

3213 S. WESTERN

3213 S. Western, Amarillo, TX 79109

EXECUTIVE SUMMARY



LEASE RATE **\$1,247.00 - 2,153.00**
PER MONTH

PROPERTY OVERVIEW

Spaces available on Western Street, with high visibility + a traffic count of 34,266. Great signage available. Spaces are in excellent condition and move-in ready. Three-year minimum lease required.

OFFERING SUMMARY

Available SF: 1,247 - 2,153 SF

Lease Rate: \$1,247.00 - 2,153.00 per
month (NNN)

Building Size: 34,741 SF

Presented By:



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AVAILABLE SPACES

LEASE TYPE | NNN **TOTAL SPACE** | 1,247 - 2,153 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$1,247.00 - \$2,153.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3101	Available	1,247 SF	NNN	\$1,247 per month	-
3221	Available	2,153 SF	NNN	\$2,153 per month	Use to be Lupita's Restaurant. Some kitchen equipment is left behind. Cooktop and Fridge

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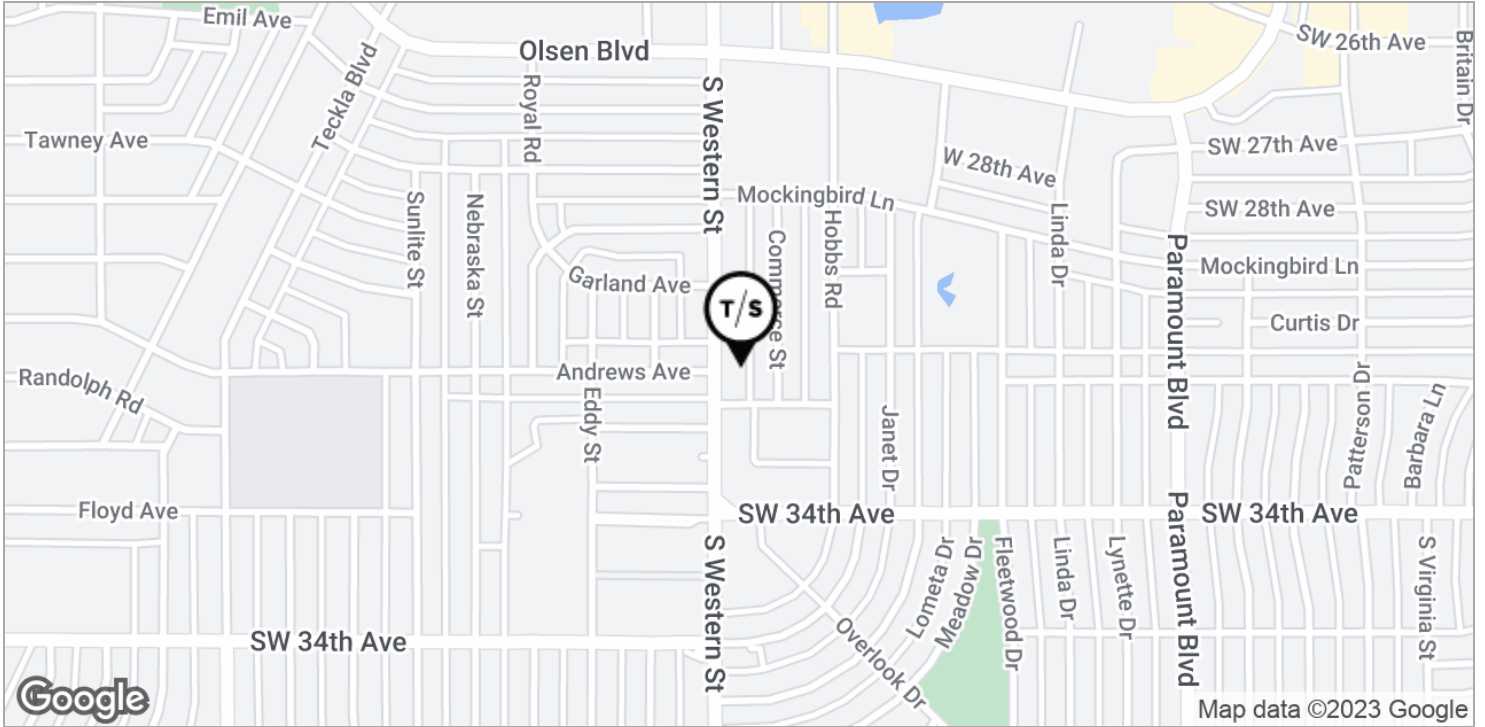
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LOCATION MAPS



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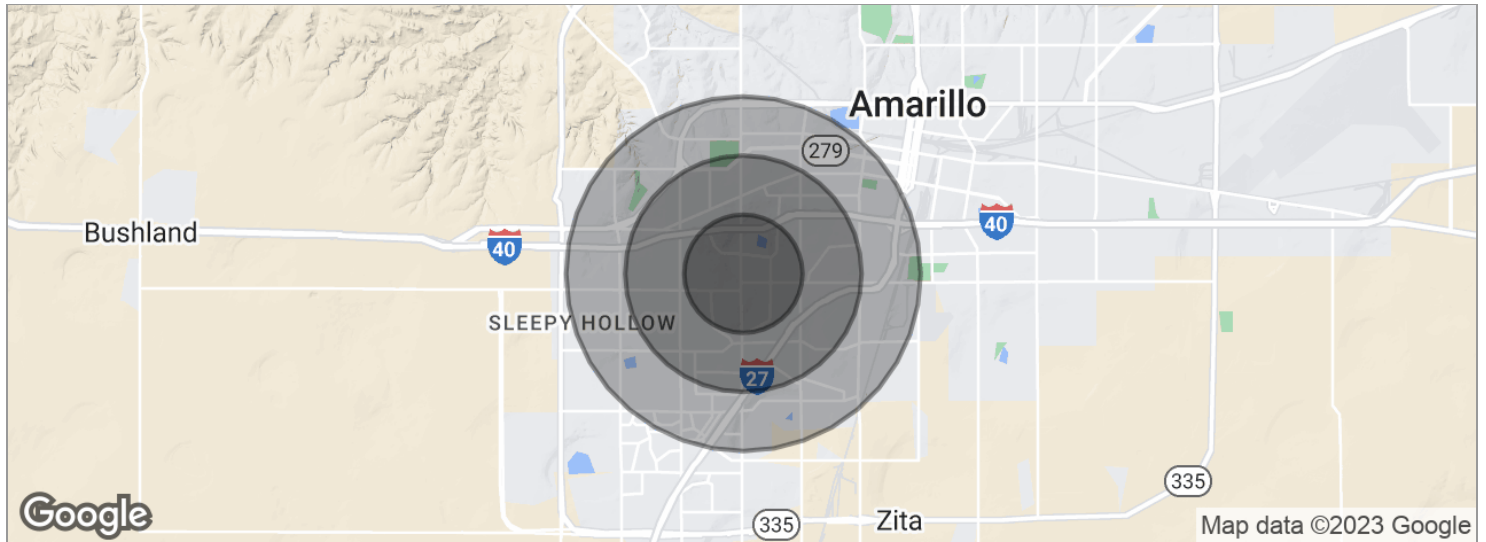
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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	12,749	53,470	102,148
Median age	36.1	36.6	36.6
Median age (Male)	33.4	34.8	34.9
Median age (Female)	39.9	38.9	38.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,648	23,039	42,669
# of persons per HH	2.3	2.3	2.4
Average HH income	\$57,255	\$58,252	\$59,843
Average house value	\$129,970	\$118,564	\$125,110

* Demographic data derived from 2020 ACS - US Census

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