



Yorktown Plaza Shopping Center - child care space and fitness space available
5020 50th Street, Lubbock, TX 79414

FOR LEASE ~ RETAIL SPACE

Lease Rate: \$8.10 SF/yr (NNN \$1.75 PSF)

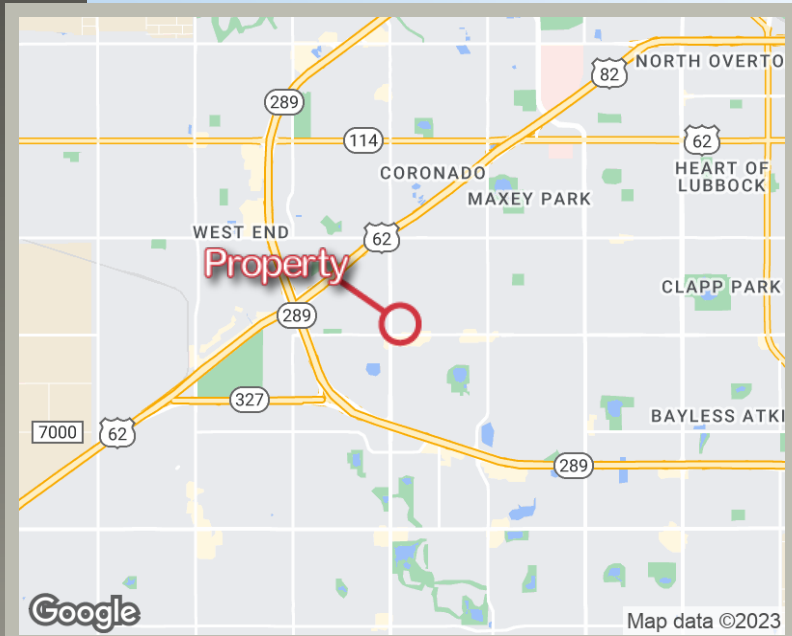
Year Built: 1984

Zoning: C-3 General Retail

Property Size: 22,247 SF

Land Size: 1.83 Acres

- Located Near 50th Street and Slide Road
- Front Door Parking
- Competitive Rental Rate
- Assigned Employee Parking
- Pylon Rider Signage Available on 50th Street
- See Brochure for Space Plan(s)



Kirk Schneider, CCIM

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Property Summary

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PROPERTY DESCRIPTION

22,247 SF Neighborhood SC. Tenant mix: hair salon, modeling agency, D&G Green Oils & Cryo Recovery, recovery center, nail salon. Day care space available and fitness space available.

Suite 103 is 5,160 SF space with a lease rate of \$8.10 PSF NNN (\$1.75) - 3 Year Term Minimum

Suite 108 is 1,500 SF space with a lease rate of \$8.10 PSF NNN (\$1.75) - 3 Year Term Minimum

Suite 115 is 2,270 SF space with a lease rate of \$8.10 PSF NNN (\$1.75) - 3 Year Term Minimum

LOCATION DESCRIPTION

Yorktown Plaza is located behind the East Moon and the Thai Thai Restaurants on the north side of 50th Street just east of Slide Road. Walgreens and Red Lobster are on the same side of the street.

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	
Lot Size:	1.83 Acres
Building Size:	22,247 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,099	41,741	85,226
Total Population	16,889	99,196	216,412
Average HH Income	\$42,772	\$65,102	\$60,223



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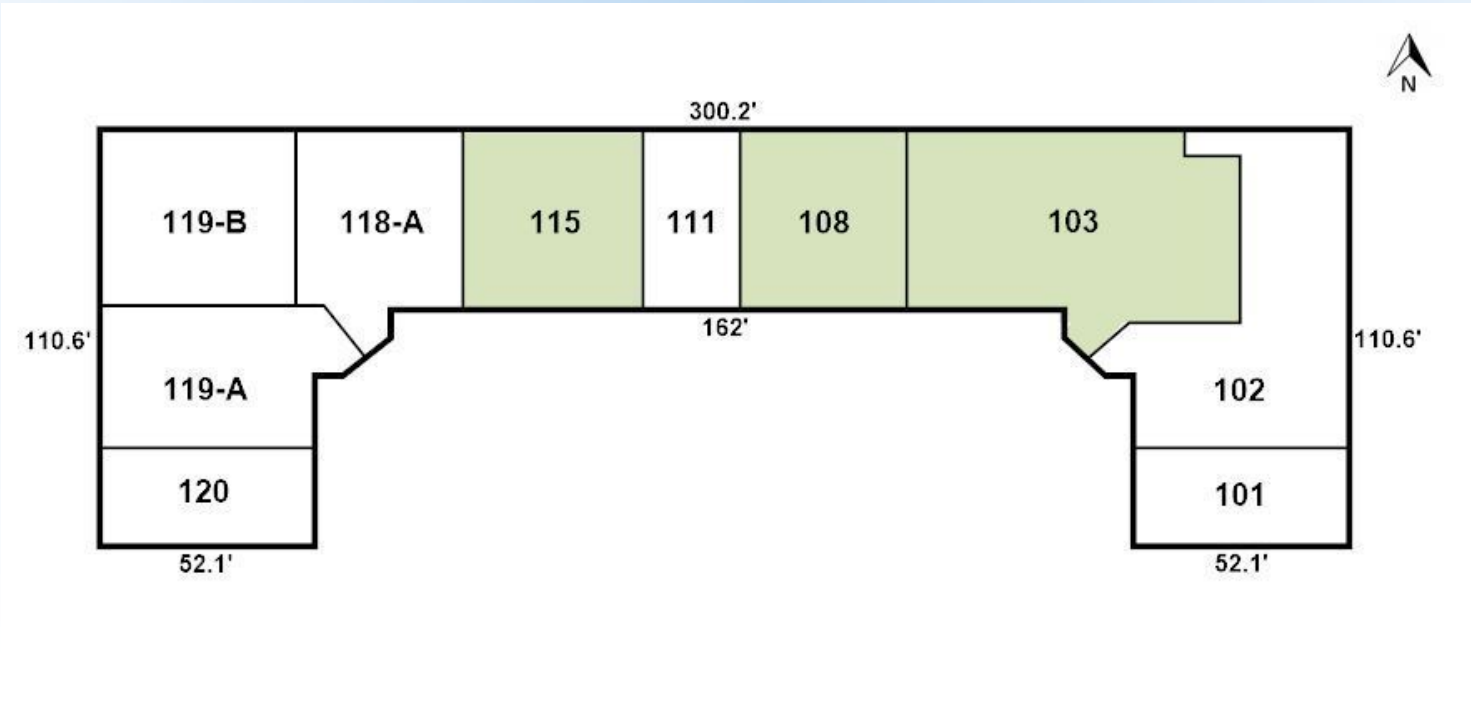
Available Spaces



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LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | N/A



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
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Suite 103 Interior Photos



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Play Yard



Front Room



Kitchen



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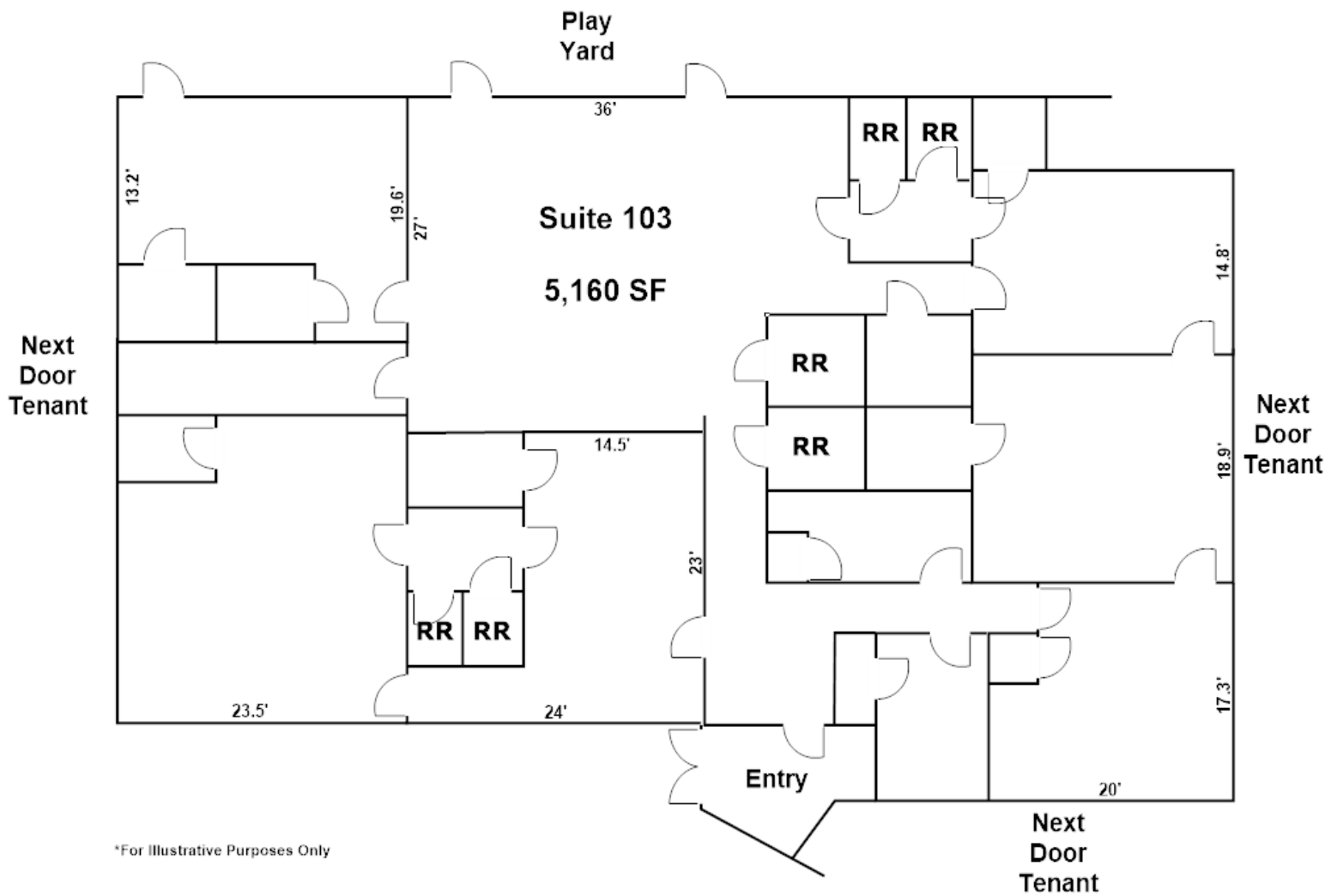
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Suite 103 Floor Plan



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Suite 108 Interior Photos



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Showroom



Showroom



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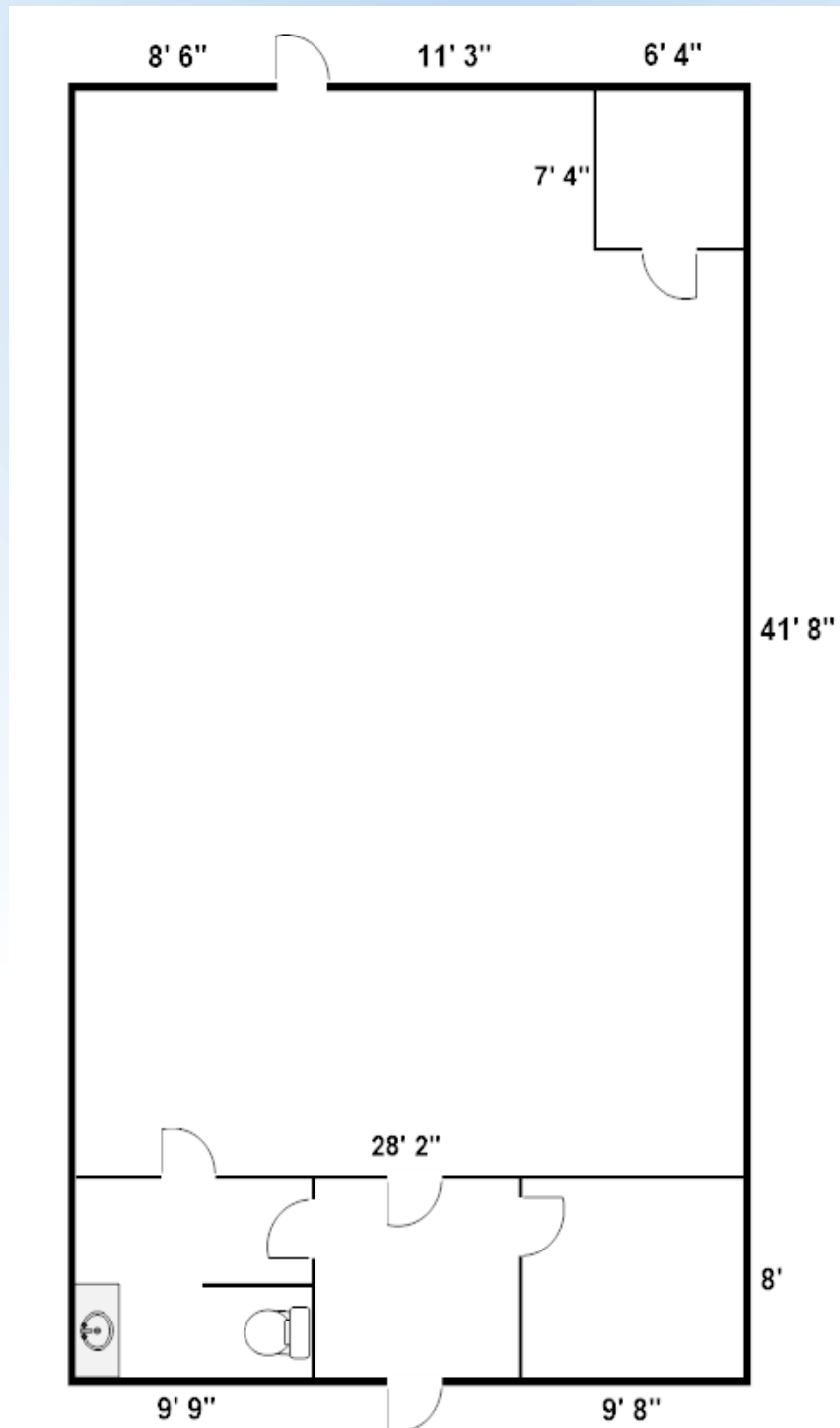
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Suite 108 Floor Plan



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Suite 115 Interior Photos



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Main Room



Main Room



Exterior



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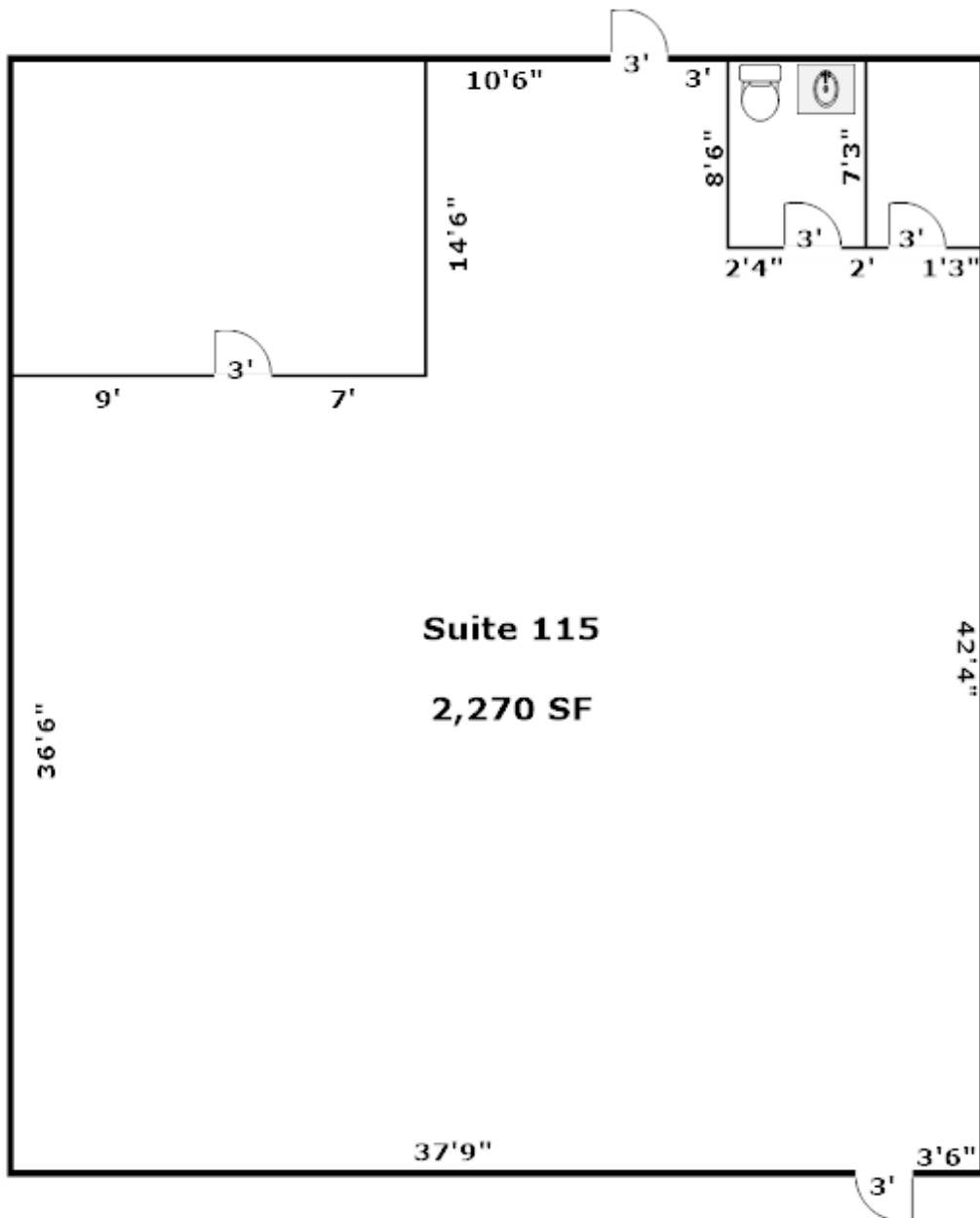
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Suite 115 Floor Plan



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Retail Map

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Kirk Schneider, CCIM	TX #0300324	kschneider@westmarkcommercial.com	806.787.7773
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date