

# HOBBY LOBBY PLAZA

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



## RETAIL SPACE NOW AVAILABLE

Available SF:	1,600 SF
Suite 2823:	1,600 SF
Lease Rate:	Negotiable
Lot Size:	13.22 Acres
Building Size:	143,880 SF
Cross Streets:	Southwest Parkway & Kemp Blvd

## PROPERTY OVERVIEW

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, Dirt Cheap, El Chico Cafe, Vintage Stock, Aaron's and TitleMax.

This 1,600 sq ft end-cap space is available in the 3-Tenant freestanding building at the entrance to Hobby Lobby Plaza facing Southwest Parkway.

This space can be expanded for the right Tenant and has the capability for a drive-thru making it a perfect location for a quick service restaurant needing drive-thru service, strong visibility, traffic and easy access.

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## KARLEEN KRYWUCKI

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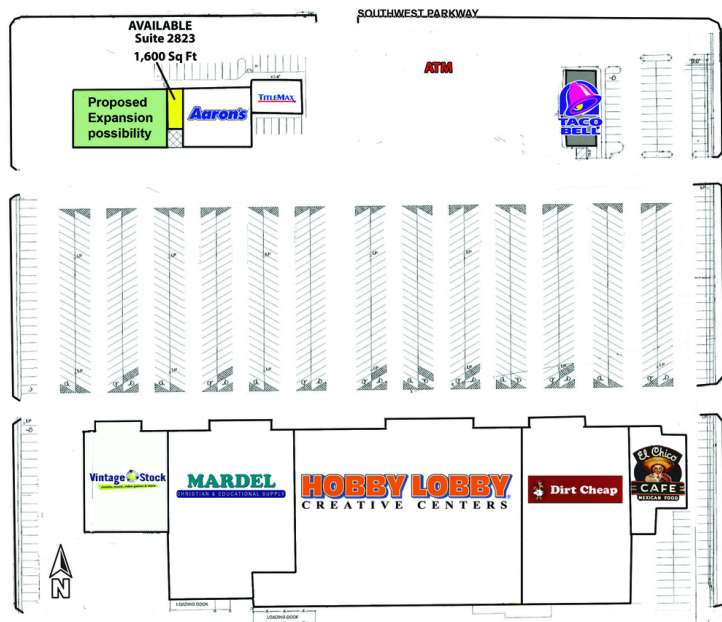


## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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 (per ACOG)

Southwest Parkway	east/west	31,778
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