

FOR LEASE

4411 S SONCY RD EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Lease Rate: \$8,080.88 /mo.
+ NNN

Building Size: 2,250 SF

Year Built: 2016

Lot Size: 1.3 Acres

Traffic Count: 36,349 cars /day at the
intersection of 45th Ave
& Soncy Rd
(City of Amarillo)

Zoning: GR - General Retail

PROPERTY OVERVIEW

This property is now available for sublease, with 10 years left on the lease, expiring on May 13, 2034.

Formerly home to a first-generation Dunkin' Donuts, it presents a fantastic opportunity in one of Amarillo's most active retail zones. The shopping center comprises three buildings and offers plenty of surrounding parking.

Key features include a drive-thru window, two vent hoods, grease trap, an outdoor seating area, a spacious walk-in freezer, and a large walk-in cooler.

LOCATION OVERVIEW

Located at the intersection of 45th Ave & Soncy Rd in the rapidly expanding SW Amarillo area. Strategically situated on high-traffic Soncy Road. This prime location offers visibility & access, making it ideal for businesses looking to capitalize on the area's growth. Just minutes from Westgate Mall, Target, TJ Maxx, and Best Buy. Surrounding businesses include: Tide Cleaners, Toot N' Totum, Academy Sports + Outdoors, Orangetheory Fitness, Great Clips, Tropical Smoothie Cafe, & Street Toyota. Additionally, it is close to the Colonies, Sleepy Hollow, and Time Square/Town Square subdivisions, which are known for their affluent residential communities.

SHERIL BLACKBURN | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

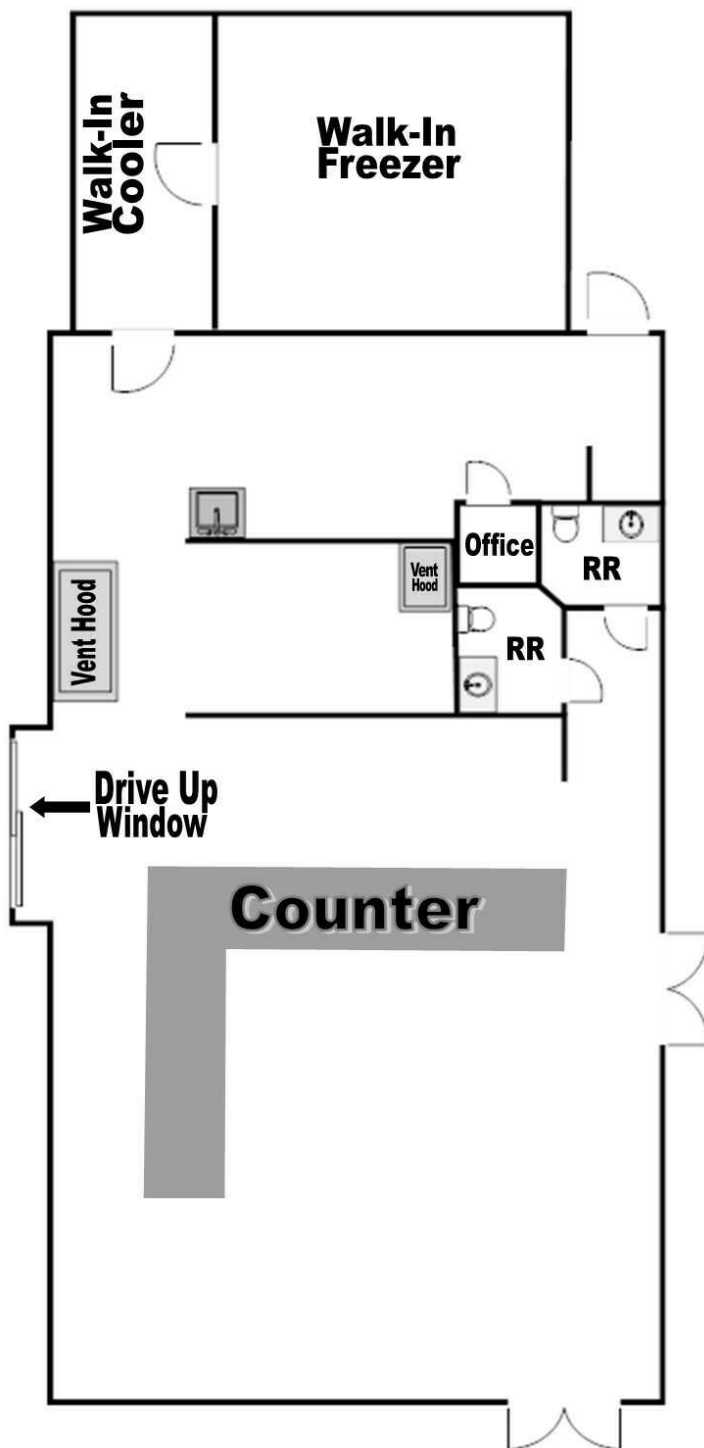
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

4411 S SONCY RD
FLOOR PLAN

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SHERIL BLACKBURN | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

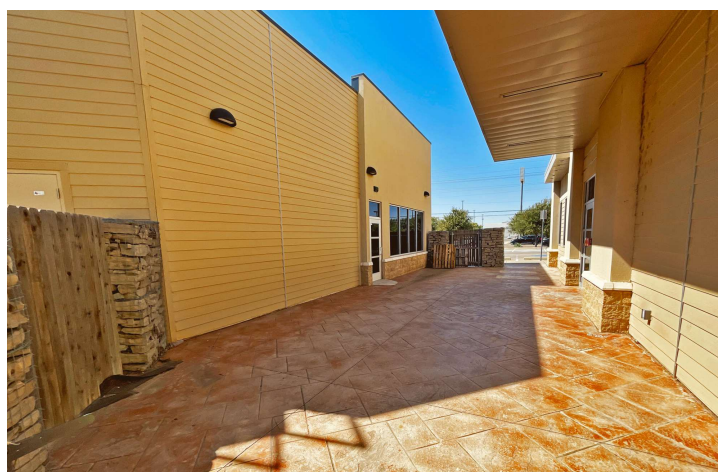
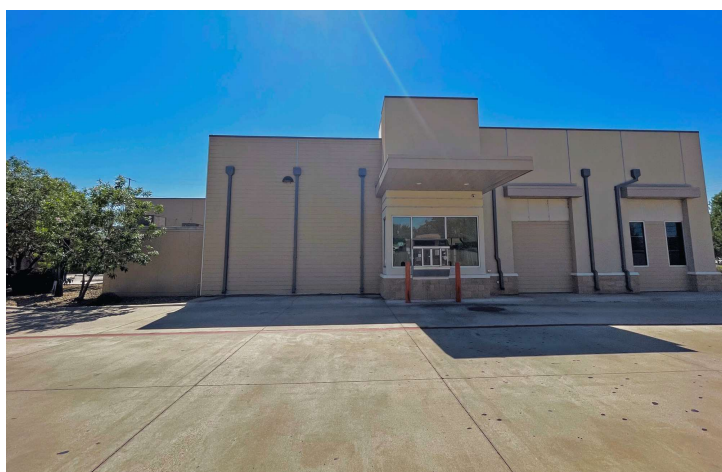
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

4411 S SONCY RD
ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SHERIL BLACKBURN | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

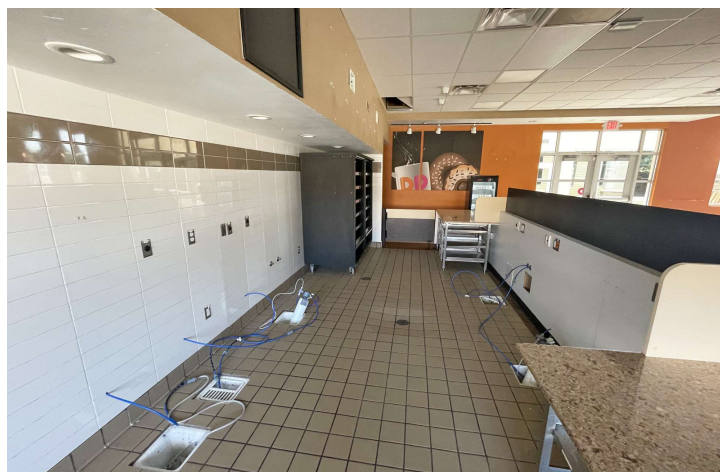
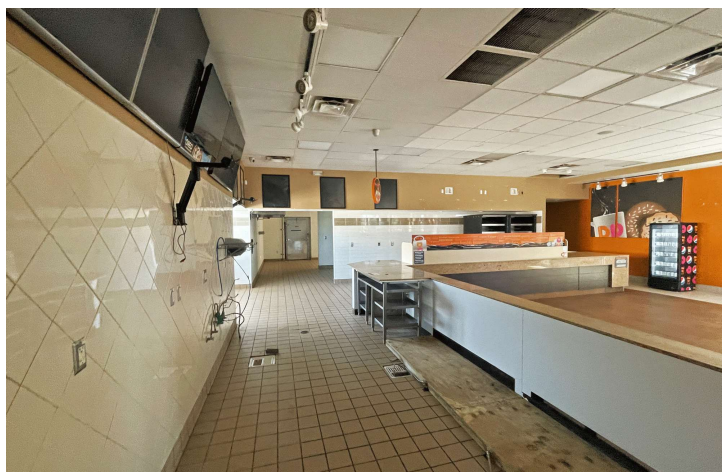
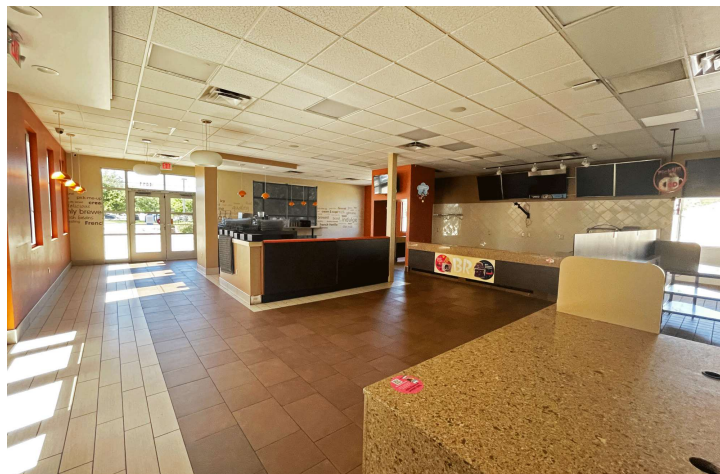
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

4411 S SONCY RD
ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



SHERIL BLACKBURN | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

GWAMARILLO.COM

FOR LEASE

4411 S SONCY RD RETAILER MAP

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



SHERIL BLACKBURN | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

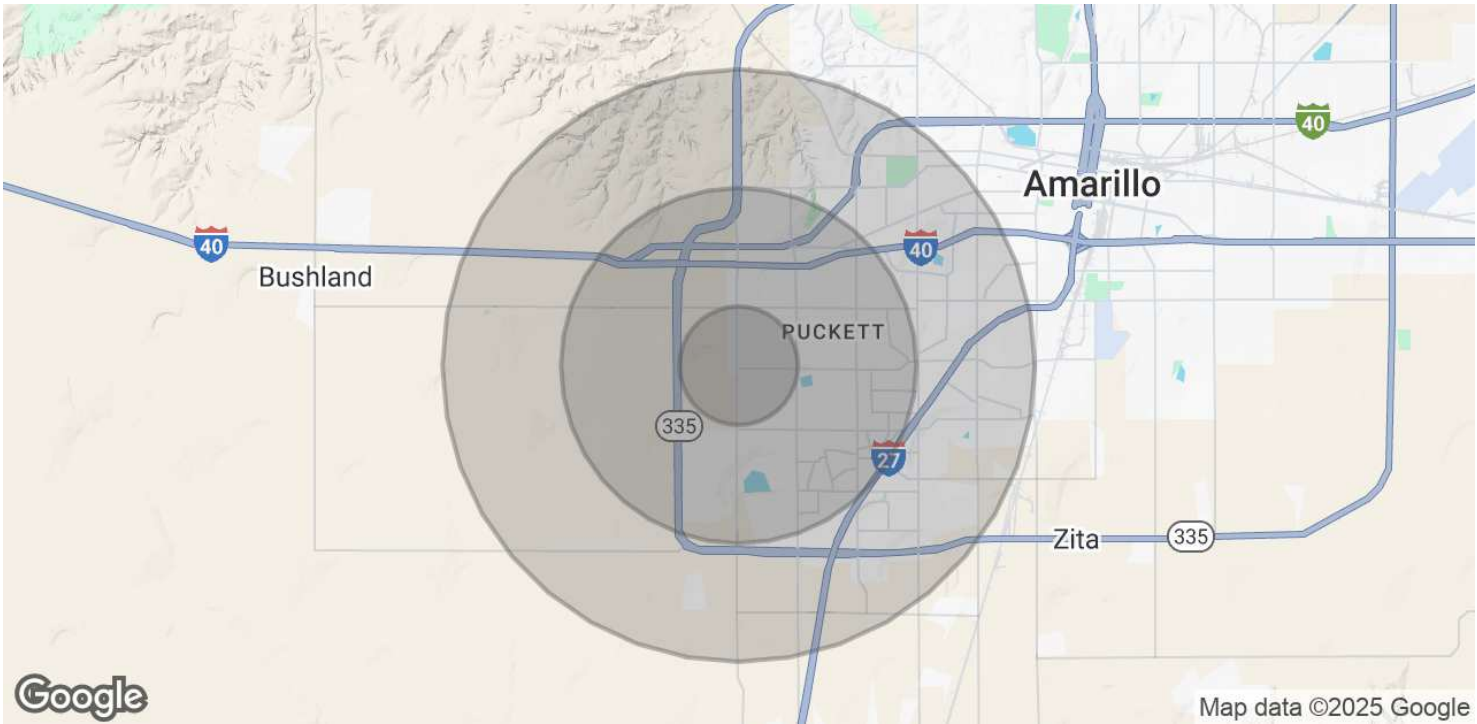
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

FOR LEASE

4411 S SONCY RD
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,081	55,615	116,710
Average Age	44	42	40
Average Age (Male)	43	40	39
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,513	23,611	48,867
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$146,542	\$107,349	\$97,483
Average House Value	\$439,646	\$285,455	\$259,267

Demographics data derived from AlphaMap

SHERIL BLACKBURN | sheril@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

GAUT WHITTENBURG EMERSON CRE

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Aaron Emerson, CCIM, SIOR

Designated Broker of Firm

Aaron Emerson, CCIM, SIOR

Licensed Supervisor of Sales Agent/
Associate

475878

License No.

Email

(806)373-3111

Phone

477647

License No.

aaron@gwamarillo.com

Email

(806)373-3111

Phone

477647

License No.

aaron@gwamarillo.com

Email

(806)373-3111

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov