

# LEASING



Commercial & Residential Real Estate

CALL US TO LEARN MORE

**806-438-9116**



Mitley, LLC presents **12011 Indiana**  
a 6,400 square foot shopping  
center on Indiana Avenue

**BRAND NEW Shopping Center in  
South Lubbock for Lease**



**BRAND NEW Shopping Center for lease in South Lubbock**

**Available: 1,600 SF – 3,200 SF (4,800 SF total available) (gross modified lease)**

This first-gen shopping center is located halfway between 114<sup>th</sup> Street and 130<sup>th</sup> Street (Future Loop 88). On one of Lubbock's fastest growing commercial thoroughfares with large amounts of commercial, single-family, and multi-family development, this shopping center is located right in the middle of the action! Nearby businesses include United Supermarkets (part of Albertsons Group), McDonald's, Harrigan's Steakhouse, Sonic Drive-in, Rosa's Café, Pizza Hut, Domino's, and Happy's.

Designed to maximize tenant's exposure, we built this thinking about you. Nothing will cover the front of this shopping center – so the passerby will always see your sign. Space delivered with storefront, concrete slab in place (leave out in rear for plumbing), and generous tenant improvement allowance.

**EV chargers will be installed soon as an extra amenity for your customers!**

**Vehicles-per-day: 13,798 (TXDOT 2020) (increasing everyday); Divisible SF: 1,600 SF – 3,200 SF**

# PRE-LEASING



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Leasing now

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## UNIT INFORMATION

### Unit 100

Rent: \$3,899/month

End-cap unit

1,600 SF

Drive-thru lane

1,000-gallon grease trap

### Unit 200



### Unit 300

Rent: \$3,899/month

In-line unit

1,600 SF

Contiguous with Unit  
400

### Unit 400

Rent: \$4,499/month

End-cap unit

1,600 SF

Exclusive drive-thru lane  
1,500-gallon grease trap

Contiguous with Unit  
300

## ADDITIONAL DETAILS

- (1) All leases are Gross Modified Leases. Landlord is responsible for real estate taxes, insurance, CAM, and management. Tenant responsible for utilities and its own repairs/maintenance. We can also do NNN leases, if you prefer. Just contact us!
- (2) Tenant improvement:
  - Hire us as the contractor: Up to \$50,000 (\$31.25/foot) and you cover the rest, or
  - Do it with your own team: Up to \$25/SF upon finish out
  - Tenant improvement depends on the unit selected, tenant credit, build-out plan, and other terms.

Future winery / vineyard

200 Apartment units &  
28 duplexes under  
construction

114<sup>th</sup> Street

Recently built subdivision

118<sup>th</sup> Street

Kenosha Avenue

Laura Bush  
Elementary School  
(Lubbock Cooper  
Independent School  
District)

Apartment

Business /  
industrial park

**wagbnb**  
Come. Sit. Stay... Play!

MICHAEL POSTAR'S  
**AFFORDABLE  
STORAGE**  
"We make storage simple."

**SITE**

**COOPER  
VETERINARY  
CLINIC**

**LubbockCooper  
HEALTH CENTER**

**RANGE**

122<sup>nd</sup> Street

Indiana Avenue

Brooke Heights Part II (102 Homes, 50  
Lots)

Recently built subdivision

**Qdoba  
MEXICAN GRILL**

**MONSTER  
SODA**

**TECA  
KIDS**

**SONIC  
America's  
Drive-In.**

**Hayashi**

**ALLIANCE  
CREDIT UNION**

**McDonald's**

**805  
OFFROAD**

Bella Mia  
66 Homes 12 Lots

**TWC** | **THE  
WORSHIP  
CENTER**  
COME • BELONG • BECOME

**United  
supermarkets**

**U** **Starbucks** **Great Clips®**  
IT'S GONNA BE GREAT®

130<sup>th</sup> Street (FM 1585) Future Loop 88

**K** **Domino's**

**Rosa's  
TORTILLA  
FACTORY**

Includes current and future businesses