

# Property Information

For Lease // 2305 Avenue F NW

Childress, TX



## Offering Summary

|                |                                              |
|----------------|----------------------------------------------|
| Lease Rate:    | \$10.00 SF/yr (NNN)                          |
| Building Size: | 18,404 SF                                    |
| Available SF:  | 1,500 SF<br>1,194 SF<br>1,500 SF<br>1,500 SF |
| Zoning:        | C — A/R                                      |
| Traffic Count: | ±15,000                                      |

## Property Overview

Shadow— anchored by Walmart, this property is situated on the main thoroughfare of Childress. With up to 3,694 SF of continuous space and a 1,500 SF end cap. This property offers flexible space sizes that can meet a wide variety of tenant needs. The center sees an average of ±15,000 vehicles per day on Hwy 287, and boasts excellent national co-tenants. These co-tenants include: Sun Tree Loans, Cricket Wireless, and Dollar Tree. The Madison Chase Apartments, Hampton Inn, Tractor Supply, and a Pilot Travel Center are also in the immediate vicinity of this center.

## Property Highlights

- Shadow Anchored by Walmart
- Great Visibility and access
- Hotels and apartments in proximity
- National brand co-tenants include: Sun Loan, Cricket Wireless, Dollar Tree
- 1,500 SF built-out restaurant space with drive-thru

**CMSProperties**

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Property code

# Retailer Map

For Lease // 2305 Avenue F NW

Childress, TX



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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# SITE PLAN

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## Available Spaces

| Suite | Tenant    | Size     | Type | Rate          | Term       | Description         |
|-------|-----------|----------|------|---------------|------------|---------------------|
| 100   | Available | 1,500 SF | NNN  | \$10.00 SF/yr | Negotiable | Restaurant– End cap |
| 200   | Available | 1,194 SF | NNN  | \$10.00 SF/yr | Negotiable | Retail              |
| 850   | Available | 1,500 SF | NNN  | \$10.00 SF/yr | Negotiable | Former CBD store    |
| 900   | Available | 1,500 SF | NNN  | \$10.00 SF/yr | Negotiable | Raw space           |

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