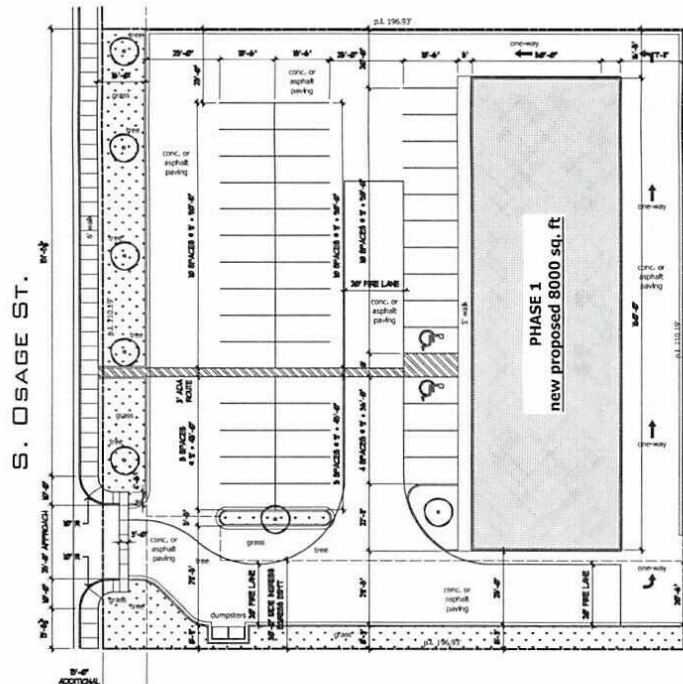


# LEASE

## THE SHOPPES @ 27TH

2204 SE 27th Amarillo, TX 79103

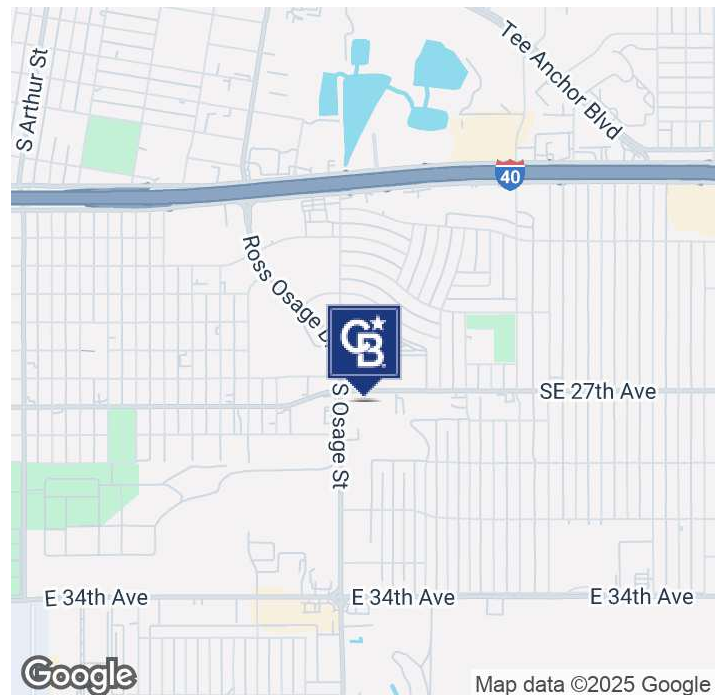


### OFFERING SUMMARY

Lease Rate:	\$20.00 - 24.00 SF/yr (NNN)
Available SF:	1,200 SF - 8,000 SF
Building Size:	8,000 SF
Property Type:	Retail - Strip Center
Zoning:	GR

### THE SHOPPES @ 27TH

- New Construction with ±8,000 SF available at 50' unit depths
- 1,200 SF - 8,000 SF available, can subdivide
- Tenant finish out available, subject to the term of the lease and credit
- Drive-up availability on the (2) two end-caps
- Great visibility with 24,642 cars passing the site daily (COA)
- Centrally located in Lawndale neighborhood in Southeast Amarillo near Sam's Club
- Located at the SEC of 27th and Osage, providing convenient access to both Interstate 40 and Interstate 27



**Justin Kite, CCIM**  
(806) 468-4897



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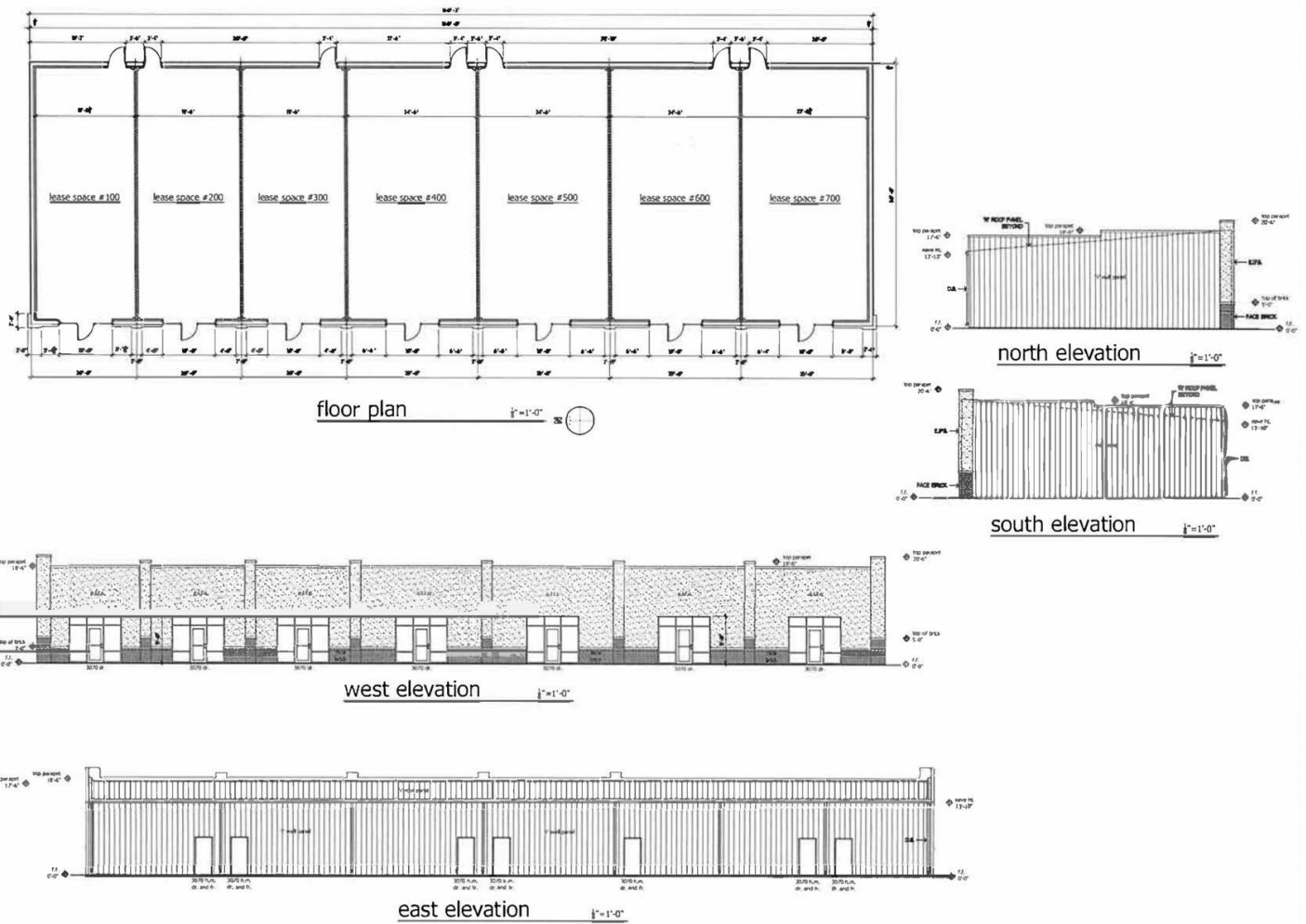
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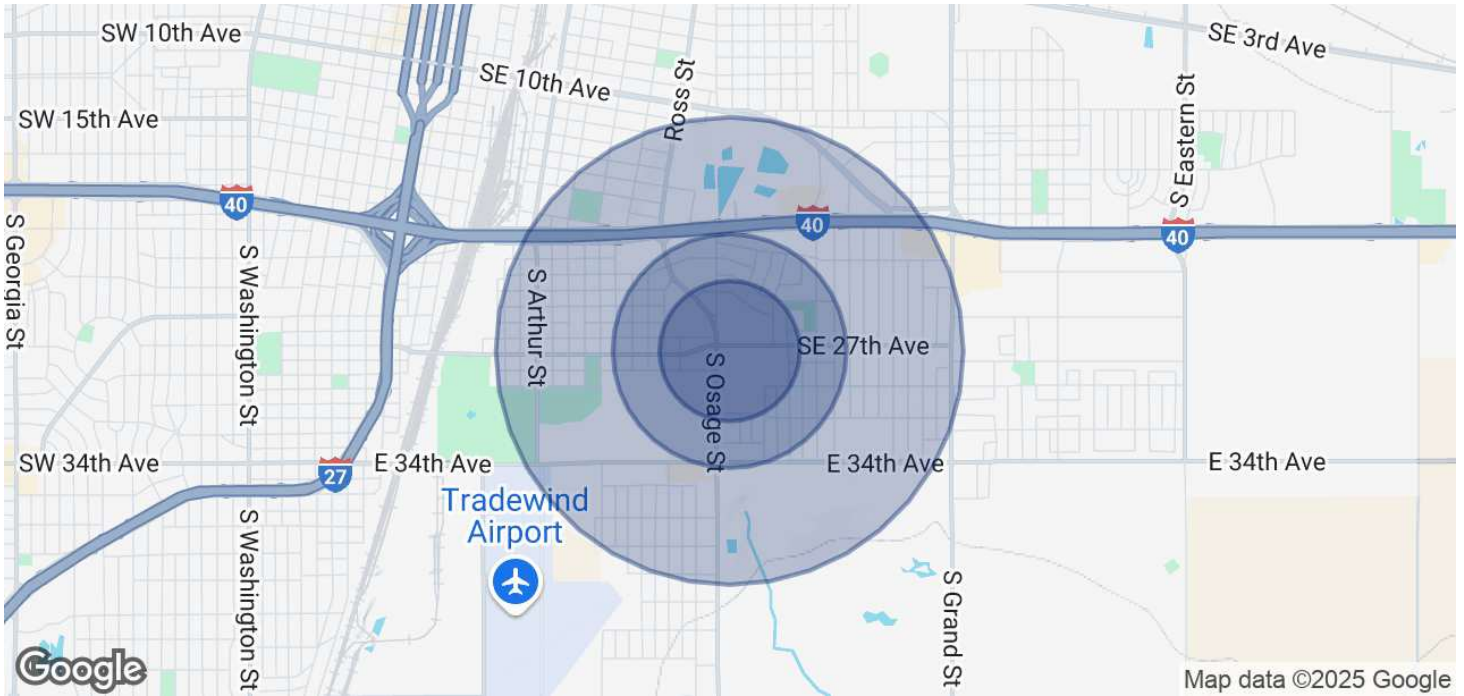
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	435	2,922	9,994
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	37	37	36
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	151	1,011	3,483
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$65,717	\$65,321	\$64,639
Average House Value	\$121,595	\$125,866	\$141,576

Demographics data derived from AlphaMap

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