

## HOBBY LOBBY PLAZA

2805 SOUTHWEST PARKWAY, WICHITA FALLS, TX 76308



## PROPERTY DESCRIPTION

This Center is located on the major retail corridor Kemp Boulevard and provides easy access to all parts of Wichita Falls. It is anchored by Mardel, Hobby Lobby, Aaron's and TitleMax.

Suite 2801 - This space is a fully furnished restaurant space with full buildout remaining in the space. The former restaurant historically had exceptional sales year over year and a health ratio of 4%.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,338 SF
Lot Size:	13.22 Acres
Building Size:	143,880 SF

SPACES	LEASE RATE	SPACE SIZE
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Suite 2801	Negotiable	5,338 SF
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## EV ERNST

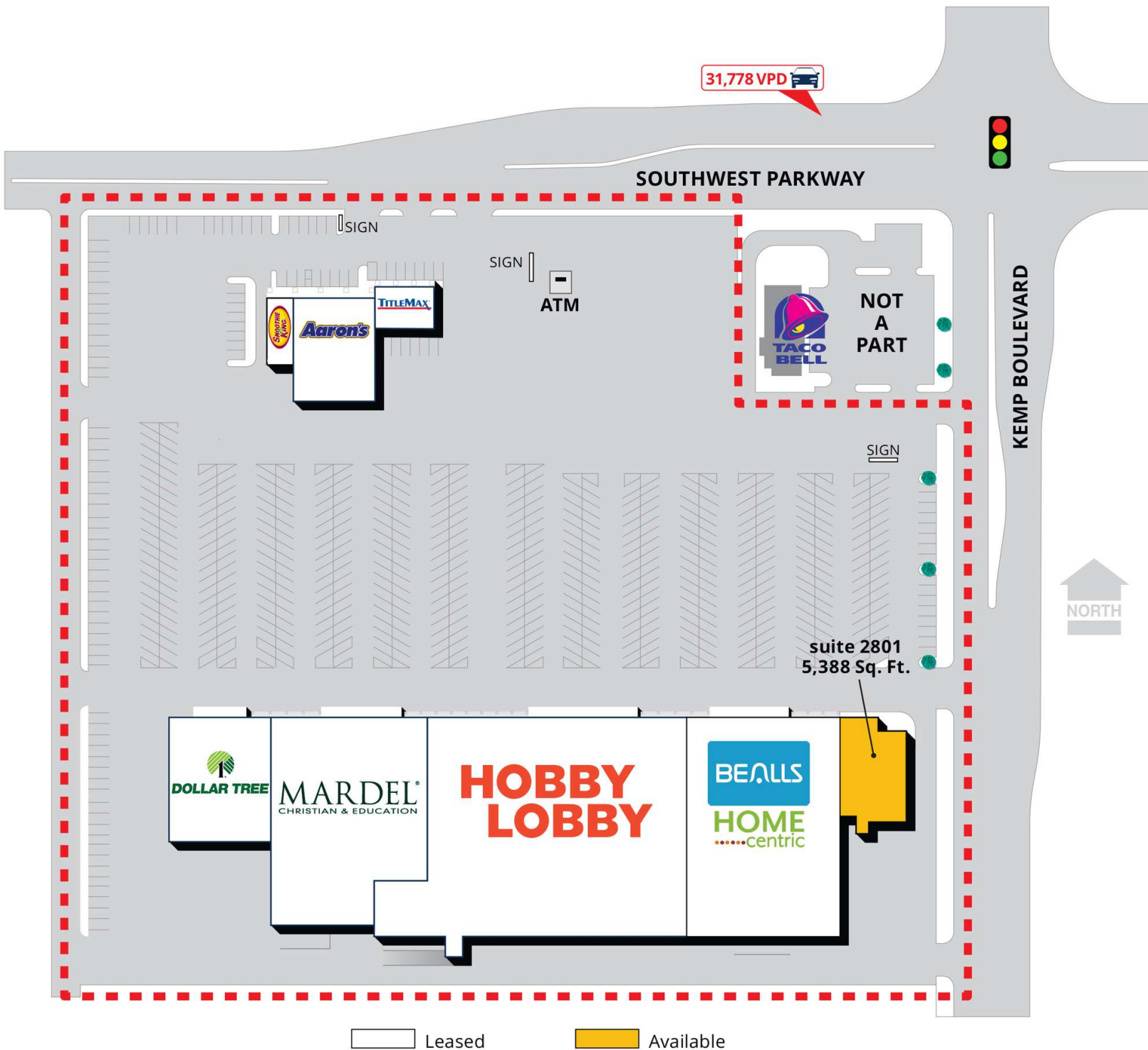
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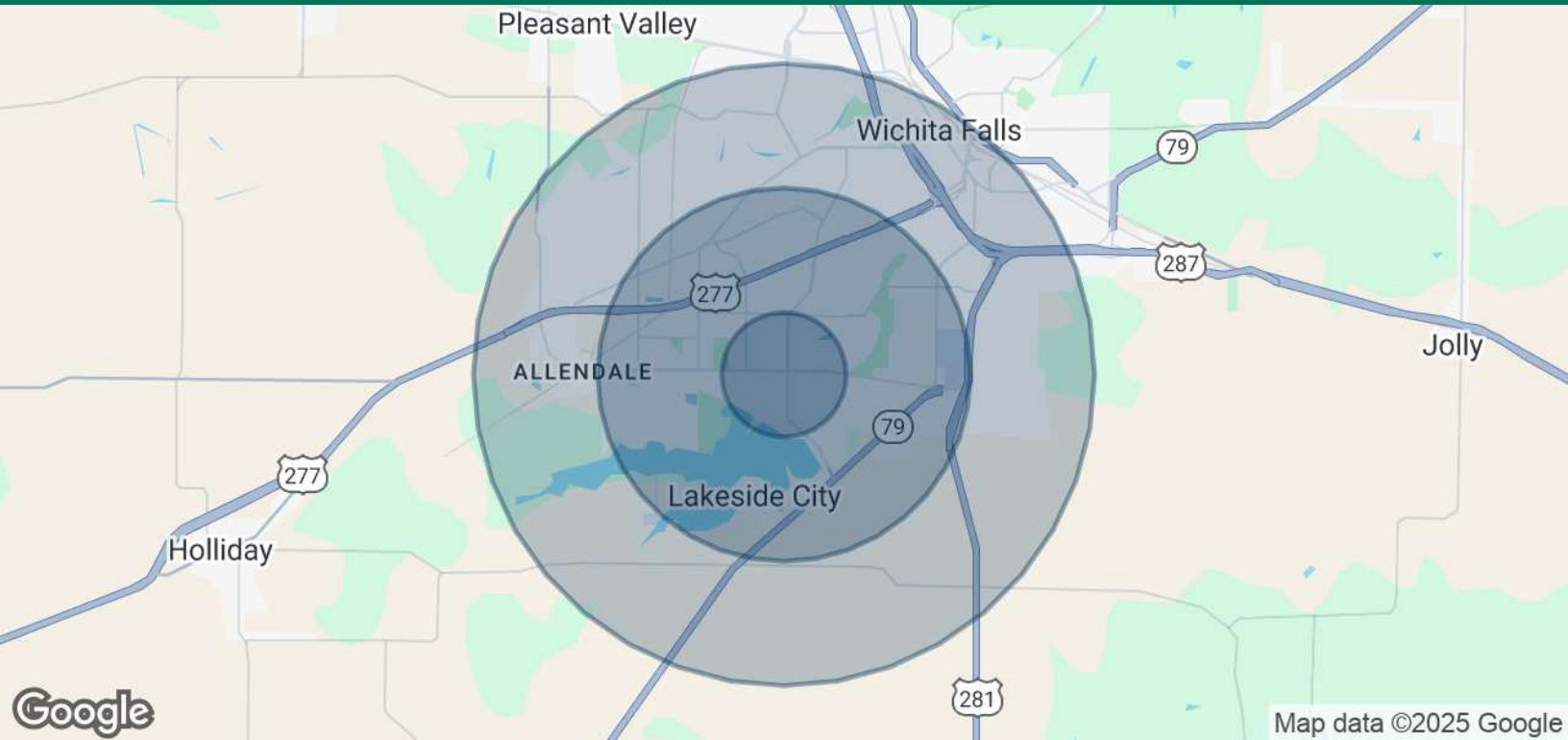
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,798	47,369	76,969
Average Age	31.8	34.1	33.4
Average Age (Male)	30.1	31.9	31.4
Average Age (Female)	35.2	37.1	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,660	19,617	31,154
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$60,375	\$66,992	\$62,133
Average House Value	\$127,681	\$160,970	\$148,435

\* Demographic data derived from 2020 ACS - US Census

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