

Dark Hooters Restaurant

8201 W Interstate 40, Amarillo, TX 79121

FOR SALE / LEASE 5,689 SQ.FT FORMER HOOTERS RESTAURANT ON 1.55 ACERS



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Former Hooters Restaurant

8201 W Interstate 40, Amarillo, TX 79121

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PROPERTY SUMMARY



Property Description

Former Hooters Restaurant and Bar, fully built out. Freestanding building with frontage along I-40 and at the entrance of the Westgate Mall and adjacent to Target. There is parking across the street which the combined lot square footage is 1.55 Acres.

Property Highlights

- 5,689 sq.ft Former Hooters Restaurant Space
- Freestanding Restaurant Facility with All FF&E's included in the sale of the real estate
- At the Entrance to Westgate Mall, per Placer AI, has 225K monthly visits

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	5,689 SF
Lot Size:	1.55 Acres
Building Size:	5,689 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,777	48,965	86,623
Total Population	4,084	115,845	221,038
Average HH Income	\$96,538	\$94,810	\$84,847

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PROPERTY DESCRIPTION



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Former Hooters Restaurant and Bar, fully built out. Freestanding building with Frontage along I-40 and at the entrance of the Westgate Mall and adjacent to Target. There is parking across the street which the combined lot square footage is 1.55 Acres.

Location Description

Conveniently located just off of I-40 and Soncy, this retail location is a prime commercial opportunity formally leased to Hooters, is the only parcel just outside of Westgate Mall that has ingress egress off of I-40. This property is located adjacent to Target, Best Buy, Westgate Mall and several other local and national retailers.

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PROPERTY HIGHLIGHTS



Property Highlights

- 5,600 sq.ft Former Hooters Restaurant Space
- Freestanding Restaurant Facility with All FF&E's included in the sale of the real estate
- At the Entrance to a major Mall "Westgate Mall" per Placer AI, has 225K monthly visits
- Adjacent to a Target/Grocery per placer AI has 110K monthly visits
- The subject sits along the main Interstate frontage road along I-40 57K Vehicals passing per day
- Per costar Food and Alcohol is the number one in the trade area for consumer spending \$77M One mile radius for 2024.
- Ingress Egress on the frontage road connecting to the interstate I-40, the only parcel with this access
- Additional Parking across the street
- Excellent visibility with monumental signage included
- Zoning is Planned Development, Allows for a variety of commercial uses

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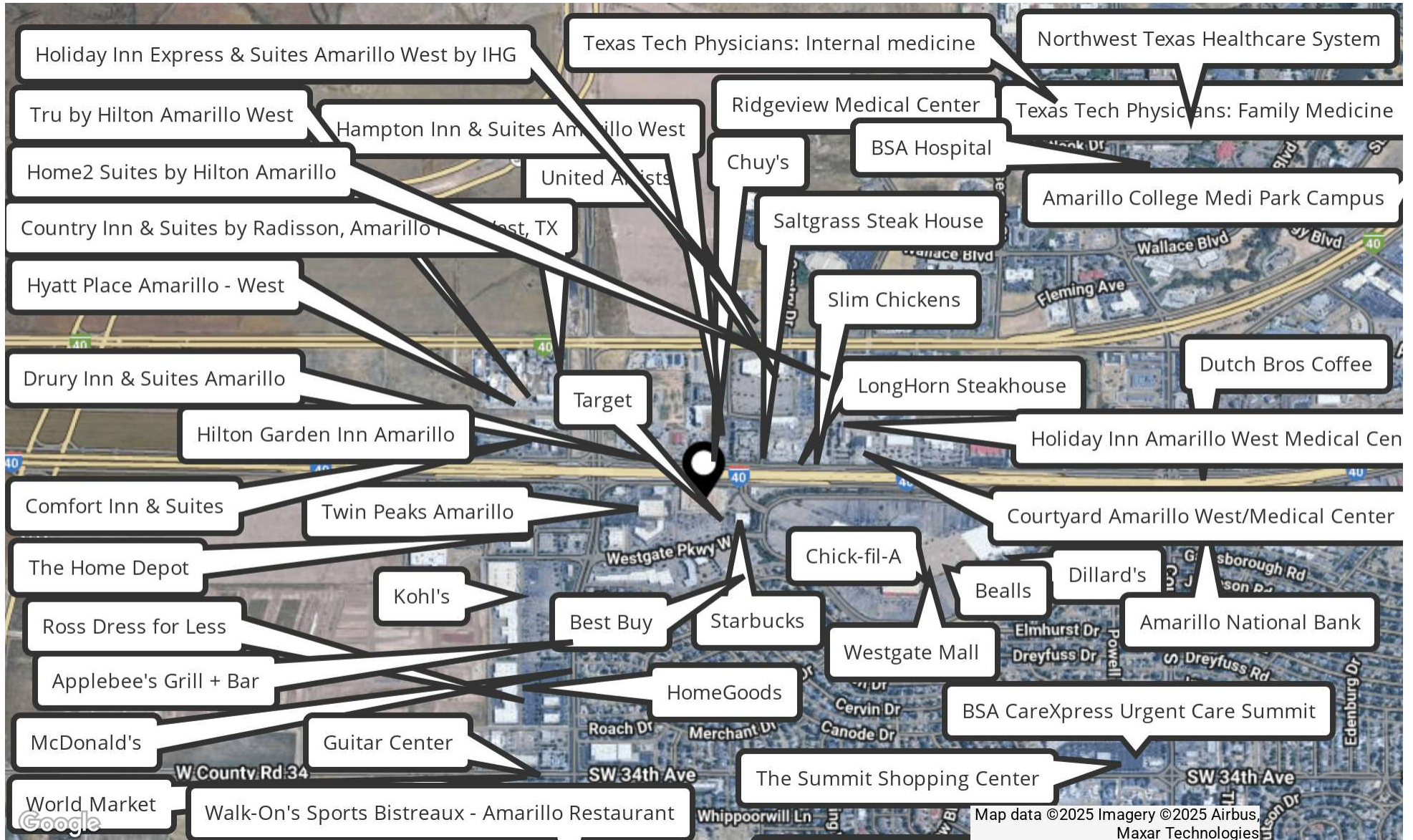
INTERIOR PHOTOS

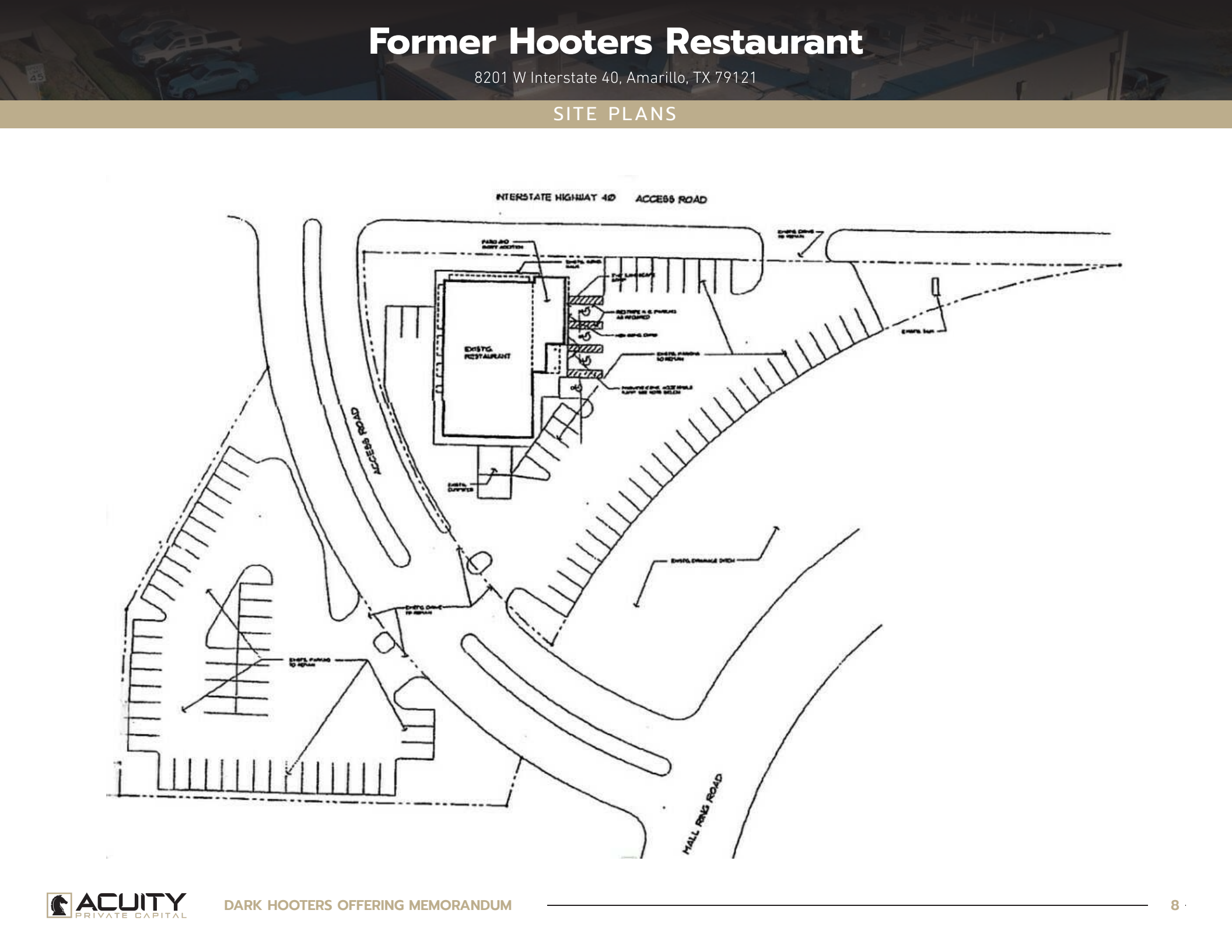


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AERIAL MAP



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Former Hooters Restaurant

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DRONE SHOT FACING WEST



Former Hooters Restaurant

8201 W Interstate 40, Amarillo, TX 79121

DRONE SHOTS FACING NORTH AND SOUTH



Former Hooters Restaurant

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DRONE PHOTOS FACING SOUTH



Former Hooters Restaurant

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DRONE PHOTOS FACING SOUTH



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DRONE PHOTOS FACING EAST



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AERIAL PHOTOS FACING EAST



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ROOF/HVAC PHOTOS



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REGIONAL MAP



Former Hooters Restaurant

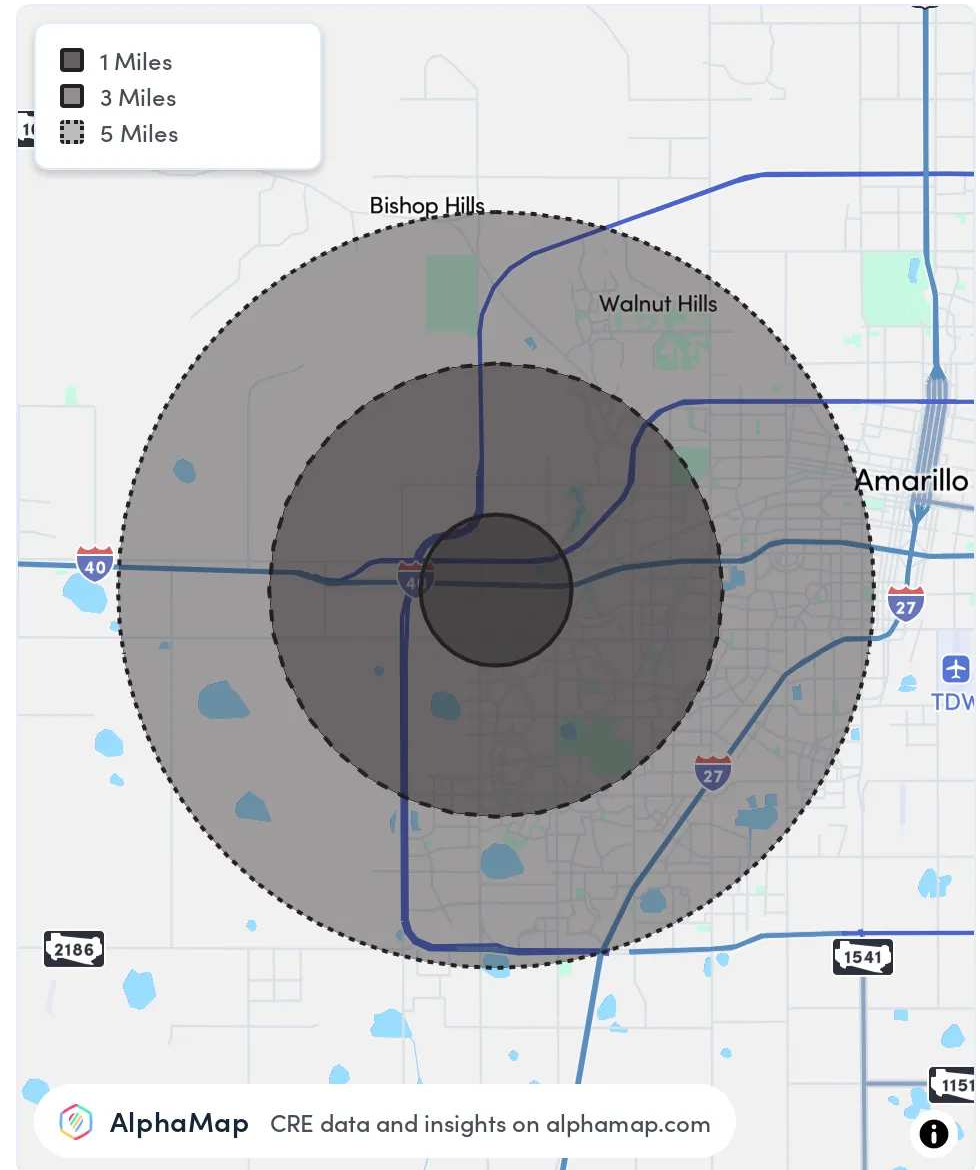
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,084	45,666	115,845
Average Age	44	42	41
Average Age (Male)	43	40	39
Average Age (Female)	45	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,777	19,408	48,965
Persons per HH	2.3	2.4	2.4
Average HH Income	\$96,538	\$102,550	\$94,810
Average House Value	\$220,163	\$287,312	\$252,365
Per Capita Income	\$41,973	\$42,729	\$39,504

Map and demographic data derived from AlphaMap



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IN ASSOCIATION WITH SCOTT REID WITH PARASELL INC. TEX BRE #9009637



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