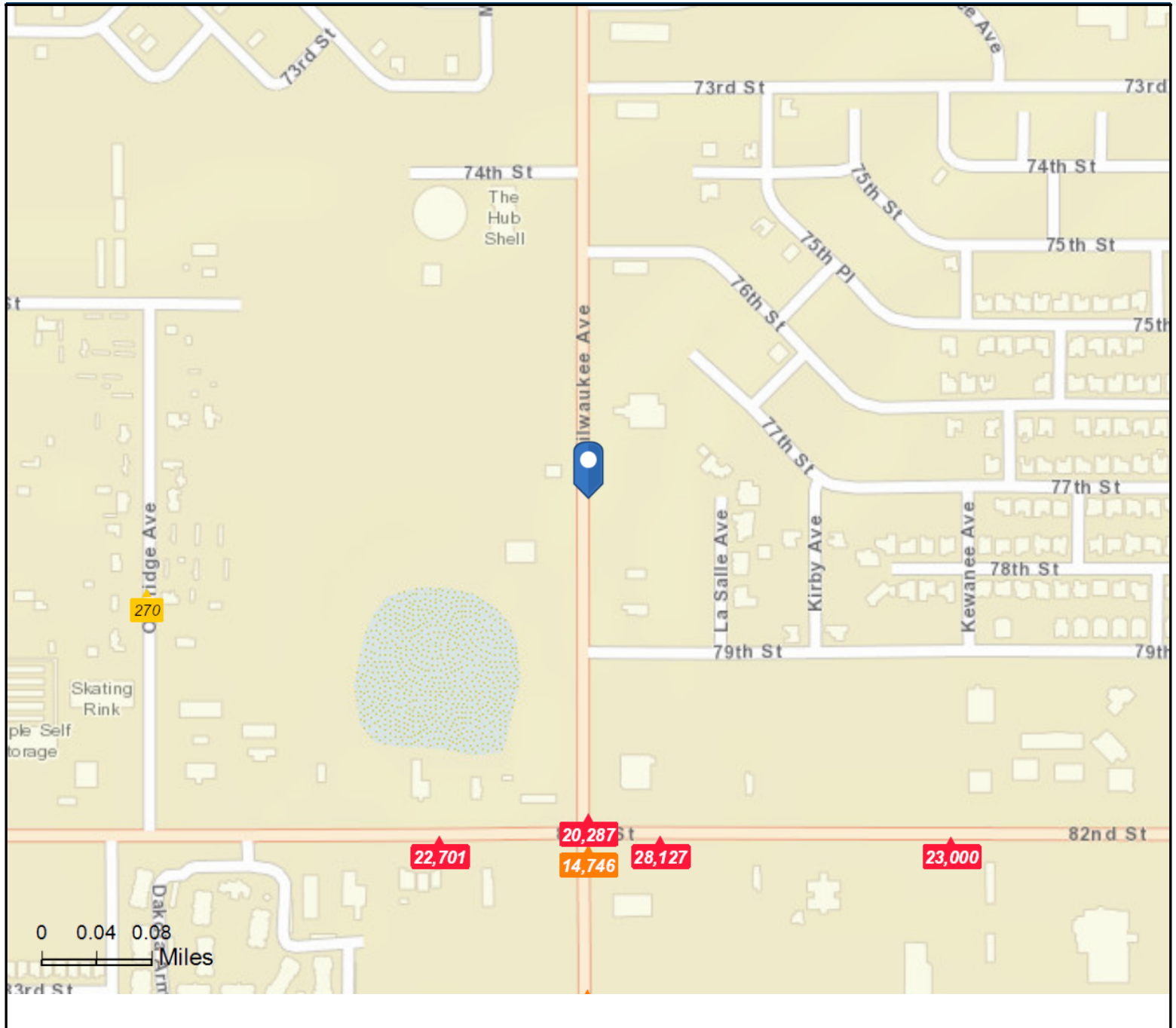
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Average Daily Traffic Volume

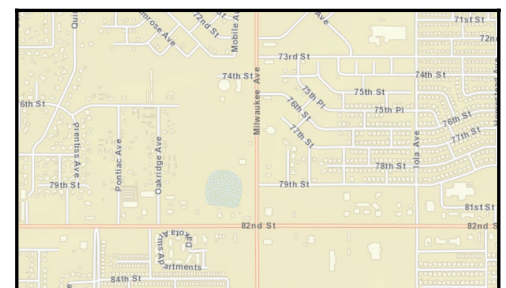
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





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Executive Summary

7717 Milwaukee Ave, Lubbock, Texas, 79424
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.52321
Longitude: -101.95702

	1 mile	3 miles	5 miles
Population			
2000 Population	3,133	41,211	110,036
2010 Population	7,363	51,483	129,382
2018 Population	11,074	64,238	151,833
2023 Population	12,963	71,269	165,109
2000-2010 Annual Rate	8.92%	2.25%	1.63%
2010-2018 Annual Rate	5.07%	2.72%	1.96%
2018-2023 Annual Rate	3.20%	2.10%	1.69%
2018 Male Population	48.0%	48.2%	48.6%
2018 Female Population	52.0%	51.8%	51.4%
2018 Median Age	35.1	35.1	34.7

In the identified area, the current year population is 151,833. In 2010, the Census count in the area was 129,382. The rate of change since 2010 was 1.96% annually. The five-year projection for the population in the area is 165,109 representing a change of 1.69% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	85.3%	82.6%	81.4%
2018 Black Alone	2.4%	3.5%	4.3%
2018 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2018 Asian Alone	5.0%	3.4%	2.6%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	4.4%	7.0%	8.2%
2018 Two or More Races	2.2%	2.8%	2.8%
2018 Hispanic Origin (Any Race)	17.0%	23.7%	27.0%

Persons of Hispanic origin represent 27.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,102	17,234	45,183
2010 Households	2,718	21,551	52,972
2018 Total Households	3,963	26,268	61,229
2023 Total Households	4,613	28,955	66,306
2000-2010 Annual Rate	9.45%	2.26%	1.60%
2010-2018 Annual Rate	4.68%	2.43%	1.77%
2018-2023 Annual Rate	3.08%	1.97%	1.61%
2018 Average Household Size	2.79	2.43	2.46

The household count in this area has changed from 52,972 in 2010 to 61,229 in the current year, a change of 1.77% annually. The five-year projection of households is 66,306, a change of 1.61% annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2010. The number of families in the current year is 38,919 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 12, 2019



Executive Summary

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Prepared by Esri
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$84,591	\$63,178	\$57,926
2023 Median Household Income	\$94,080	\$69,823	\$63,773
2018-2023 Annual Rate	2.15%	2.02%	1.94%
Average Household Income			
2018 Average Household Income	\$117,654	\$90,190	\$83,175
2023 Average Household Income	\$133,927	\$101,475	\$93,710
2018-2023 Annual Rate	2.62%	2.39%	2.41%
Per Capita Income			
2018 Per Capita Income	\$42,543	\$36,953	\$33,840
2023 Per Capita Income	\$48,145	\$41,260	\$37,893
2018-2023 Annual Rate	2.50%	2.23%	2.29%

Households by Income

Current median household income is \$57,926 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$63,773 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$83,175 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$93,710 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,840 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$37,893 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,149	18,335	47,808
2000 Owner Occupied Housing Units	870	10,071	27,745
2000 Renter Occupied Housing Units	231	7,163	17,439
2000 Vacant Housing Units	48	1,101	2,624
2010 Total Housing Units	2,818	23,019	56,494
2010 Owner Occupied Housing Units	2,170	13,283	33,010
2010 Renter Occupied Housing Units	548	8,268	19,962
2010 Vacant Housing Units	100	1,468	3,522
2018 Total Housing Units	3,983	27,425	64,499
2018 Owner Occupied Housing Units	2,848	15,503	36,341
2018 Renter Occupied Housing Units	1,115	10,765	24,888
2018 Vacant Housing Units	20	1,157	3,270
2023 Total Housing Units	4,620	30,117	69,598
2023 Owner Occupied Housing Units	3,354	17,531	40,478
2023 Renter Occupied Housing Units	1,259	11,424	25,827
2023 Vacant Housing Units	7	1,162	3,292

Currently, 56.3% of the 64,499 housing units in the area are owner occupied; 38.6%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 56,494 housing units in the area - 58.4% owner occupied, 35.3% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 6.07%. Median home value in the area is \$174,349, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.42% annually to \$206,249.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 12, 2019