

516 SW 47TH AVE

EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate



OFFERING SUMMARY

Lease Rate: \$2,000.00 per month
(MG)

Available SF: 2,450 SF

Year Built: 2007

Lot Size: 4,356 SF

Zoning: I-1 - Light Industrial

PROPERTY OVERVIEW

The space offers two options for conference rooms, along with three to four offices, providing ample workspaces. It features three entrance/exit access points for convenience and a welcoming reception area. Additional storage options include a decked attic and large closets or a server room. The layout also includes a full bathroom with a shower and a dedicated back room for work access, complete with shelving for organizational needs.

LOCATION OVERVIEW

The property is located at 516 SW 47th Ave in Amarillo, TX, just off the corner of Washington St and SW 47th Ave. It's in a highly accessible area, with convenient proximity to a United Supermarket and AutoZone, making it an ideal location for both business and everyday errands. The area offers easy access to major roads, ensuring convenience for clients and employees alike.

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Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

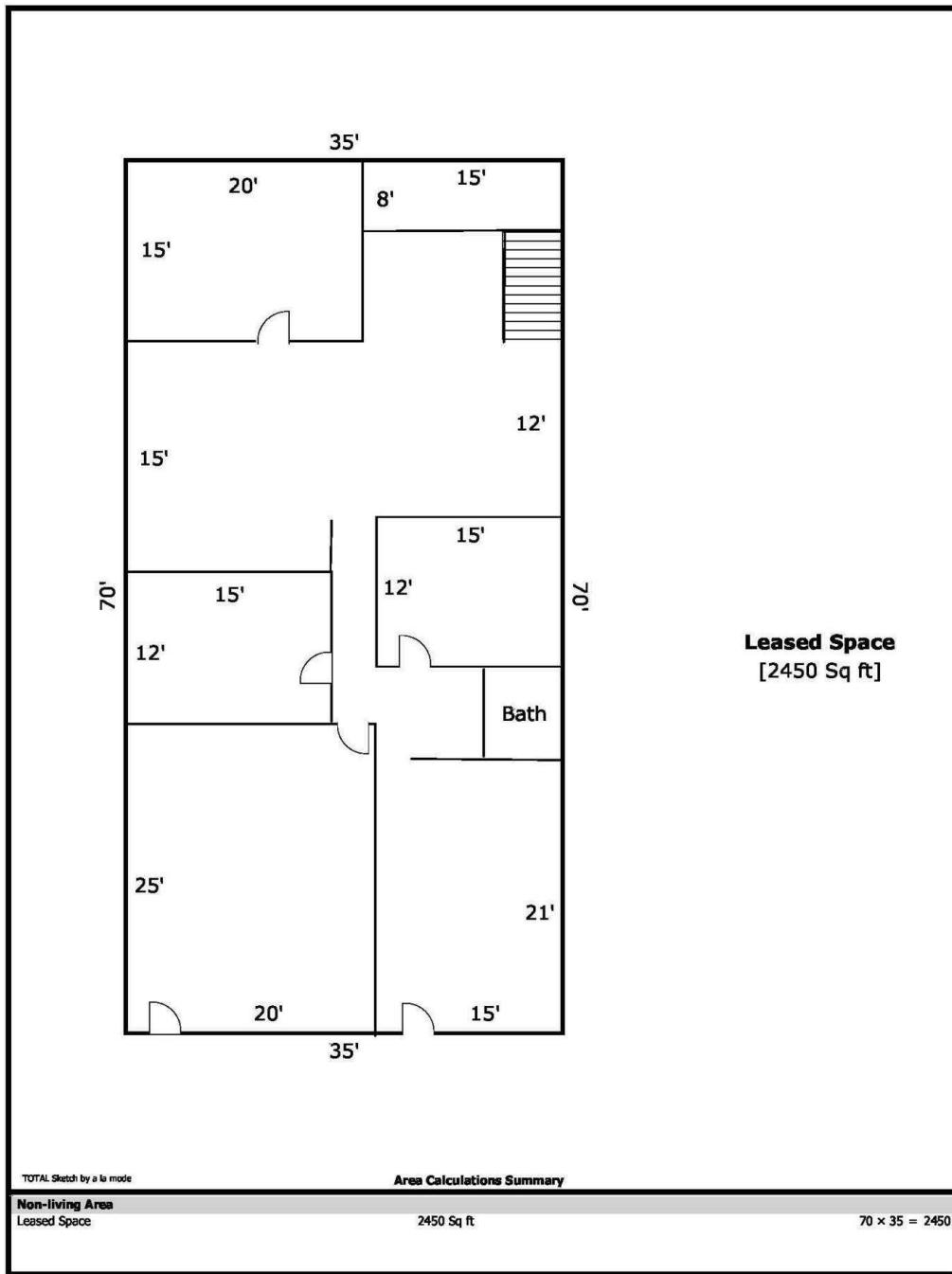
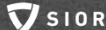
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FOR LEASE

516 SW 47TH AVE
FLOOR PLAN

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TOTAL Sketch software by a la mode technologies, Inc. 1-800-alamode

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ADDITIONAL PHOTOS

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CCIM

SIOR



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516 SW 47TH AVE RETAILER MAP

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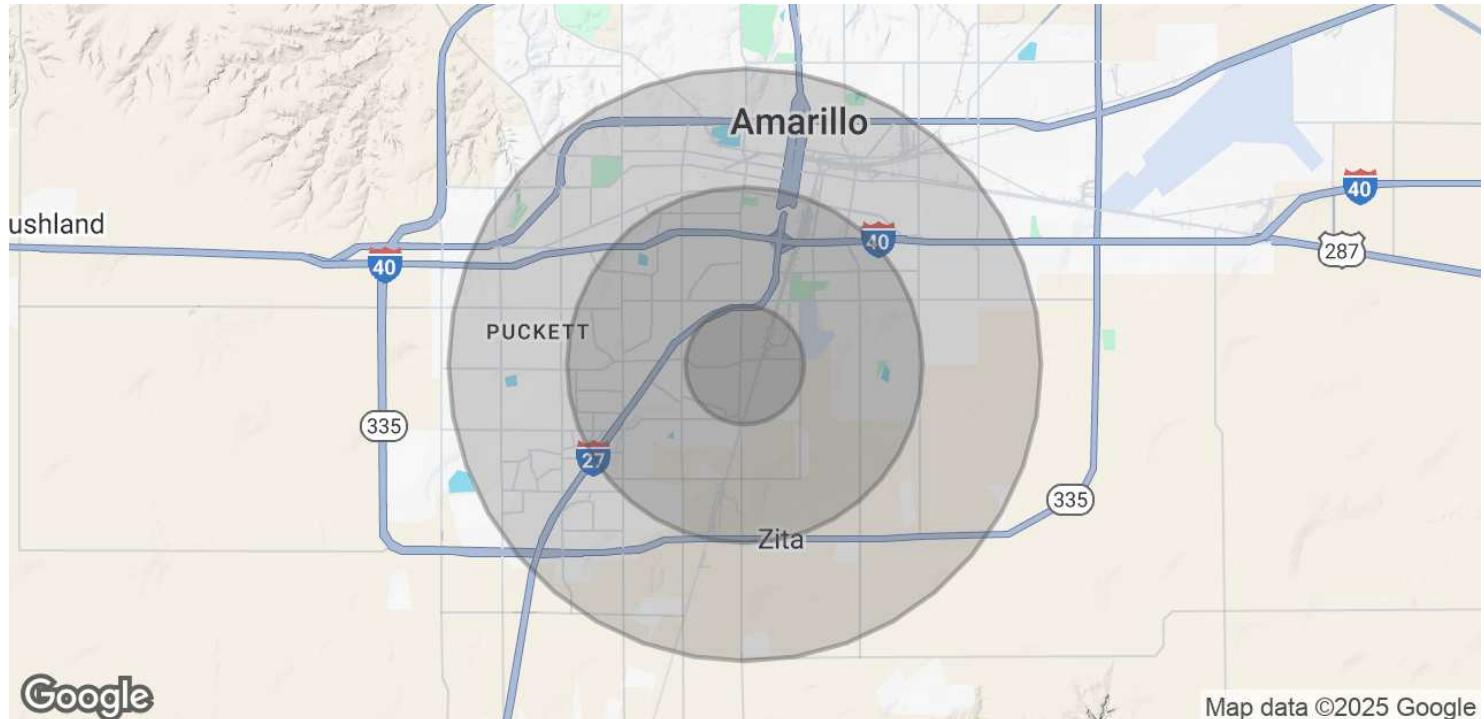
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,158	70,504	159,944
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,403	28,940	64,619
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$68,207	\$78,684	\$82,729
Average House Value	\$135,291	\$196,889	\$211,066

Demographics data derived from AlphaMap

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