



Frankford Plaza

5004 Frankford Avenue, Lubbock, TX 79424

FOR LEASE ~ RETAIL SPACE

Lease Rate: \$4.25 - 15.59 SF/yr (NNN)

Year Built: 2007

Zoning: IPD Industrial Park [District]

Property Size: 41,023 SF

- Signage: Pylon Signage Available
- Parking: Convenient Surface Parking for Visitors
- Building can Accommodate Tenants Seeking 1,112 SF Warehouse and 1,500 to 4,753 SF Retail, Depending on Availability

Tenant's Include: Durango's Mexican Restaurant, West Texas Kid's Clinic, Edward Jones, RSVP Pharmacy, Lumber Liquidators, Nail Palace

Surrounding area business includes: Ashley's HomeStore, Lowe's Home Improvement Warehouse, Bahama Buck's HQ/warehouse, Overhead Door Company, Sherwin-Williams Paint Store, Furniture Row, Frank Brown Honda/GMC, Harley Davidson Motorcycles , Cinemark Movies 16 and Best Buy



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Available Spaces

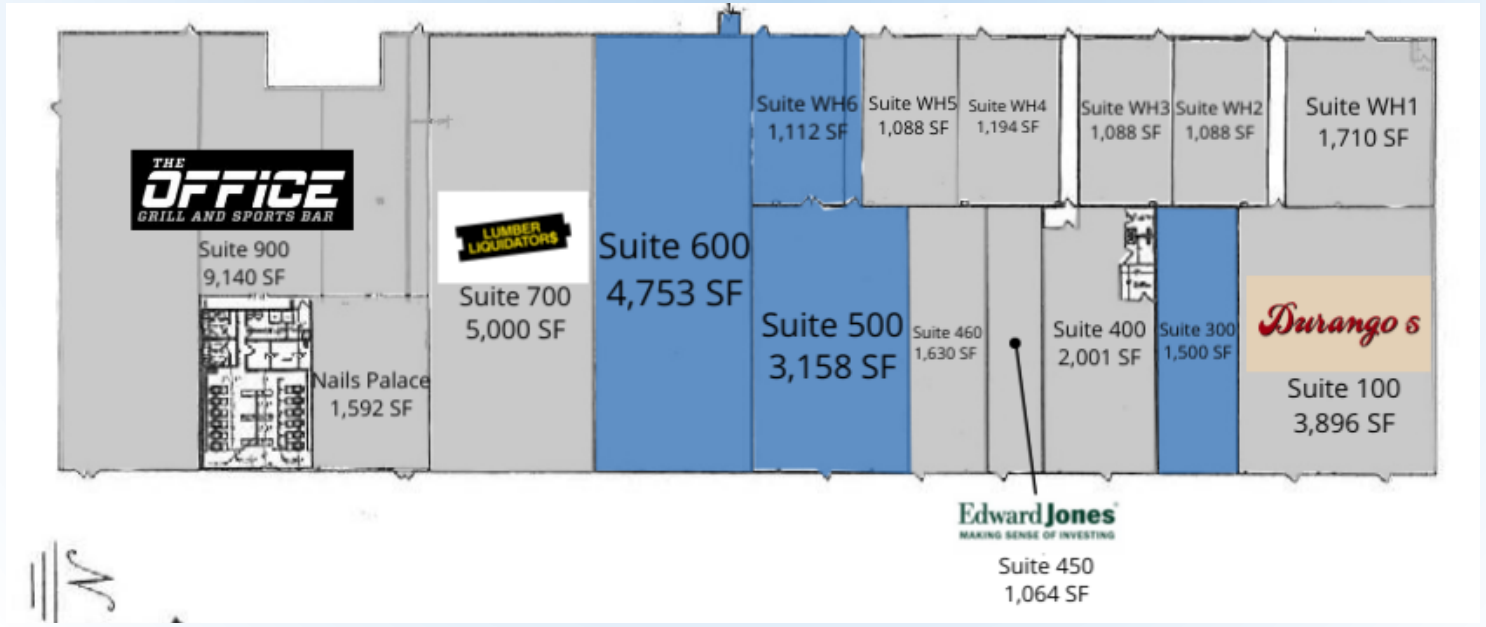
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LEASE TYPE | NNN TOTAL SPACE | 1,112 - 4,753 SF LEASE TERM | 36 months LEASE RATE | \$4.25 - \$15.59 SF/yr



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 300	Available	1,500 SF	NNN	\$15.59 SF/yr
Suite 500	Available	3,158 SF	NNN	\$15.59 SF/yr
Suite 600	Available	4,753 SF	NNN	\$15.59 SF/yr
Suite WH6	Available	1,112 SF	NNN	\$4.25 SF/yr



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Suite 300 = 1,500 SF

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Suite 300



Suite 300



Suite 300



Suite 300



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Suite 500 = 3,158 SF

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Suite 500



Suite 500



Suite 500



Suite 500



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Suite 600 = 4,753 SF

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Suite 600



Suite 600



Suite 600



Suite 600



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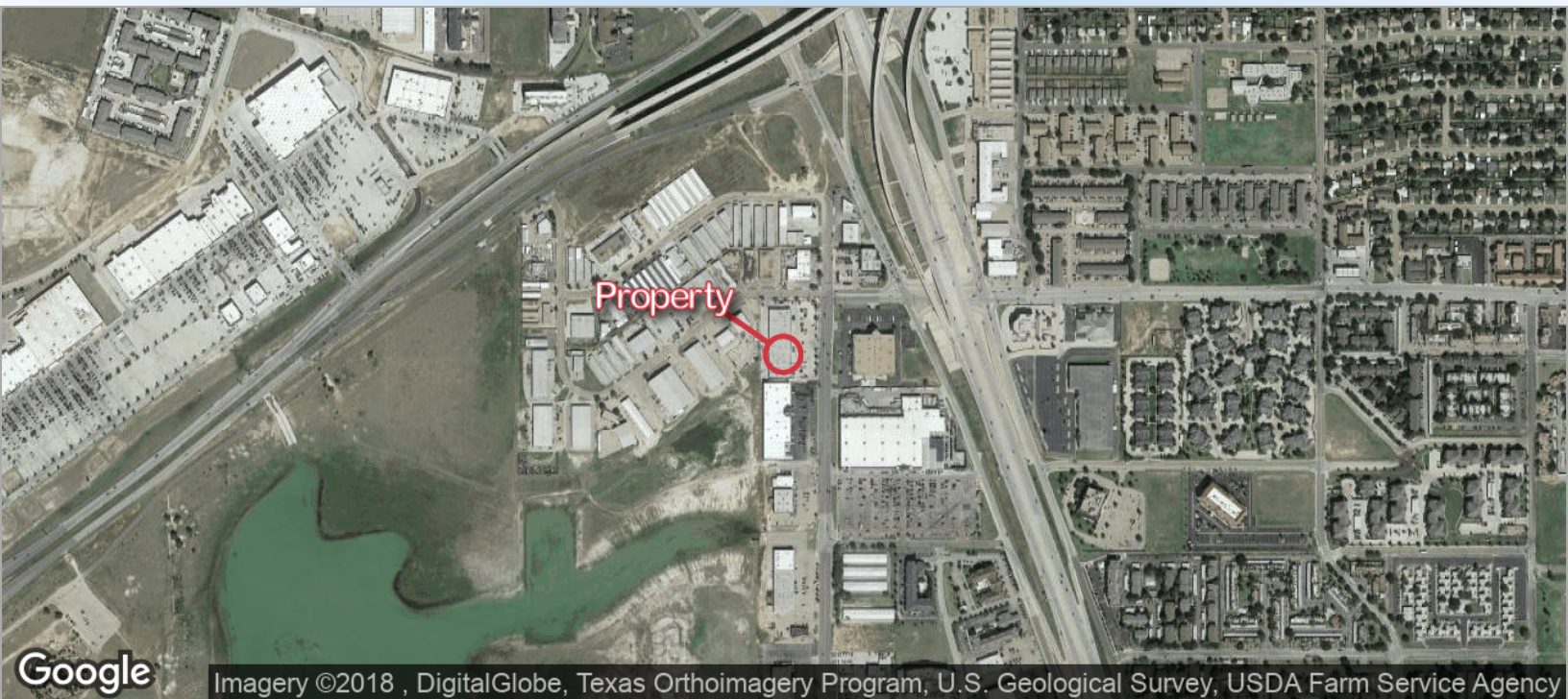
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Map data ©2018 Google



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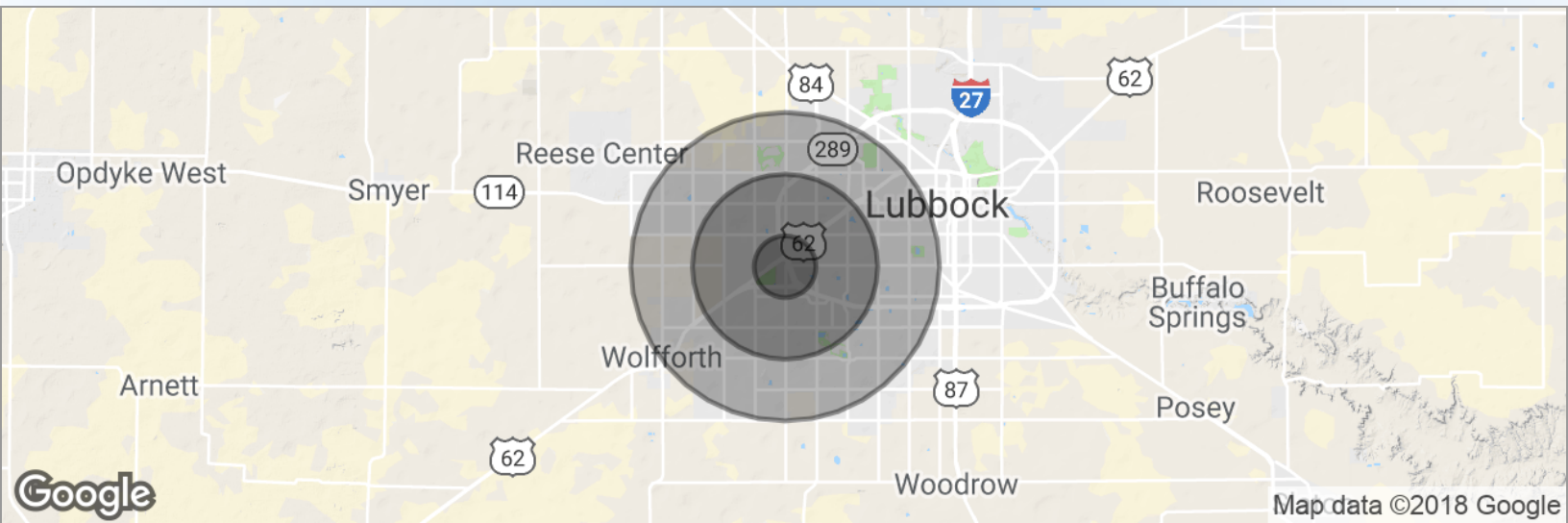
Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,333	83,956	167,696
Median age	28.1	33.3	32.7
Median age (Male)	28.5	32.3	31.6
Median age (Female)	29.3	34.6	34.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,095	35,625	66,796
# of persons per HH	2.3	2.4	2.5
Average HH income	\$45,716	\$61,211	\$66,785
Average house value	\$94,799	\$143,240	\$151,936

* Demographic data derived from 2010 US Census



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Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing.

A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BUYER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- shall treat all parties honestly;
- may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licence No.	Email	Phone
Linda Ferguson	TX #200808	lferguson@westmarkrealtors.com	806.776.2903
Designated Broker of Firm	Licence No.	Email	Phone
Marty Cleckler	TX #0421600	mcleckler@westmarkcommercial.com	806-794-3300
Licensed Supervisor of Sales Agent/Associate	Licence No.	Email	Phone
Kirk Schneider, CCIM	TX #0300324	kschneider@westmarkcommercial.com	806.776.2815
Sales Agent/Associate's Name	Licence No.	Email	Phone

Buyer, Seller, Landlord or Tenant Initials

Date