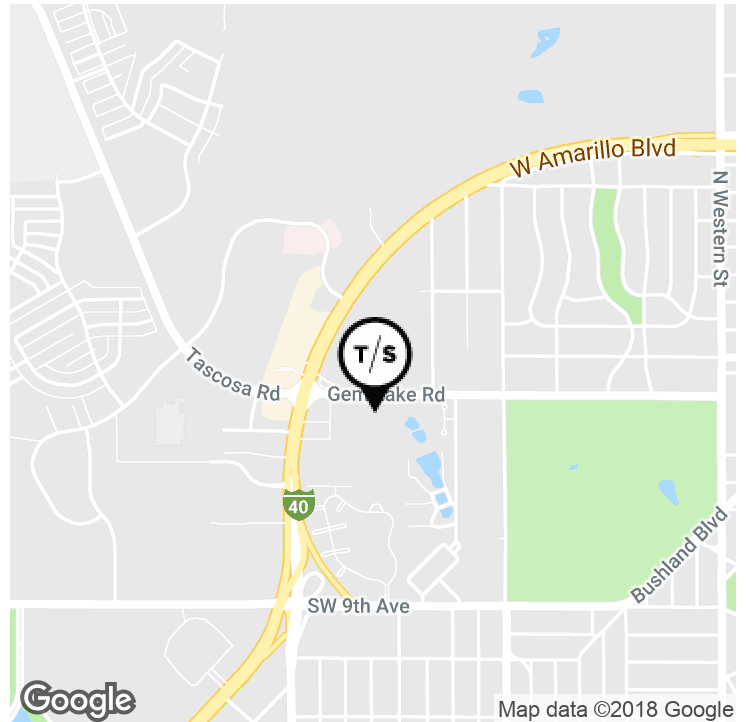


RETAIL SPACE FOR LEASE: GEM LAKE ROAD

5611 Gem Lake Road, Amarillo, TX 79106

EXECUTIVE SUMMARY

5611 GEM LAKE ROAD



OFFERING SUMMARY

Available SF: 2,722 - 2,729 SF

Lease Rate: \$20.00 SF/yr (NNN)

Building Size: 11,199 SF

PROPERTY OVERVIEW

Located near Amarillo Blvd/Tascosa Road, near other popular retail attractions. This property is the perfect spot for your next retail venture!

PROPERTY HIGHLIGHTS

- Availability: 11,199 SF - split between 4 buildings • \$20/SF + NNN
- Tenant Improvement Allowance: Negotiable
- Zoning: General Retail
- Drive Thru Space Available

Presented By:



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T/S
THOMASON
SCOTT

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AVAILABLE SPACES

LEASE TYPE | NNN **TOTAL SPACE** | 2,722 - 2,729 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$20.00 SF/yr

5611 GEM LAKE ROAD



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	2,725 SF	NNN	\$20.00 SF/yr	-
Space 2	-	3,023 SF	NNN	\$20.00 SF/yr	-
Space 3	Available	2,729 SF	NNN	\$20.00 SF/yr	-
Space 4	Available	2,722 SF	NNN	\$20.00 SF/yr	-

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ADDITIONAL PHOTOS



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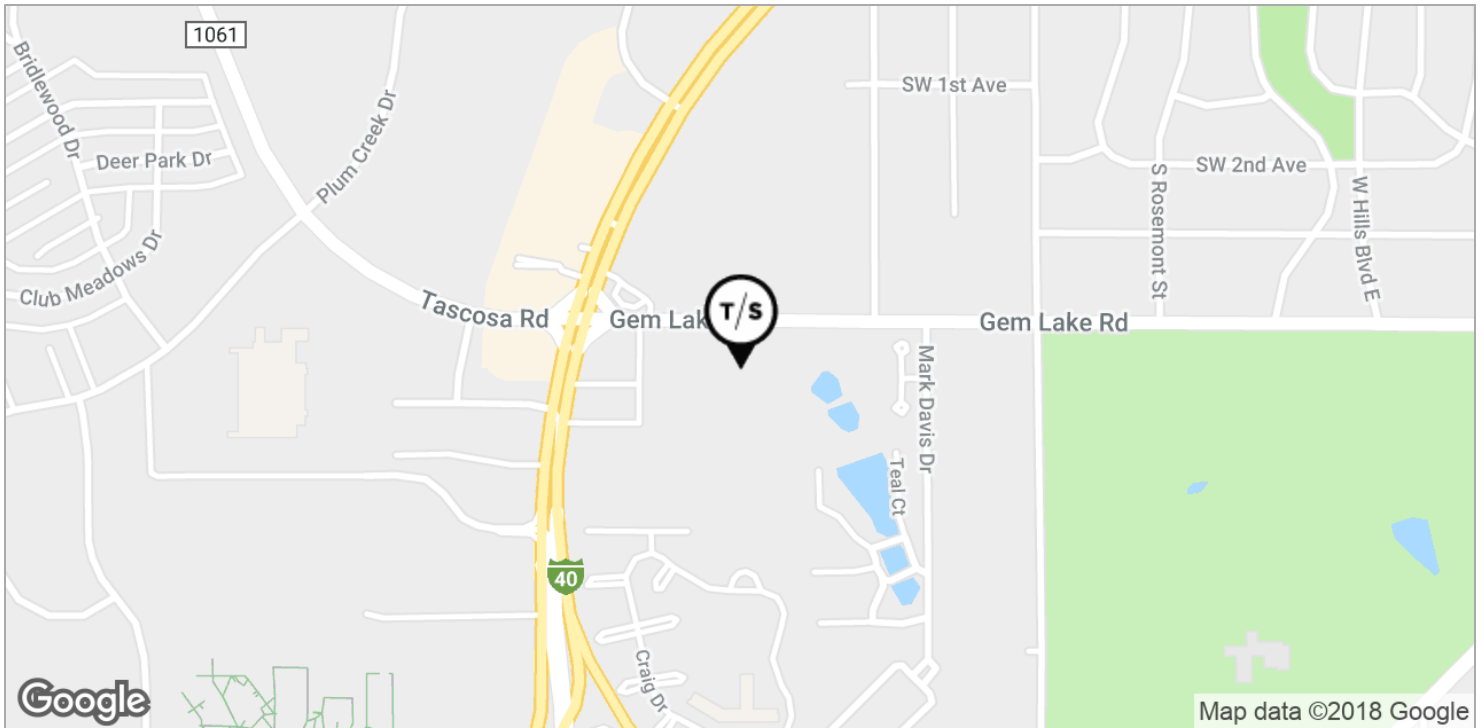
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LOCATION MAPS



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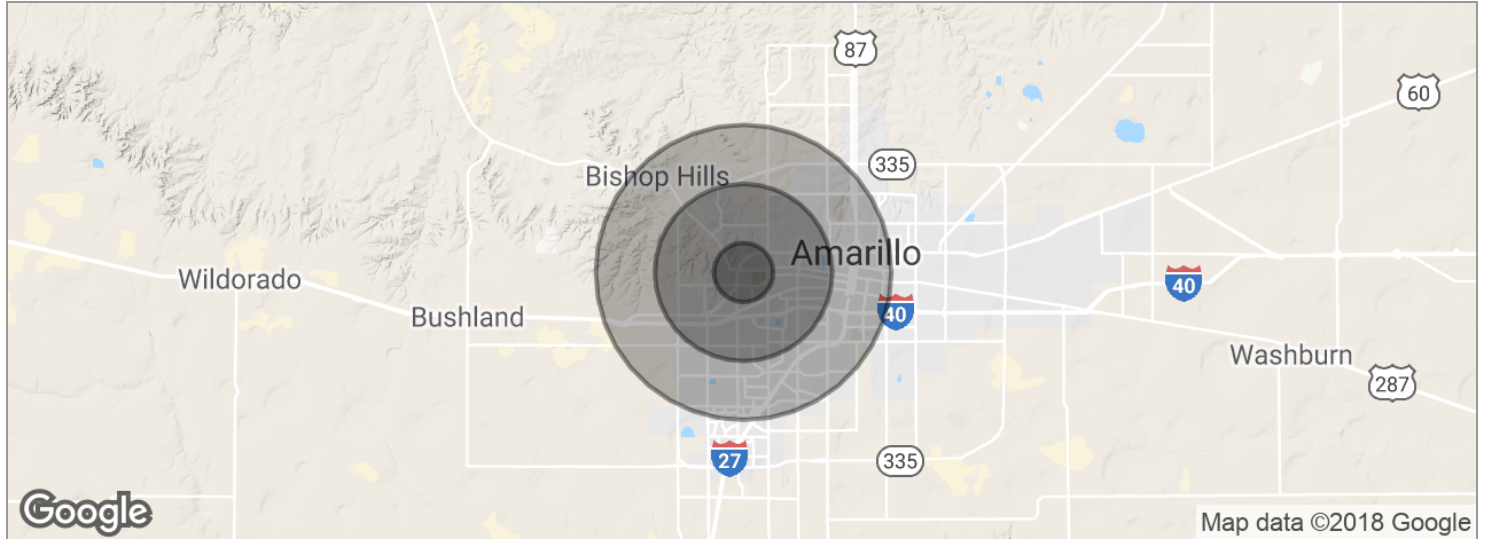
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,647	54,446	139,751
Median age	40.9	36.6	36.4
Median age (Male)	39.5	35.2	34.8
Median age (Female)	45.5	38.4	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,148	21,948	56,898
# of persons per HH	2.6	2.5	2.5
Average HH income	\$68,662	\$56,703	\$61,559
Average house value	\$143,322	\$128,682	\$141,639

* Demographic data derived from 2010 US Census

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