

FORMER HOOTERS

4950 Loop-289 | Lubbock, TX 79414

FOR LEASE



Leasing Information 214.740.4333

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Lincoln

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www.lpc.com

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Property Overview

- For pricing details, please reach out to the broker directly
- GLA: ± 4,750 SF
- Lot Size: ± 0.68 AC
- Mall Outparcel - Restaurant Sits Adjacent to the South Plains Mall that Includes Nationally Recognized Tenants Like Chick-fil-A, Sephora, Barnes & Noble, JCPenny, and Foot Locker
- Rapidly Growing Market - As one of Texas' most Steadily Growing Markets, Lubbock is Projected to see an 8% Increase in Population Growth Year Over Year for the Next 5 Years
- College Town - Property Located 5-Miles from Texas Tech University Which is Home to over 41,000 Students and Offers 12 Academic Colleges, 150 Undergraduate Degrees, 100 Graduate Degrees, 50 Doctoral Degrees, and 17 NCAA Division 1 Sports Programs
- Surrounding MSAs - Dallas/Fort Worth, the Fourth-Largest Geographical MSA in the United States, is 5 hours to the East and Roswell, New Mexico is 2.5 hours to the West
- Strong Surrounding Retail - Other Nearby Tenants Include: McDonald's, Old Navy, Ross, Guitar Center, Hobby Lobby, Home Depot, Logan's Roadhouse, Rudy's Real Texas Barb-B-Que, Jimmy Egg, Golden Corral, SportsClips, Crunch Fitness, and More

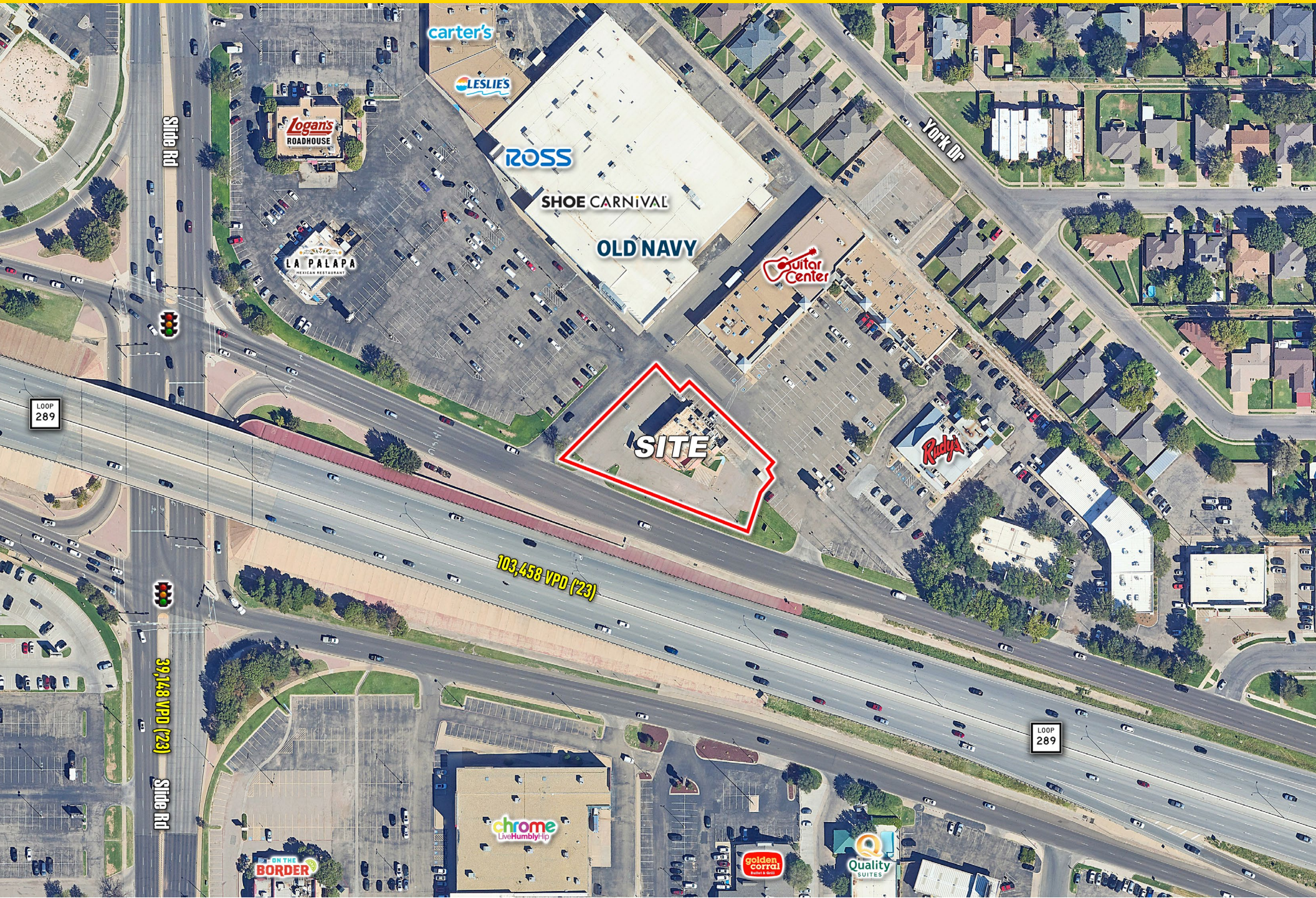
Demographics

	5 Min DT	10 Min DT	15 Min DT
2024 Population	35,258	234,719	290,421
2029 Proj. Population	35,800	241,702	300,101
Avg Household Income	\$84,024	\$91,576	\$93,513
Median Household Income	\$60,606	\$63,013	\$64,001

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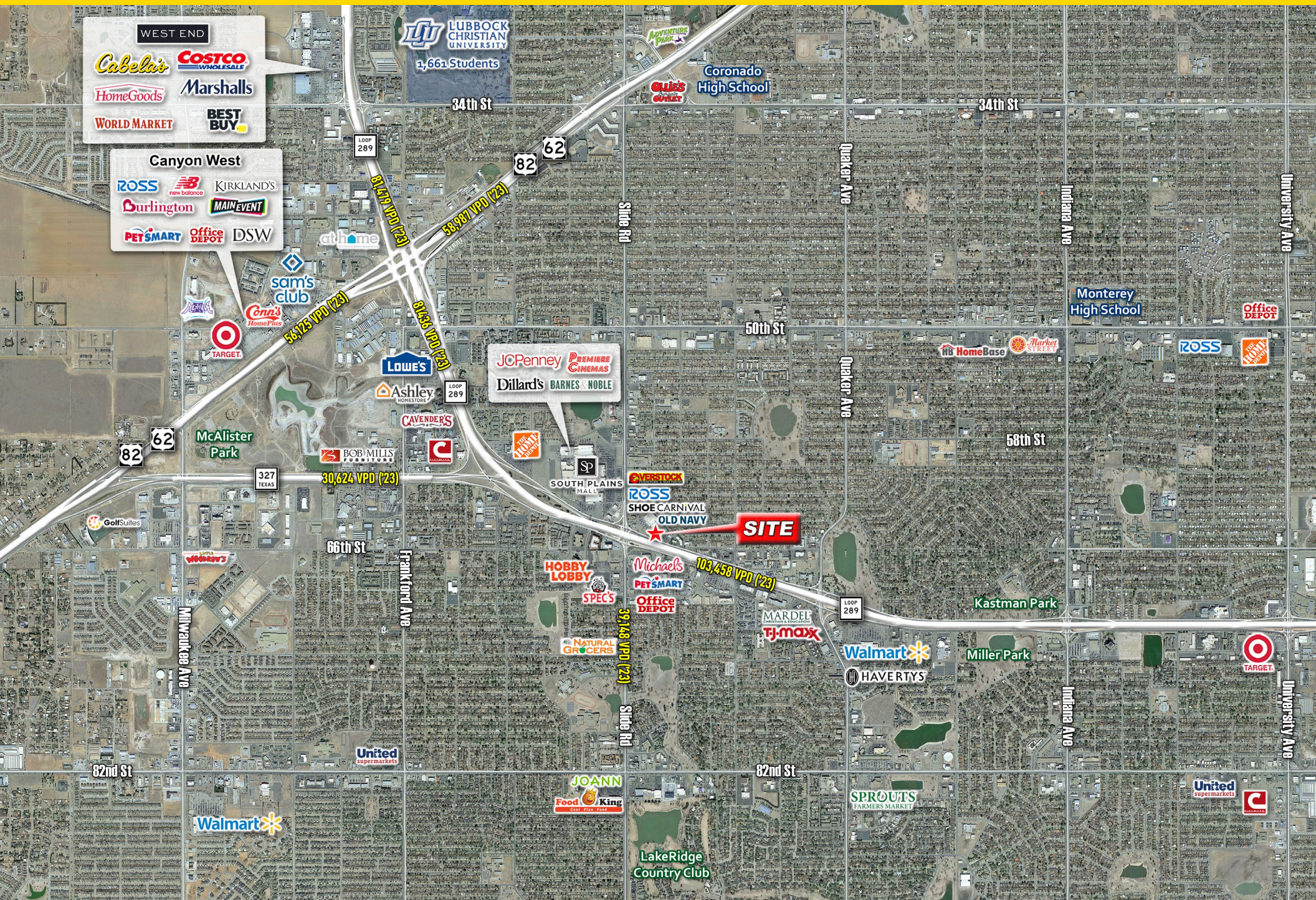
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