



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

FOR LEASE

THE HUB SHOPPING CENTER

\$24.00 SF/yr (Full Service)

7320|7604|7610 Milwaukee Avenue
Lubbock, TX 79424

AVAILABLE SPACE

1,293 SF

FEATURES

- Retail/Office Space Available (former H&R Block)
- Suitable for Retail or Service Industry Use
- Located on Lubbock's Most Rapidly Growing Commercial Thoroughfare
- Ultimate Location * Exceptional Traffic * Effortless Access
- Co-Tenants include Chop Chop Rice Co., Bella's Nails & Spa, Tea 2 Go, Cycle Bar, Mr Brews Taphouse, Mainstream Boutique, King Louie's, Kadiza Hair Salon, Hotworx, odds & ends, Verizon, Urban Bricks, Restore Cryotherapy among others.



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OFFICE

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4924 S. Loop 289, Lubbock, TX 79414
806.793.0888



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OFFERING SUMMARY

Available SF:	1,293 SF
Lease Rate:	\$24.00 SF/yr (Full Service)
Parking Spaces:	407
Year Built:	2016
Building Size:	50,196 SF
Zoning:	C-2 Local Retail District
Improvement Allowance:	Negotiable

PROPERTY OVERVIEW

Retail space in a recently-constructed shopping center on Milwaukee Avenue in west Lubbock. There is one space currently remaining for lease and is available for a wide variety of retail or service industry uses. Traffic along Milwaukee Avenue continues to rapidly grow as development continues along the corridor. North and south bound traffic at 73rd & Milwaukee exceeds that of 57th Street & Slide Road in front of South Plains Mall.

Currently available space is a second generation restaurant (Eat & Art Cafe) with 1,000-gallon grease trap. The current lease does not expire until May 31, 2021, but there is a possibility of negotiating an early termination to allow for an earlier possession date for a replacement tenant.

LOCATION OVERVIEW

Anchored by an 800,000 sq. ft. power center one mile to the north and a Walmart one-half mile to the south, The HUB Shopping Center is strategically located along Lubbock's most rapidly-growing commercial corridor. Current development in the corridor includes single-family residential, retail, restaurant, multi-family, office, financial and automotive. Recent and planned commercial development along Milwaukee Avenue continues to enhance this corridor for local residents, while making it an increasingly popular shopping and dining destination for the more than 640,000 people that utilize Lubbock's offerings as a hub for shopping, dining, entertainment and medical facilities.

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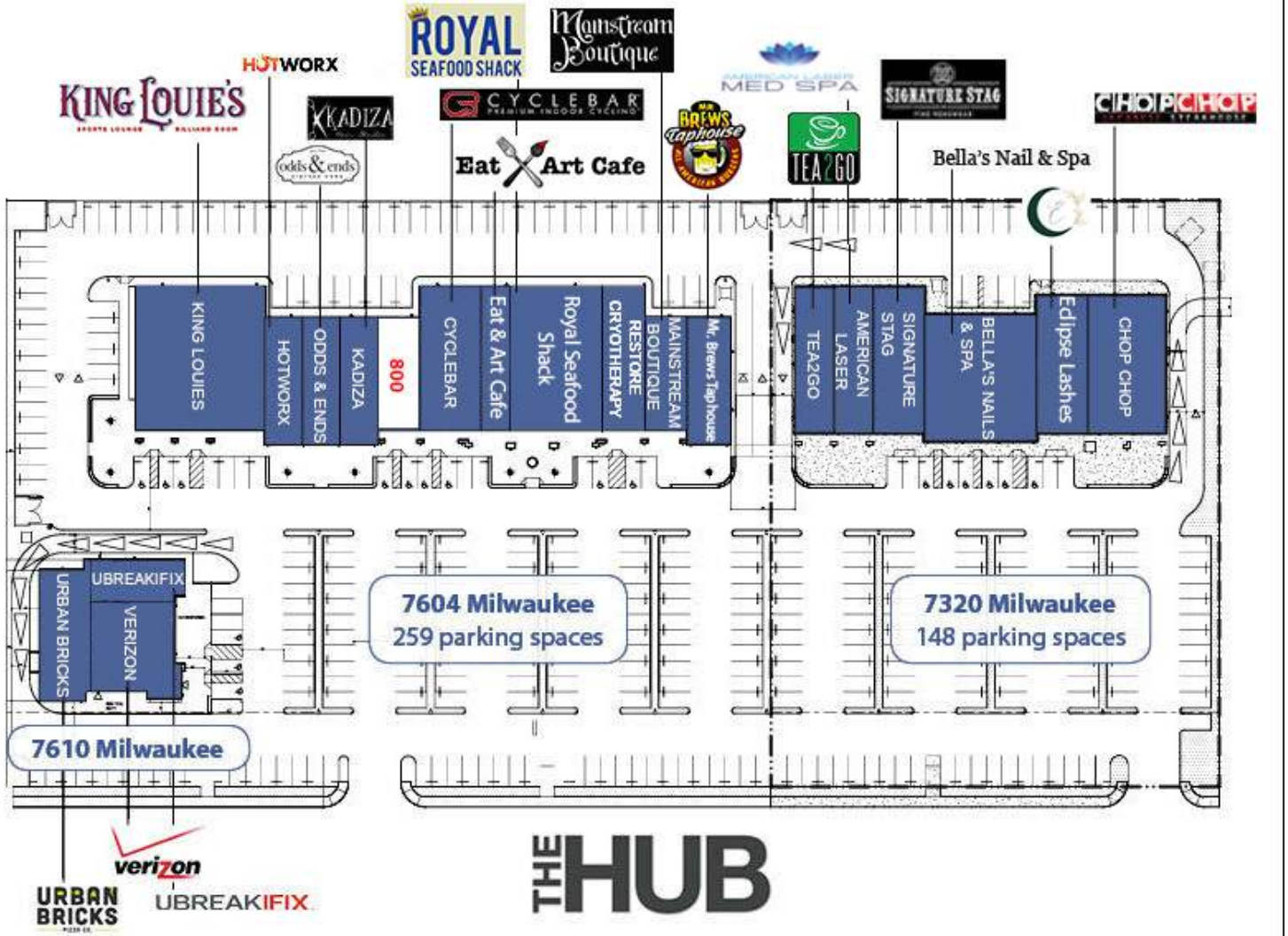
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The Hub Shopping Center

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Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	11,324	65,902	150,478
Households	4,585	28,197	63,595
Population Median Age	31.3	33.4	33.5
5 Yr Pop Growth (Total%)	-5.1%	4.9%	4.5%

5 Mile Information

Icon	65,067	\$65,408	6,476
Employees		Median Income	Businesses

Contact Information

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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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
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<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date