

# Property Information

For Lease // 4303 SW 45th Avenue  
Amarillo, TX



## Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	26,274 SF
Available SF:	26,274 SF
Traffic Count:	±16,000

## Property Overview

Located alongside one of Amarillo's retail corridors, this former book store contains flexible space for any retail concept. Has excellent access into the parking lot, great visibility, and ample parking. This ±26,275 SF second generation retail store benefits from the residential activity and national retailers around the area like Walgreens, Whataburger, McDonald's, Wendy's, Sonic, and Bealls.

## Property Highlights

- 2nd Gen big box retail space
- Excellent visibility and access to parking
- Strong residential density in immediate area
- Can be subdivided
- Ample parking

**CMSProperties**

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6306 Lola Ave, #200, Lubbock, TX 79424

[bproctor@cmspropertiesinc.com](mailto:bproctor@cmspropertiesinc.com)

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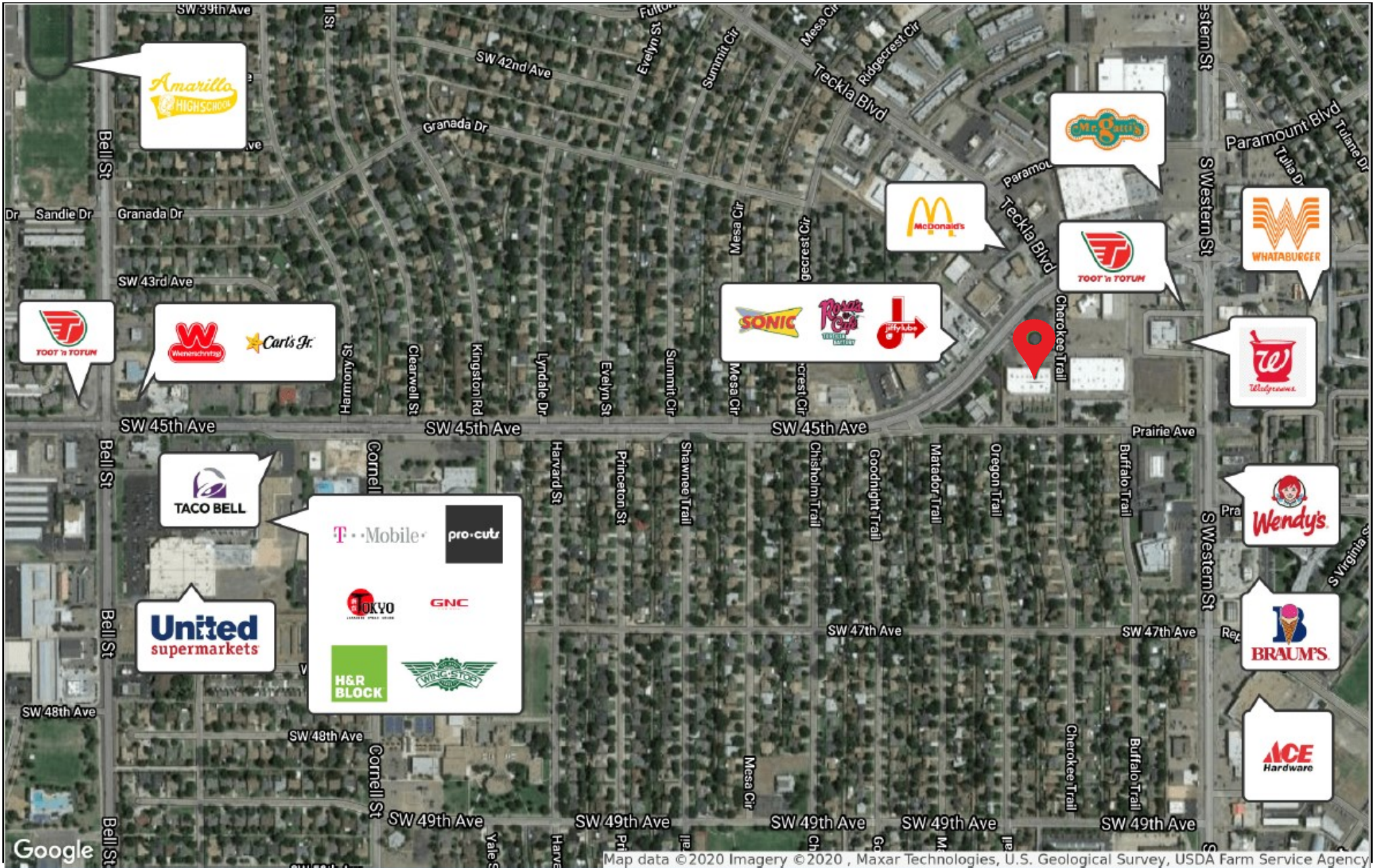
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# Retailer Map

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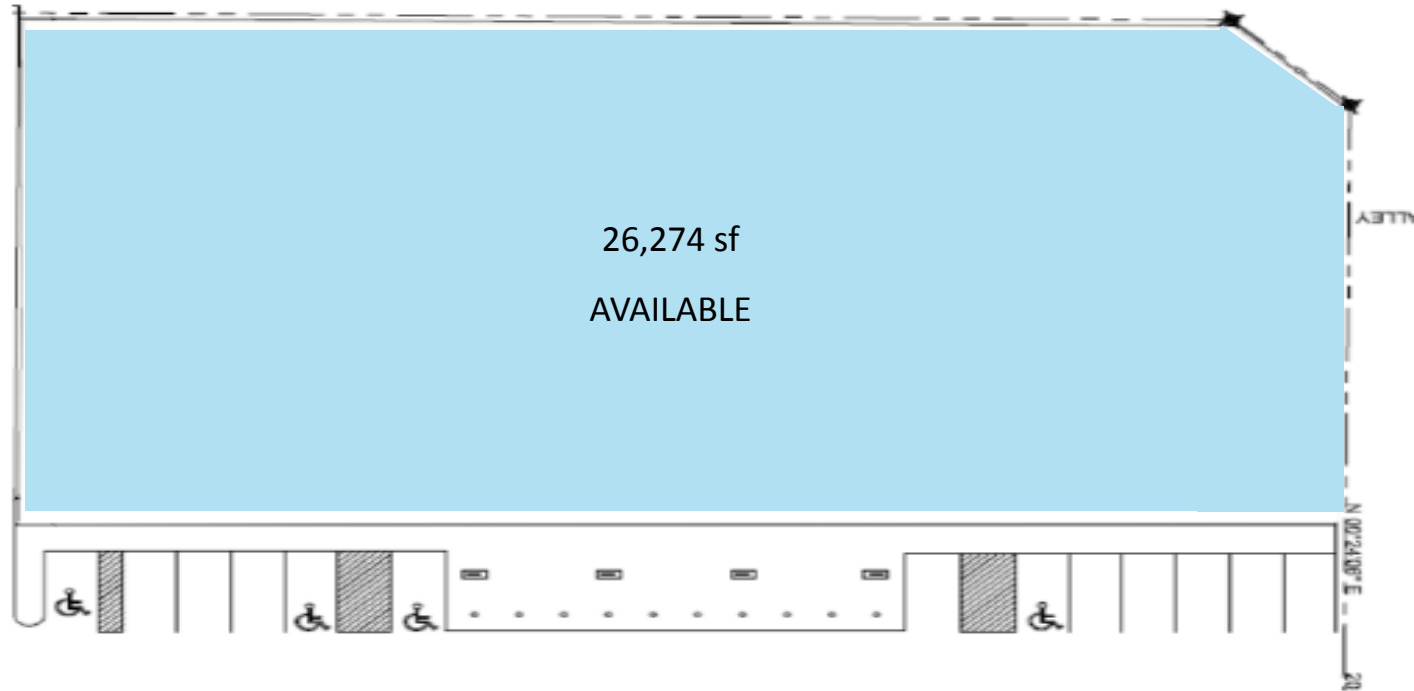
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# SITE PLAN

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## Available Spaces

Suite	Tenant	Size	Type	Rate	Term	Description
	Available	26,274 SF	NNN	\$10.00 - 14.00 SF/yr	Negotiable	Built out, freestanding big box retailer

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