

LEASE

4124 19TH STREET
4124 19th Street Lubbock, TX 79407



PROPERTY DESCRIPTION

This is a Sublease for a former Trufit fitness gym. There is 20,530 square feet of mostly open areas. There is plenty of natural sunlight that enters the space from the south window walls. This location is can be subdivided with utilities already in place to do so. There are several small offices along the East wall (see site plan) as well as several larger rooms that could accommodate many different uses. The space is ready for a new tenant to move in with minimal work.

PROPERTY HIGHLIGHTS

- Sublease
- Adjacent to Texas Tech University
- 20,530 SF
- Excellent Visibility

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	20,530 SF
Building Size:	20,530 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,408	19,752	49,366
Total Population	10,681	51,418	115,539
Average HH Income	\$91,621	\$60,957	\$52,261

Jordan Wood, CCIM
806 784 3224



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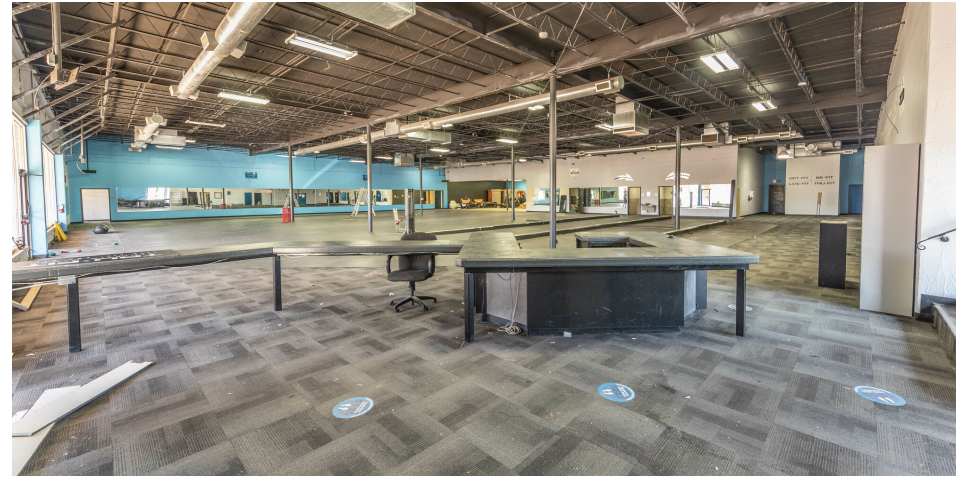
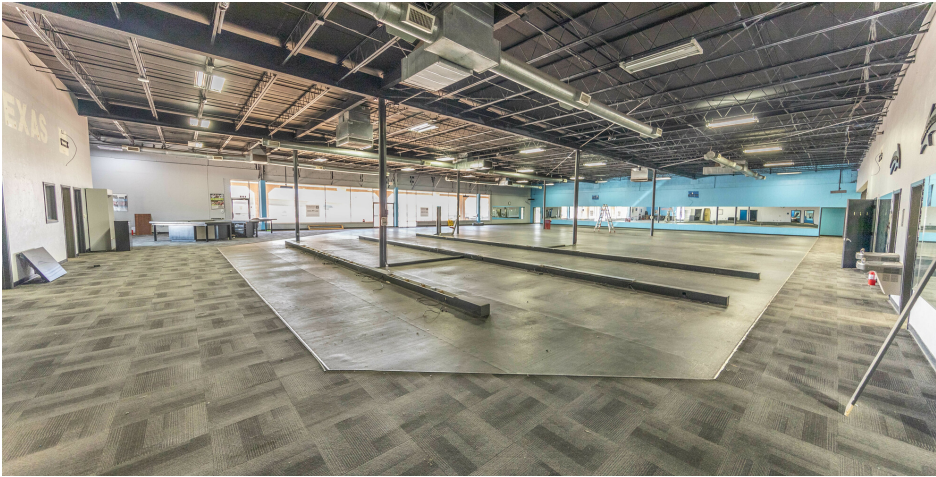
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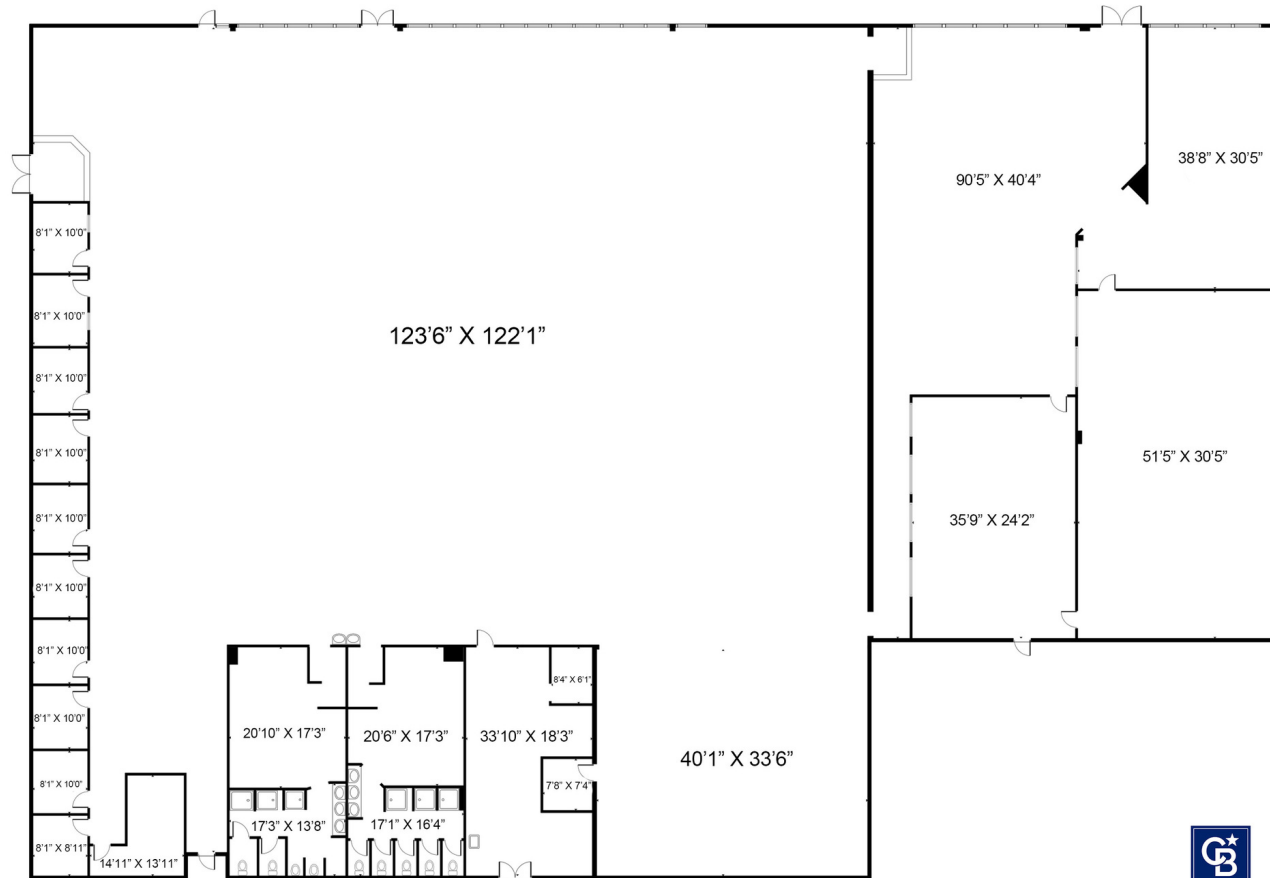
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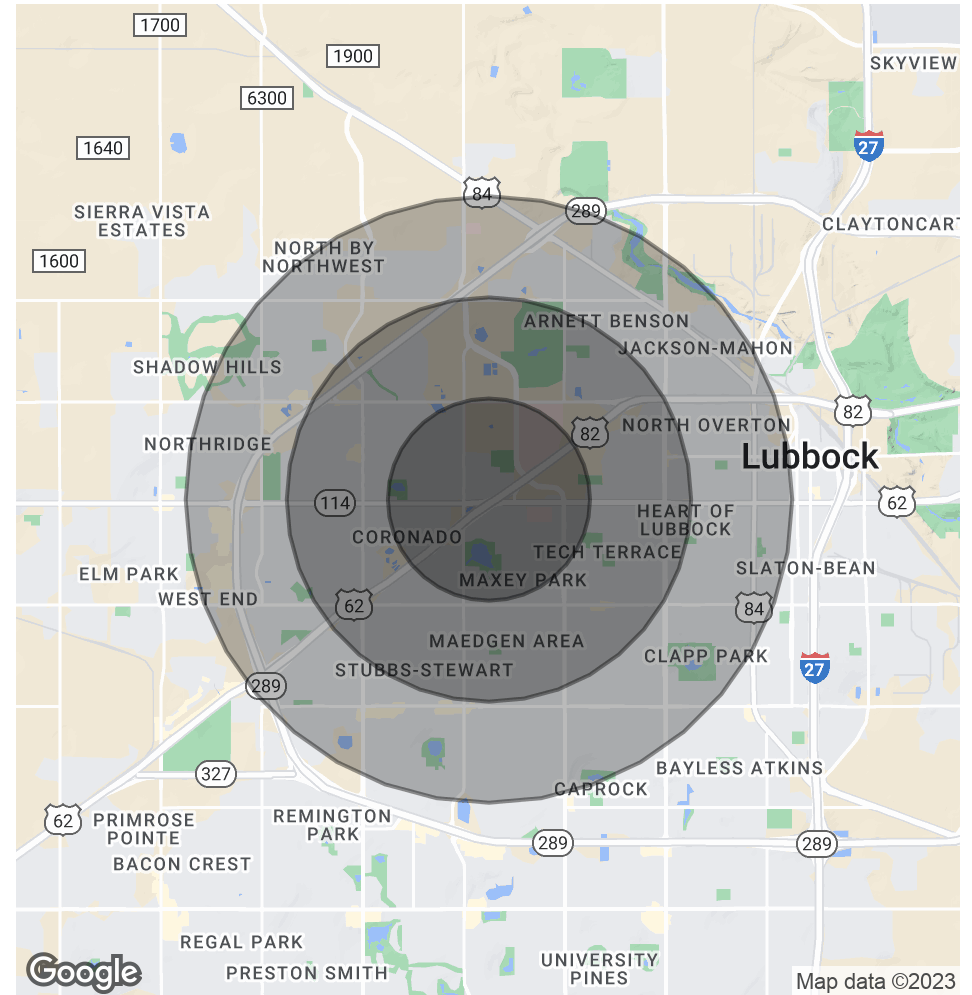
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,681	51,418	115,539
Average Age	35.1	29.4	29.1
Average Age (Male)	33.9	29.6	29.5
Average Age (Female)	34.1	30.5	30.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,408	19,752	49,366
# of Persons per HH	3.1	2.6	2.3
Average HH Income	\$91,621	\$60,957	\$52,261
Average House Value	\$185,518	\$137,142	\$109,256

* Demographic data derived from 2020 ACS - US Census



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