

FOR LEASE

SUMMIT SHOPPING CENTER, AMARILLO, TX

RETAIL SPACE FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	164,639 SF
Year Built:	1984
Lot Size:	15.53 Acres
Traffic Count:	46,225
Zoning:	GR - General Retail
Available SF:	38,925 SF
Renovated:	2016

PROPERTY OVERVIEW

Current Tenants include: TJ Maxx, Jason's Deli, Ace Hardware, Cold Stone Creamery, Fuzzy's Taco Shop, BSACare Express, Chop Chop, Champion BBQ Supply, Amarillo National Bank and many more.

Tenant pays NNN Charges: \$4.41/sf/year - Water, sewer, trash & CAM are part of NNN.

Anchor Space: 38,925 sf space. Recently available and ready for occupancy. Open retail area up front with 14' clear to the ceiling tiles. Office area and storage in back with dock ramp. Overhead fire suppression system in place.

LOCATION OVERVIEW

Located in SW Amarillo at the Northwest corner of 34th & Coulter. Traffic Count @ 34th & Coulter is 46,225 cars per day.

BEN WHITTENBURG | ben@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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SUMMIT SHOPPING CENTER PROPERTY PHOTOS

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SUMMIT SHOPPING CENTER SITE PLAN

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Site Information January 2026

7304-7408 SW 34th Avenue
3300 S. Coulter Street
Amarillo, Texas 79121
Ph: 806.374.3633

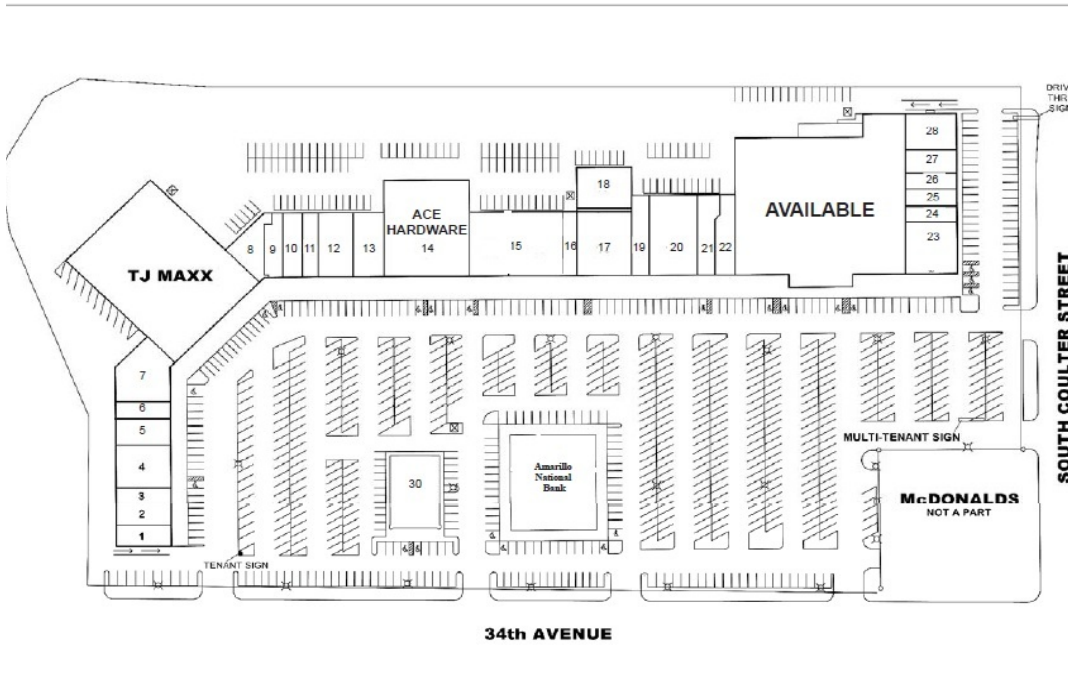
SUMMIT SHOPPING CENTER

Building Area

	38,925 SF
Available	38,925 SF
TJ Maxx	25,380 SF
1 Coldstone Creamery	1,755 SF
2 Salon Service Group	1,742 SF
3 Ruby Nails	1,385 SF
4 Rent a Center	3,445 SF
5 Bomb City Collectibles	2,080 SF
6 Moonii Korean Food & Boba	1,404 SF
7 Jason's Deli	5,186 SF
8 Relax Reflexology	2,164 SF
9 One Main Financial	1,619 SF
10 Good Feet Amarillo	1,817 SF
11 Small Town Gypsy	1,608 SF
12 Sushi Express	3,192 SF
13 A & Co. Salon	2,762 SF
14 Ace Hardware	12,036 SF
15 Champion BBQ Supply	8,784 SF
16 The Acai Bar	1,200 SF
17 Beef O' Brady's	5,200 SF
18 Slice to Meet You	3,575 SF
19 Noah's Ark Pet Hospital	2,000 SF
20 Family Medicine Centers	5,680 SF
21 Ranchers Storefront	2,175 SF
22 The UPS Store	2,145 SF
23 Leslie's Poolmart	3,906 SF
24 Great Clips	1,200 SF
25 Sweets & Meats	1,500 SF
26 Miracle Ear	1,176 SF
27 Phone Master	1,770 SF
28 Chop Chop Japanese Steakhouse	2,388 SF
29 Amarillo National Bank	12,041 SF
30 Fuzzy's Taco Shop	5,246 SF

Total Building Area 166,486 SF

Total Land Area 15.54 Acres



The Pilchers Group



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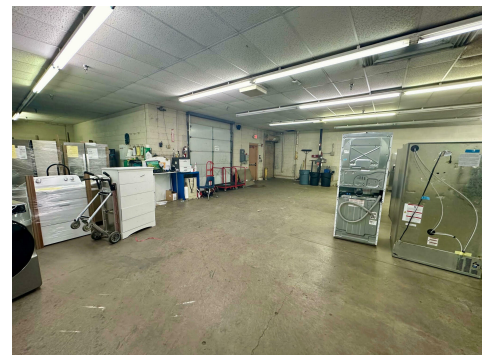
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SUMMIT SHOPPING CENTER

ANCHOR SPACE - 38,925 SF



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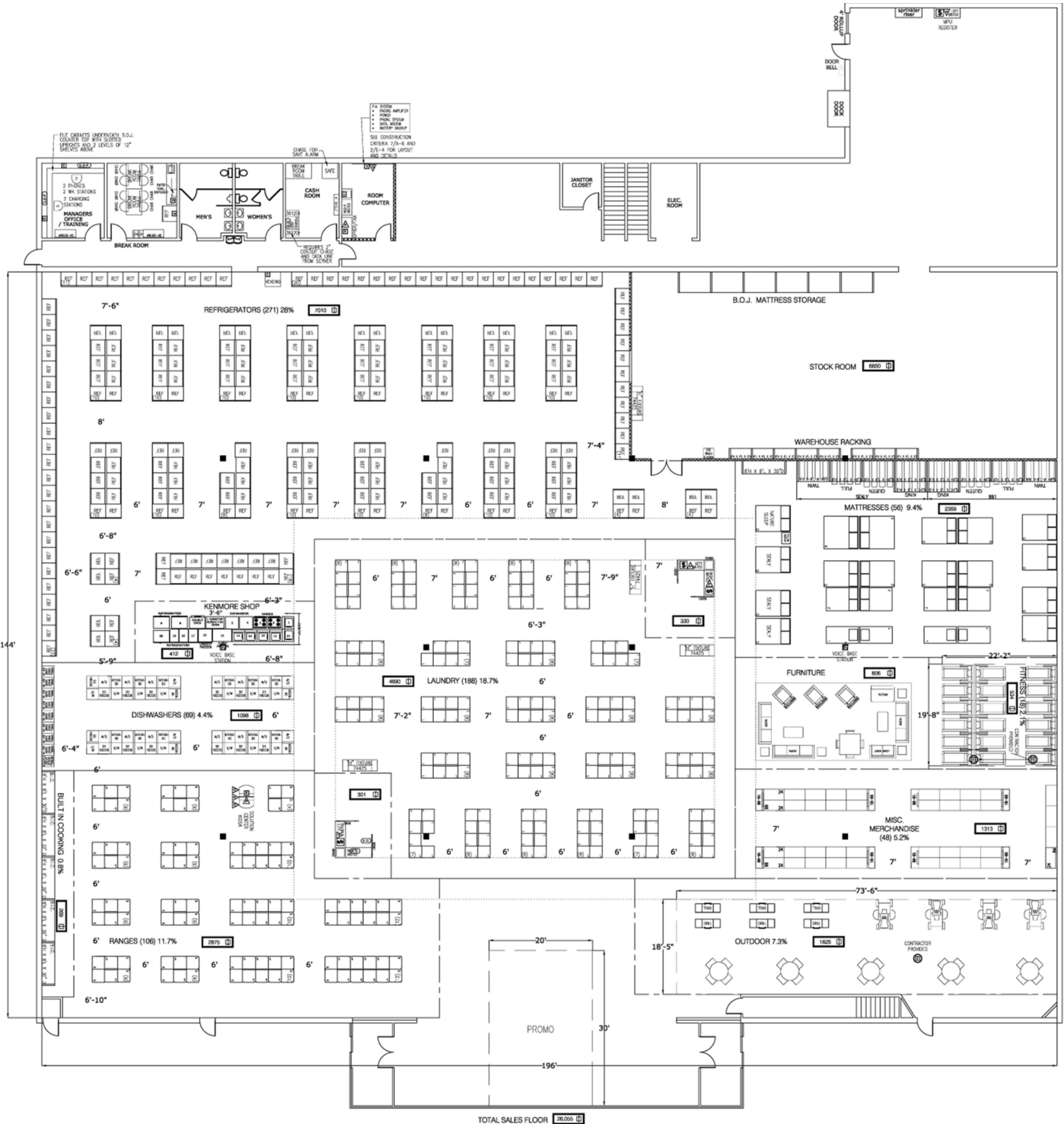
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SUMMIT SHOPPING CENTER FLOOR PLAN - ANCHOR : 38,925 SF



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SUMMIT SHOPPING CENTER 34TH & COULTER - AREA MAP



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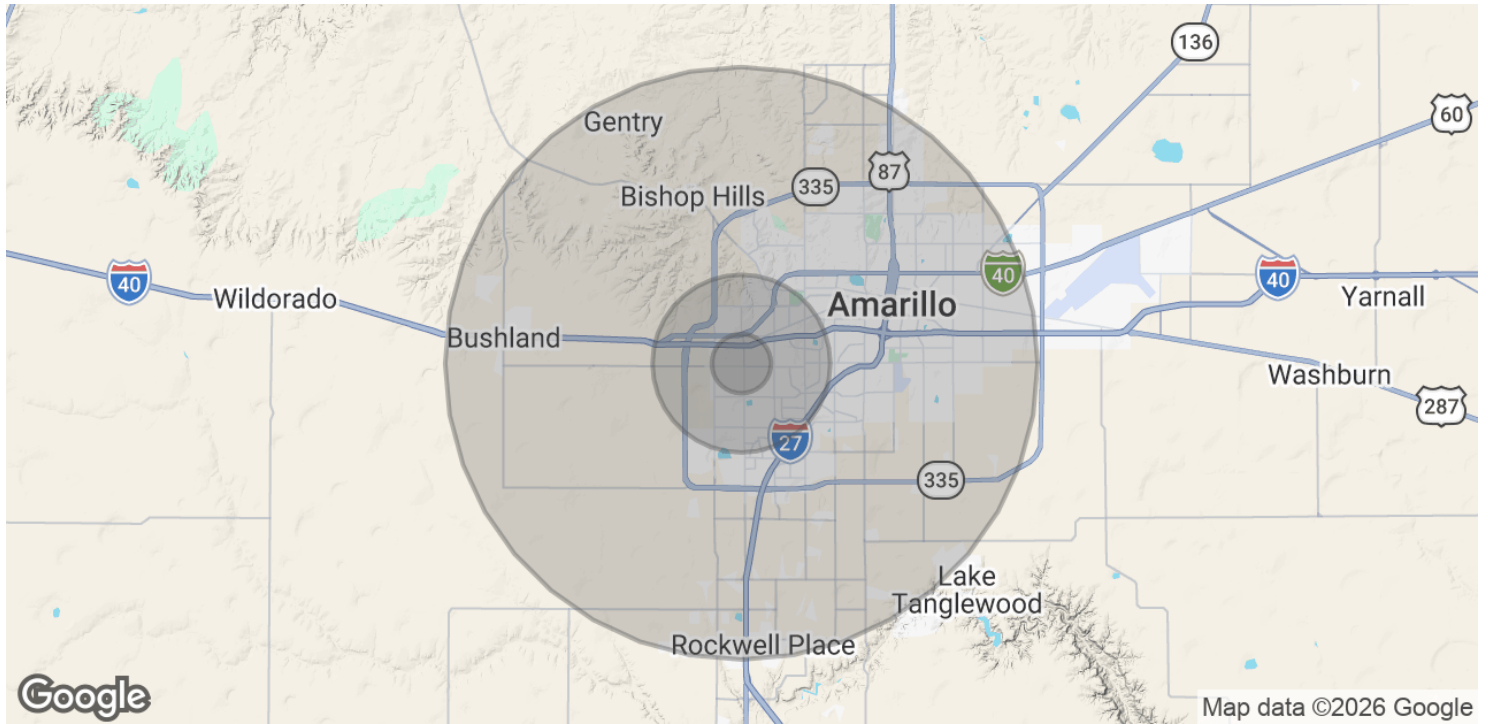
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SUMMIT SHOPPING CENTER DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	11,680	68,159	226,526
Average Age	44	41	39
Average Age (Male)	42	40	38
Average Age (Female)	45	43	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total Households	4,891	29,575	88,447
# of Persons per HH	2.4	2.3	2.6
Average HH Income	\$107,823	\$96,713	\$86,037
Average House Value	\$280,523	\$261,997	\$226,925

2020 American Community Survey (ACS)

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