LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

HOUSE DIVIDED

7609 Hillside Rd, Amarillo, TX 79119

JOSH LANGHAM
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RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Experience the epitome of modern commercial real estate at 7609 Hillside Rd. This exceptional property offers a prime lease opportunity in a high-traffic location. Boasting versatile retail and restaurant spaces, this property provides ample room for creative customization to suit your unique business needs. With ample parking, excellent visibility, and a contemporary façade, it presents the ideal canvas for creating a standout retail or dining destination. The well-designed layout and strategic positioning within the property offer maximum exposure, ensuring the potential for high customer engagement. Seamlessly blending functionality with aesthetics, this property is poised to elevate your business to new heights.

LOCATION DESCRIPTION

Situated in one of the most sought-after locations in Amarillo, the area surrounding the property boasts a thriving retail and restaurant scene. With low inventory and high demand, stand-alone retail spaces are in high demand. The current cost of construction and interest rates in today's market make this an opportune time to invest and establish your presence in this prime retail destination. Don't miss the chance to secure a space in this coveted area and take advantage of the growing demand for retail and dining experiences in Amarillo.

OFFERING SUMMARY	
Lease Rate:	$30.50 SF/yr (NNN)
Available SF:	8,521 SF
Lot Size:	59,290 SF
Building Size:	8,521 SF
NNN Estimate:	$9.25 SF/yr

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	609	1,408	4,209
Total Population	1,368	3,251	9,993
Average HH Income	$127,345	$128,709	$132,957

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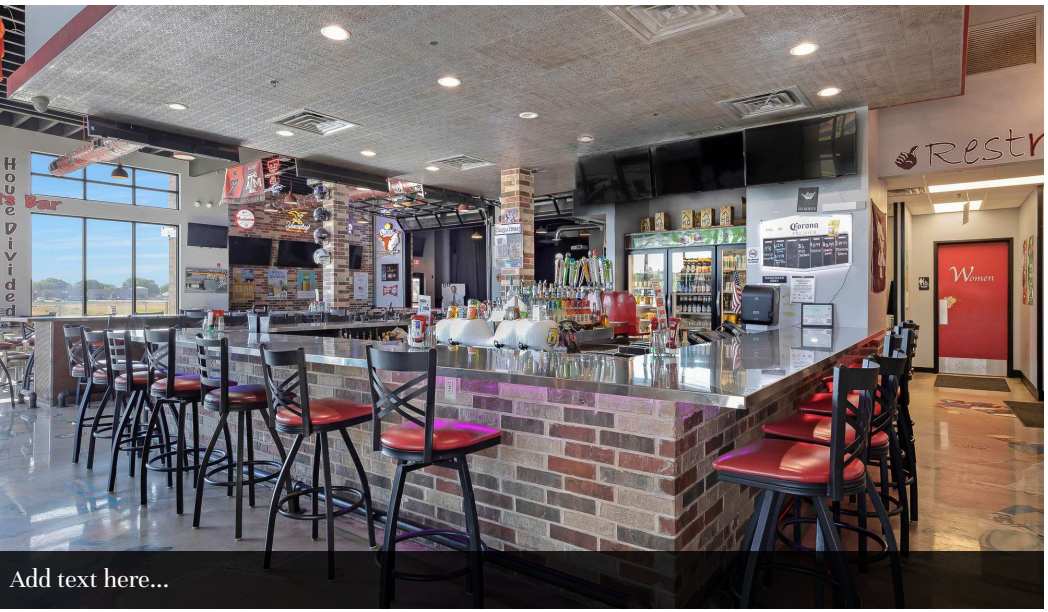
PROPERTY DETAILS & HIGHLIGHTS



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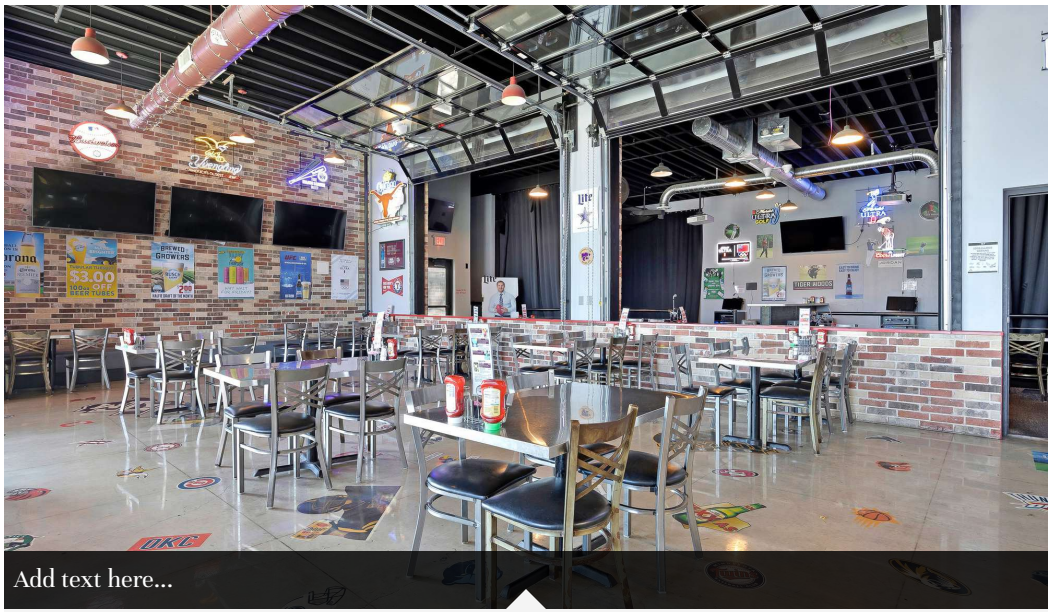

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Building Name	House Divided
Property Type	Retail
Property Subtype	Street Retail
APN	215710
Building Size	8,521 SF
Lot Size	59,290 SF
Year Built	2018
Number of Floors	1

- - Prime high-traffic location
- - Versatile retail and restaurant spaces
- - Ample parking for customers and staff
- - Excellent visibility for maximum exposure
- - Contemporary and attractive facade
- - Well-designed layout for customer engagement
- - Strategic positioning for business success
- - Opportunity for creative customization
- - Elevate your business to new heights

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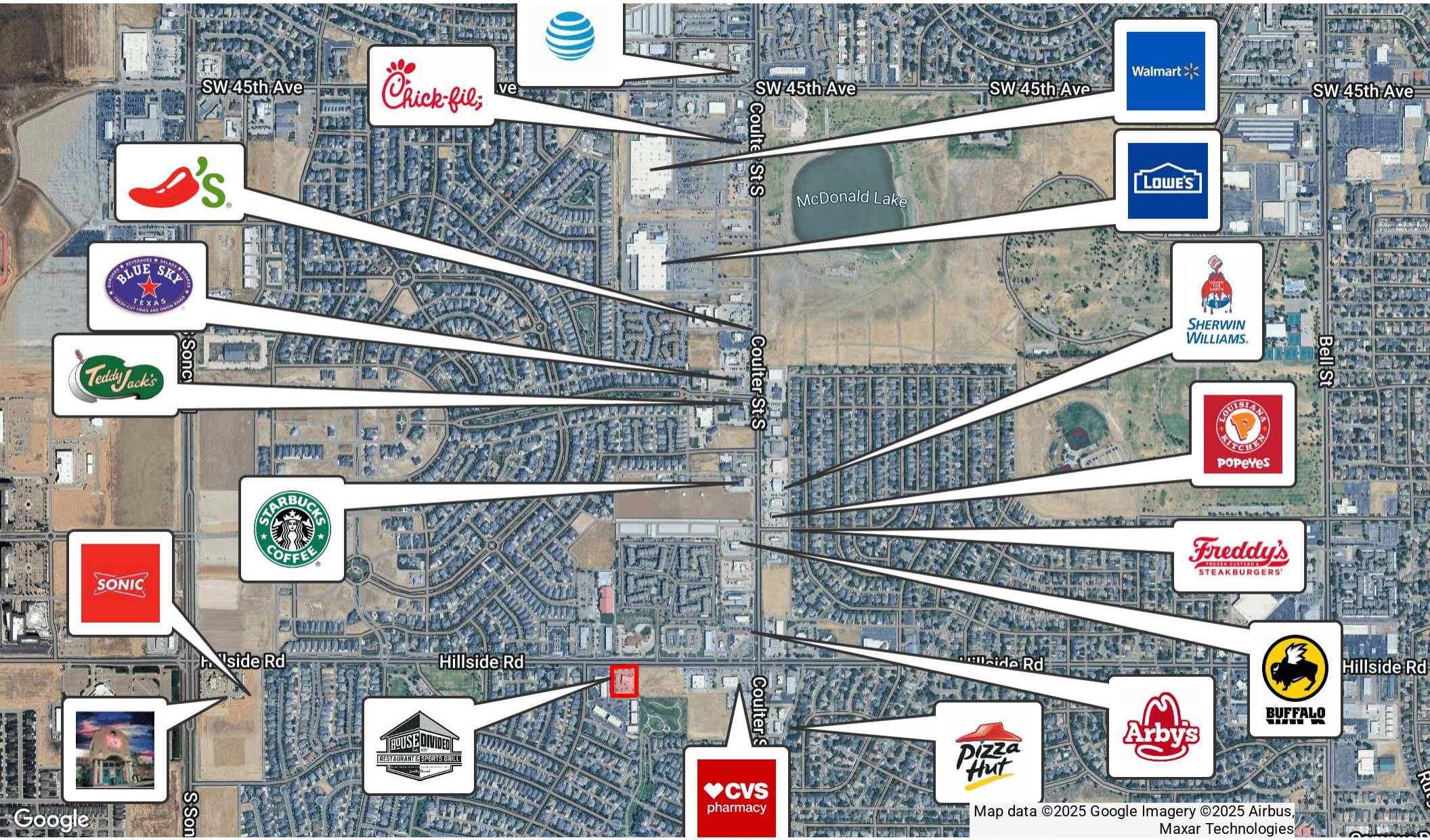
RETAILER MAP HOUSE DIVIDED



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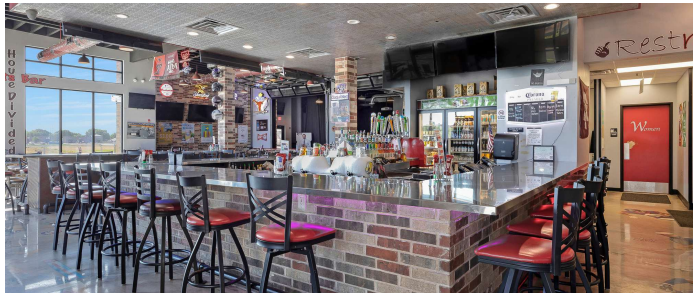
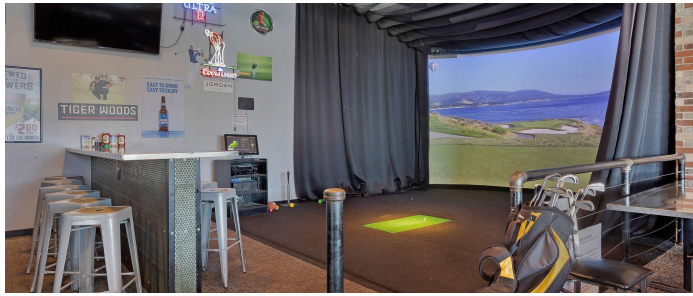
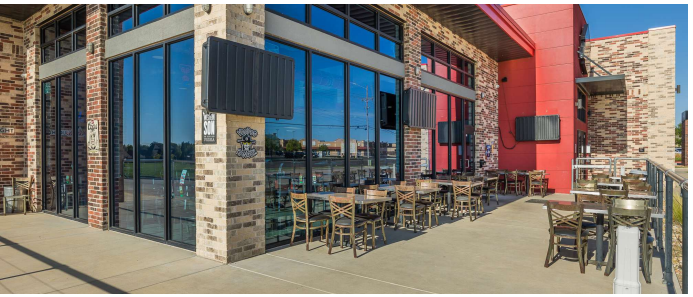
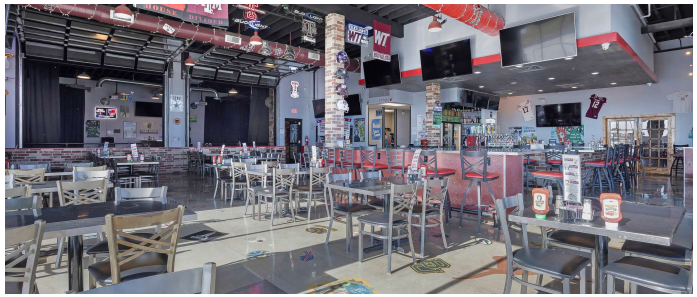
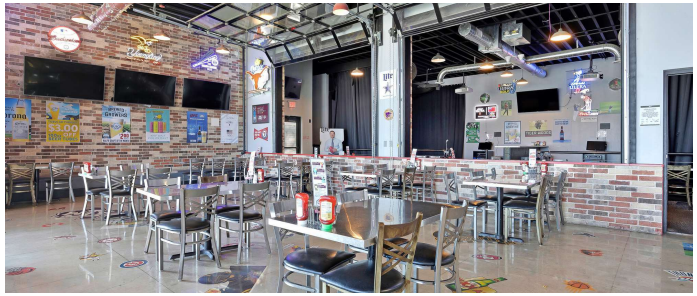
ADDITIONAL PHOTOS

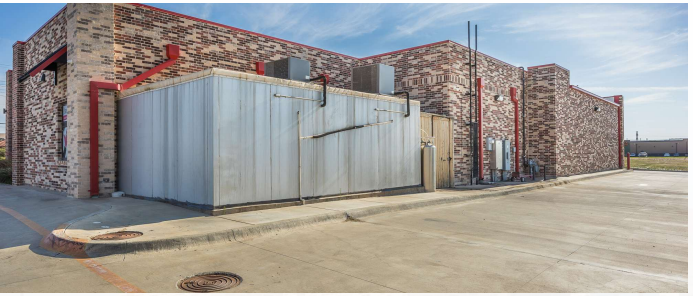


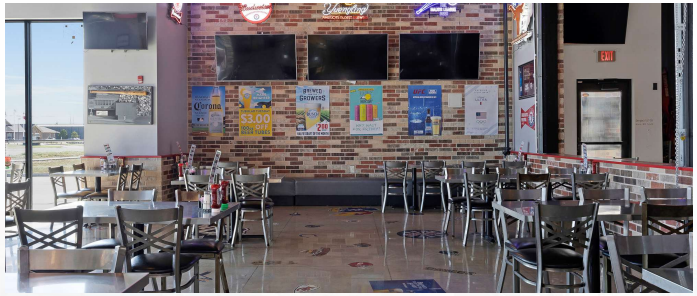












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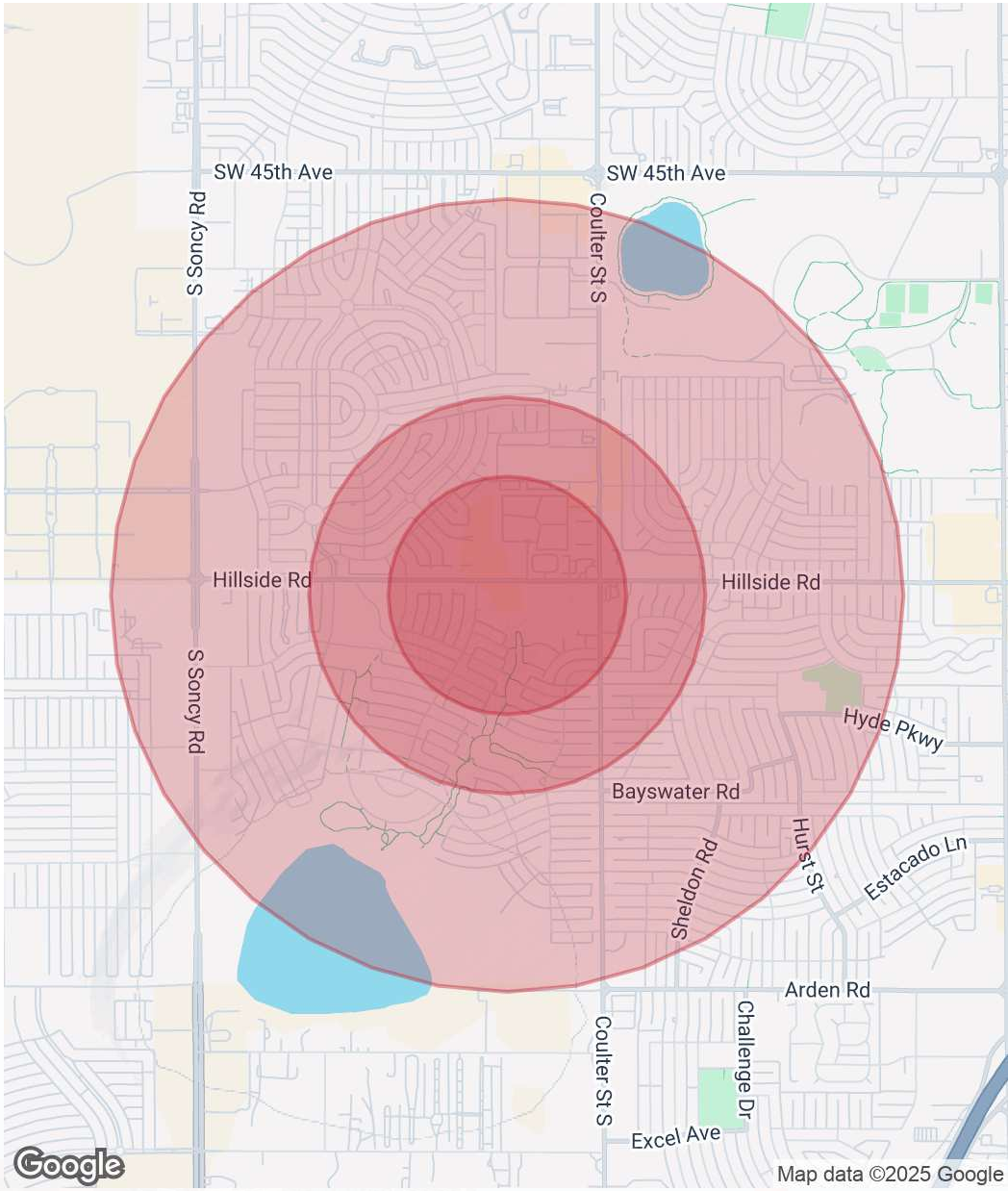
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,368	3,251	9,993
Average Age	41	42	43
Average Age (Male)	41	41	42
Average Age (Female)	41	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	609	1,408	4,209
# of Persons per HH	2.2	2.3	2.4
Average HH Income	$127,345	$128,709	$132,957
Average House Value	$640,968	$560,678	$428,043

Demographics data derived from AlphaMap



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