### HOBBY LOBBY PLAZA

2805 SOUTHWEST PARKWAY, WICHITA FALLS, TX 76308

FOR

LEASE



#### **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, Vintage Stock, 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:	1,600 - 26,500 SF
Lot Size:	13.22 Acres
Building Size:	143,880 SF

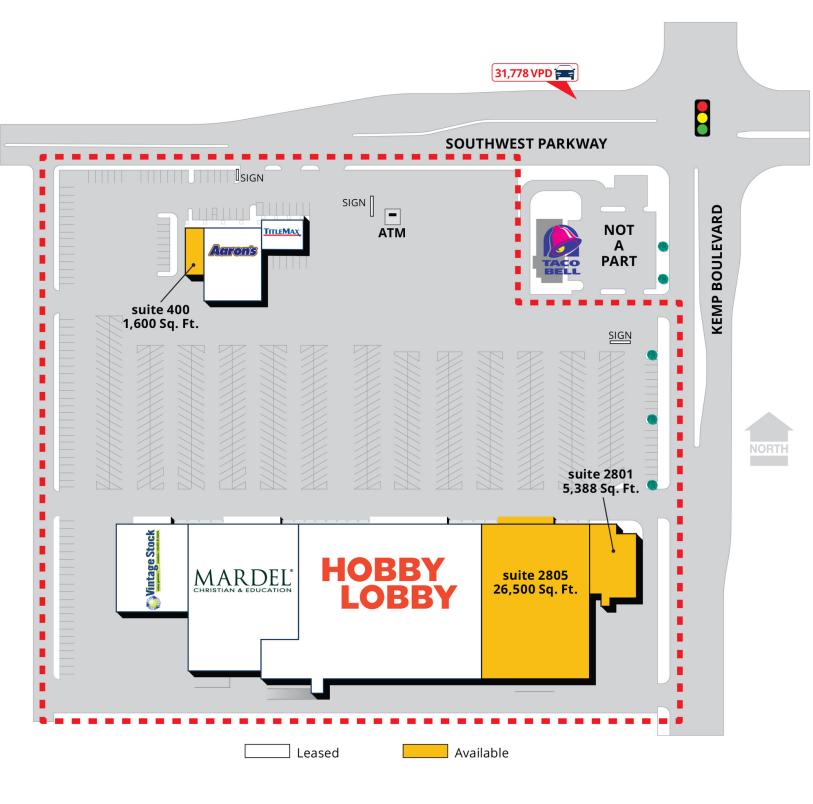
SPACES	LEASE RATE	SPACE SIZE
Suite 400	Negotiable	1,600 SF
Suite 2801	Negotiable	5,338 SF
Suite 2805	Negotiable	26,500 SF

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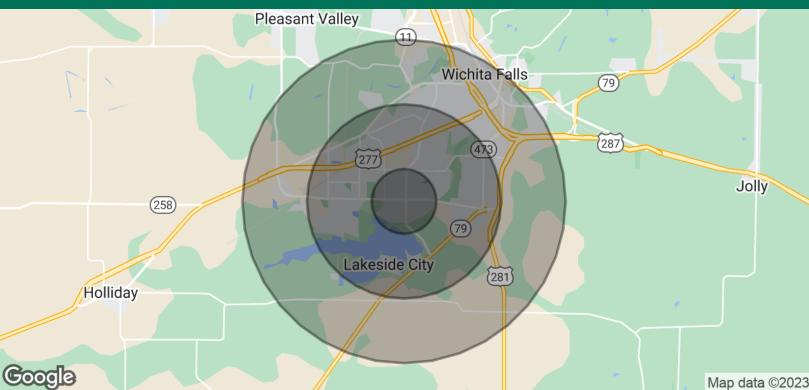
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POPULATION	1 MILE	3 MILES	5 MILES	
Total Population	8,798	47,369	76,969	
Average Age	31.8	34.1	33.4	
Average Age (Male)	30.1	31.9	31.4	
Average Age (Female)	35.2	37.1	36.2	
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES	
Total Households	3,660	19,617	31,154	
# 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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