

Hobby Lobby Plaza

2805 Southwest Parkway and Kemp Blvd, Wichita Falls, TX 76308



RETAIL SPACE NOW AVAILABLE

Available SF:	12,000 SF
Suite 2811	12,000 SF
Lease Rate:	\$9.50 SF/yr (NNN)
Net Charges:	\$1.95 PSF
Lot Size:	13.22 Acres
Building Size:	143,838 SF
Cross Streets:	Southwest Parkway /Kemp Blvd

This Center is located on the major retail corridor and provides easy access to all parts of Wichita Falls.

The former Hancock's space, with an address of 2811 Southwest Parkway, is located on the west end cap of the Hobby Lobby Plaza at the southwest corner of Southwest Parkway and Kemp Blvd.

Other retail at this intersection include Walgreen, Aaron Rents, Hobby Lobby, Mardel, Cash Savers and Gato.

A position on the prominent pylon is available.

013117

FOR MORE INFORMATION, CONTACT

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	76,969
Population Density	76,969
Median Age	33.4
Median Age (Male)	31.4
Median Age (Female)	36.2
Total Households	31,154
# of Persons Per HH	2.5
Average HH Income	\$62,133
Average House Value	\$148,435

TRAFFIC COUNTS (2011 VPD)

Southwest Parkway	31,778
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