

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109



Presented by  
May's Investments



**Price: \$14.00 - \$16.00 /SF/YR**

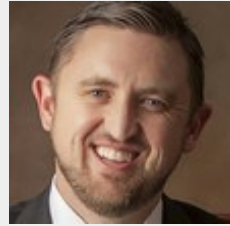
190,000 sf retail center with 50 plus tenants  
Traffic counts at Wolflin and Georgia: 50,000  
\$150,000 average HH Income in the surrounding  
Wolflin neighborhood  
Total MSA of 450,000  
Surrounding retail tenants include 5 Guys,  
Chipolte, AT&T, Home Depot, Market Street United,  
Chick Fil-E, Firehosue Subms

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190,000 sf retail center with 50 + tenants, Serves a total MSA of 450,000, \$150,000 average HH income in the surrounding Wolflin neighborhood  
Surrounding Retail: 5 Guys, Home Depot, Office Depot, Jason's Deli, Walgreens, Chick-Fil-A, Raising Cane's, United Market Street, Sprint, AT&T  
Landlord offers FREE social media marketing and 8 community events annually to boost foot traffic and sales  
Landlord offers Tenant Improvement Dollars and Free Rent



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Building Photo



ws night 12

## Major Tenant Information

| Tenant                 | SF Occupied | Lease Expired |
|------------------------|-------------|---------------|
| Chicken Salad Chick    | -           |               |
| Dominos                | -           |               |
| Frehouse Subs          | -           |               |
| Get Fit                | -           |               |
| Hot Worx               | -           |               |
| My EyeDR.              | -           |               |
| Palace Coffee Company  | -           |               |
| Sally Beauty           | -           |               |
| ShareTea               | -           |               |
| Tropical Smoothie Cafe | -           |               |
| Tropical Smoothie Cafe | -           |               |

2401-2493 Interstate 40 W, Amarillo, TX 79109



ws night 30



ws night 14

## Listing spaces

### 1st Floor

|                 |                  |
|-----------------|------------------|
| Space Available | 7,093 SF         |
| Rental Rate     | \$14.50 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | 3 - 10 Years     |

great visibility with 20,000 cars per day off of Wolflin Avenue, TI and Free Rent available

### Space 2

|                 |                  |
|-----------------|------------------|
| Space Available | 2,500 SF         |
| Rental Rate     | \$15.00 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | 3 - 10 Years     |

Excellent location on one of the most visible parts of The Shops At Wolflin Square! TI and some free rent available with the right lease terms!

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ws night 21

## Listing spaces

### Space 3

|                 |                       |
|-----------------|-----------------------|
| Space Available | 3,656 SF              |
| Rental Rate     | \$14.00 /SF/YR        |
| Date Available  | Now                   |
| Service Type    | Triple Net (NNN)      |
| Built Out As    | Restaurants And Cafes |
| Space Type      | Relet                 |
| Space Use       | Retail                |
| Lease Term      | 5 - 10 Years          |

### Space 4

|                 |                  |
|-----------------|------------------|
| Space Available | 2,500 - 5,000 SF |
| Rental Rate     | \$16.00 /SF/YR   |
| Date Available  | July 01, 2024    |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | 3 - 5 Years      |

This space is beautiful and ready for move in! Beautiful cabinets and countertops, and 2 ADA restrooms in tact!The location within the shopping center is incredible with great foot traffic.



ws night 7

# Wolflin Square

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## Property Photos



ws night 18



ws night 5

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



ws night 10



IMG\_9635



# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



DJI\_0066



DJI\_0039

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



DJI\_0059



DJI\_0067

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



DJI\_0069



Building Photo

# Wolflin Square

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## Property Photos



IMG\_8844



IMG\_9639

# Wolflin Square

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## Property Photos



IMG\_9607



DJI\_0079

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



IMG\_9637



IMG\_9642

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



IMG\_9644



IMG\_9606

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



DJI\_0040



IMG\_9630



# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



DJI\_0084



DJI\_0054

# Wolflin Square

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## Property Photos



IMG\_9621



IMG\_9610

# Wolflin Square

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## Property Photos



IMG\_9646



IMG\_9618

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



IMG\_9625



IMG\_9638

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



DJI\_0065



WS movie night

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



IMG\_8831



IMG\_8851

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



ws5



DJI\_0086

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



IMG\_8833



IMG\_8847



# Wolflin Square

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## Property Photos



Tropical Smoothie Cafe



ariel ws 4

# Wolflin Square

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## Property Photos



WS Map \_Artboard 1



WS Map \_Artboard 2

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



wolflin2 (3)



ws6

# Wolflin Square

2401-2493 Interstate 40 W, Amarillo, TX 79109

## Property Photos



Building Photo



wolflin3 (3)

# Wolflin Square

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## Location

