

RETAIL/OFFICE/ WAREHOUSE BUILDING FOR LEASE

SOUTH SLIDE PARK SUITE #308

12402 Slide Road, Lubbock, TX 79424



LEASE RATE:	Suite 308: \$1,550.00 / Month
AVAILABLE SF:	1,800 SF
LOT SIZE:	1.06 Acres
BUILDING CLASS:	B
YEAR BUILT:	2012
LEASE TYPE:	Modified Gross
ZONING:	(T) Transitional

PROPERTY OVERVIEW

Building 3 has space 308 available now. The unit offers a reception area, two offices, an ADA bathroom, a break area, an IT room, a conference room, and a 30 x 60 Storage area with an overhead door. This space is 900 SF of office. South Slide Park lies in developing Southwest Lubbock. This property caters to 30 businesses and lends a good location for a medical/office/ retail space.

PROPERTY FEATURES

- Rent includes base year taxes and insurance.
- Landlord pays water, sewer, and CAM
- Ample Parking

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
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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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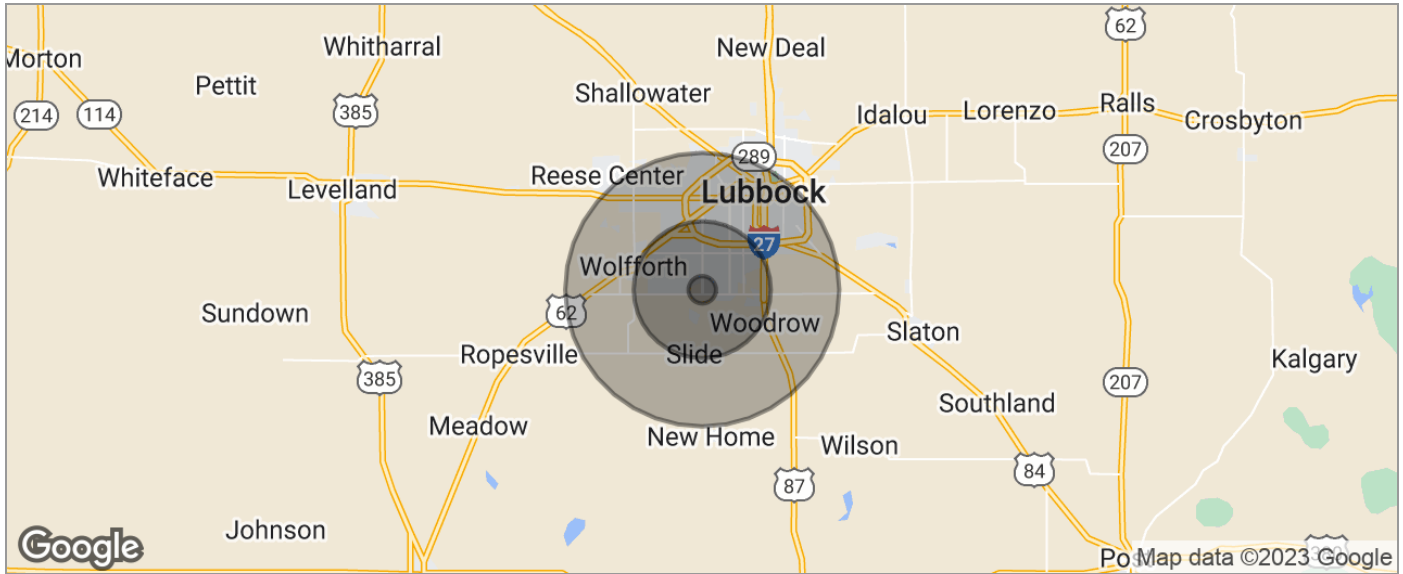
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	702	90,514	263,428
MEDIAN AGE	37.5	37.5	31.7
MEDIAN AGE (MALE)	37.8	36.4	30.9
MEDIAN AGE (FEMALE)	37.1	38.4	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	253	37,926	101,685
# OF PERSONS PER HH	2.8	2.4	2.6
AVERAGE HH INCOME	\$123,261	\$77,022	\$60,348
AVERAGE HOUSE VALUE	\$227,604	\$161,237	\$148,366
RACE	1 MILE	5 MILES	10 MILES
% WHITE	87.7%	87.0%	80.4%
% BLACK	1.6%	3.6%	5.9%
% ASIAN	4.1%	2.5%	2.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.7%	0.6%	0.6%
% OTHER	1.7%	4.1%	8.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	11.7%	16.5%	30.1%

* Demographic data derived from 2020 ACS - US Census

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