

## Canyon West Shopping Center

Free Standing Retail for **SALE** or **LEASE**



### LOCATION

**6028 Marsha Sharp Fwy  
Lubbock, Texas 79407**

Sale Price • \$2,450,000  
Lease Price • \$35.00 psf  
Building Size • 8,181 sf

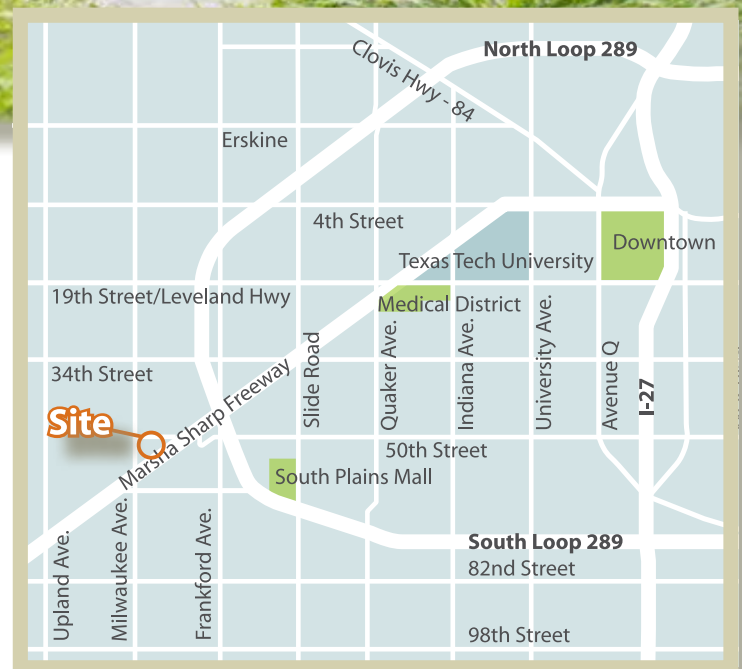
Do not disturb tenant. Contact the Listing Agent for showing.

### Property Description:

This 8,000 + sf building is part of the Canyon West Shopping Center Complex located within a rapidly developing area of Lubbock. Excellent Marsha Sharp FWY Location with quick access to West Loop 289 and easy access to the Medical District, Texas Tech University, both South and North Lubbock.

### Contact:

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see page 2 for local aerial, photos, demographics & traffic count



Disclaimer: The information contained herein has been obtained from sources believed reliable. However, Egenbacher Real Estate and/or its Agents have not verified it and make no guarantee, warranty or representation about it. The price, terms and the information contained herein are subject to change, and the Property is subject to be withdrawn from the market without notice.

**local area**



**Demographics (2014)**

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2,132	74,333	165,308
Average Household Income	\$51,878	\$65,220	\$69,594

**Traffic Counts (2011)** (new census to be taken once construction is completed)

Marsha Sharp FWY & Milwaukee • 27,167

