



3001 Garnett Ave

3001 Garnett Ave, Wichita Falls, TX 76308



Rodd Womble

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3001 Garnett Ave

\$17.24 /SF/YR

3,211 sqft in Parker Square Shopping Center. Largest center in Wichita Falls at the biggest traffic count intersection. Formerly Progress Pizza restaurant. This is a sublease at \$4,616 per month plus \$1,196.64 in NNN. "As Is". The restaurant includes the fixtures and furnishings plus kitchen equipment. Includes stainless steel tables, shelves, sinks, and Vent a hoods. There are 2 existing walk-in refrigerators , large freezer, ice maker and CO2 equipment. Flat tops fryers ovens or refrigerated prep tables can be bought or made available. Asian restaurant is restricted....

- Parker Square Shopping Center is largest center in Wichita Falls
- Includes the fixtures and furnishings plus kitchen equipment
- Turn key restaurant



Rental Rate:	\$17.24 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	3,211 SF
Year Built:	2000
Walk Score ®:	65 (Somewhat Walkable)
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.27 USD/SF/MO
Rental Rate Mo:	\$1.44 /SF/MO

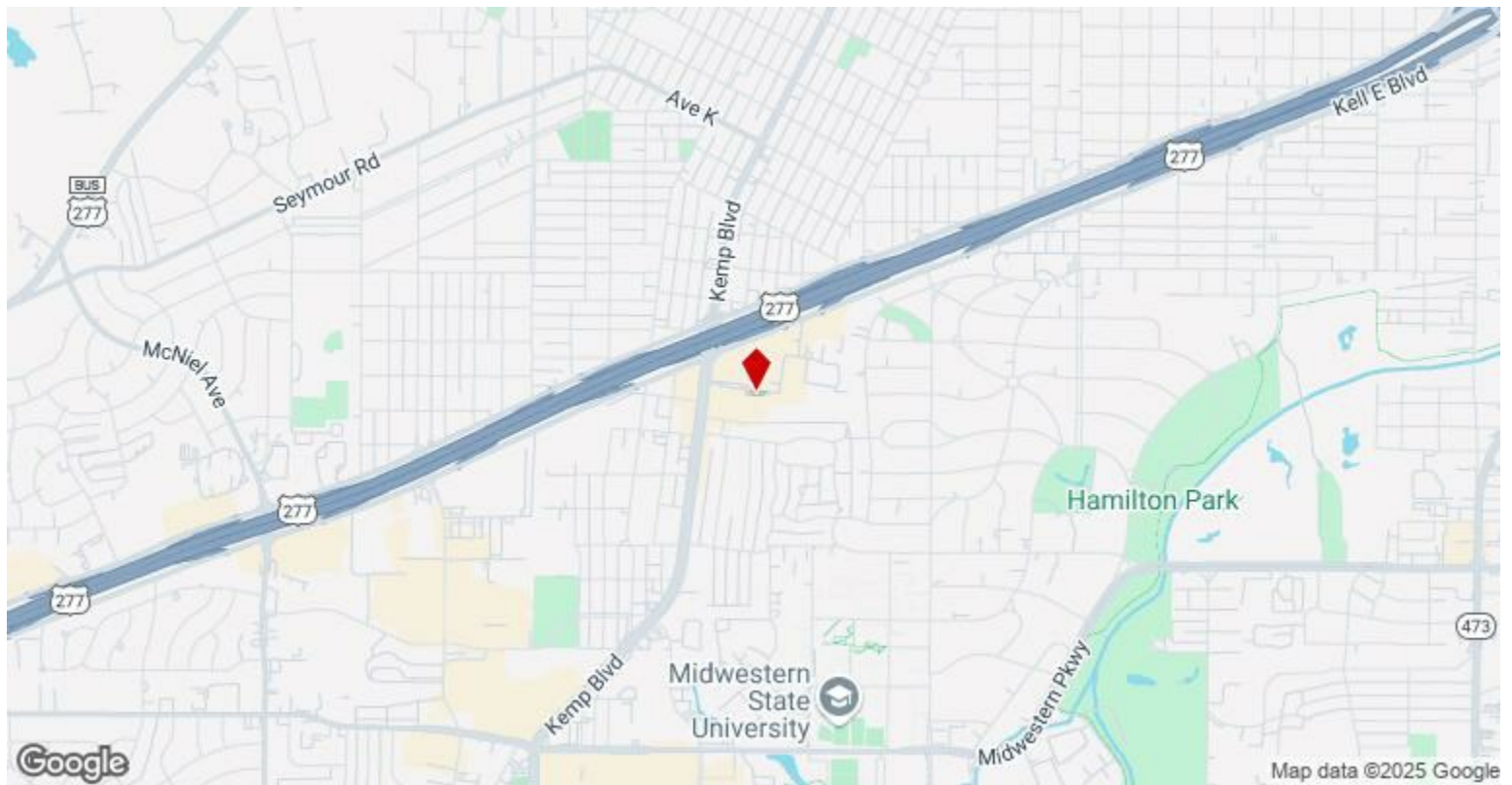
1st Floor Ste 200

Space Available	3,211 SF
Rental Rate	\$17.24 /SF/YR
Date Available	August 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Sublet
Space Use	Retail

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cinemark Theatre	-	
Crunch	-	
First United Bank	-	
Jasons Deli	-	
LendMark	-	
Tangles Salon	-	
Vexus	-	
Wells Fargo	-	



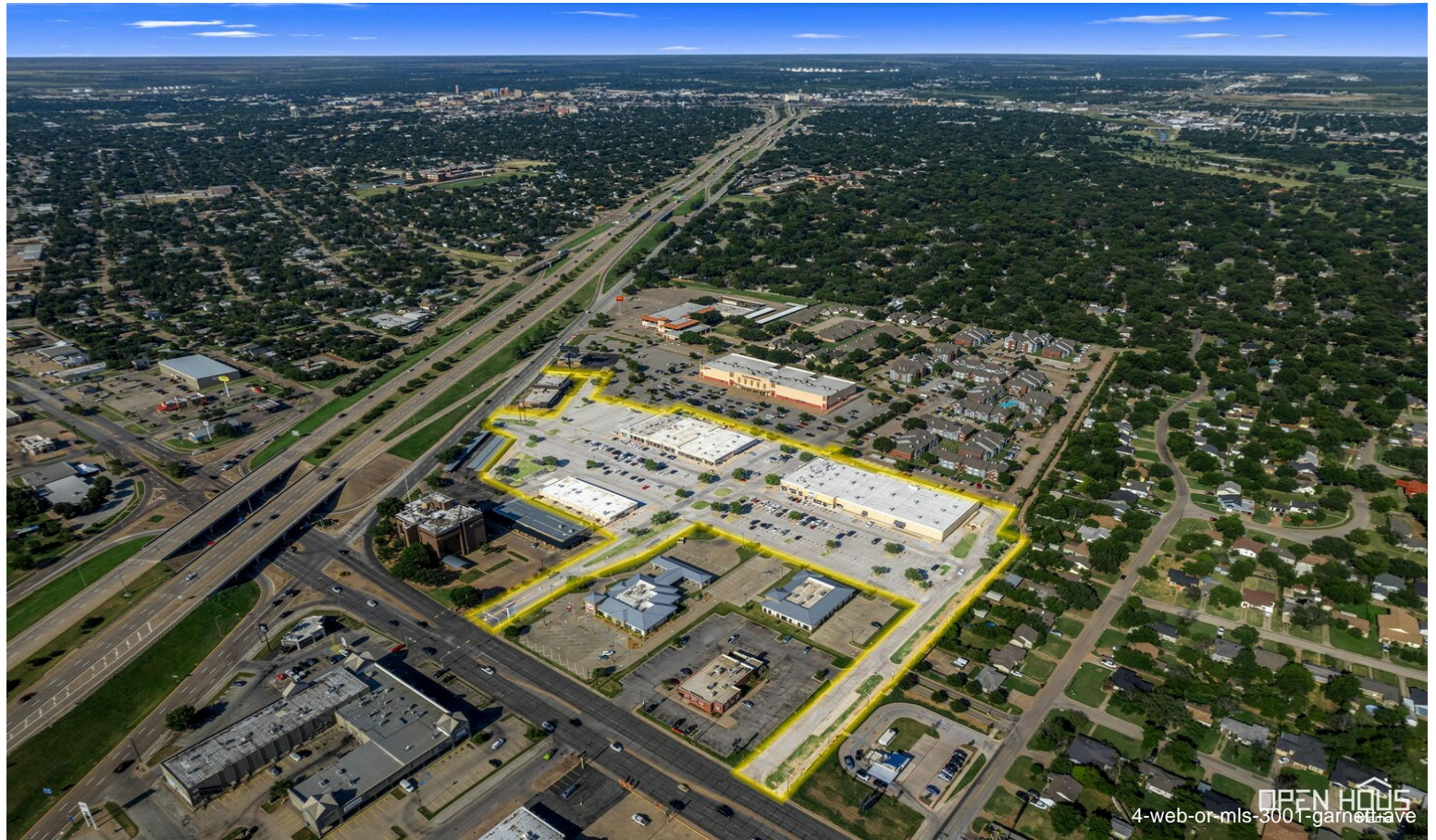
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Property Photos



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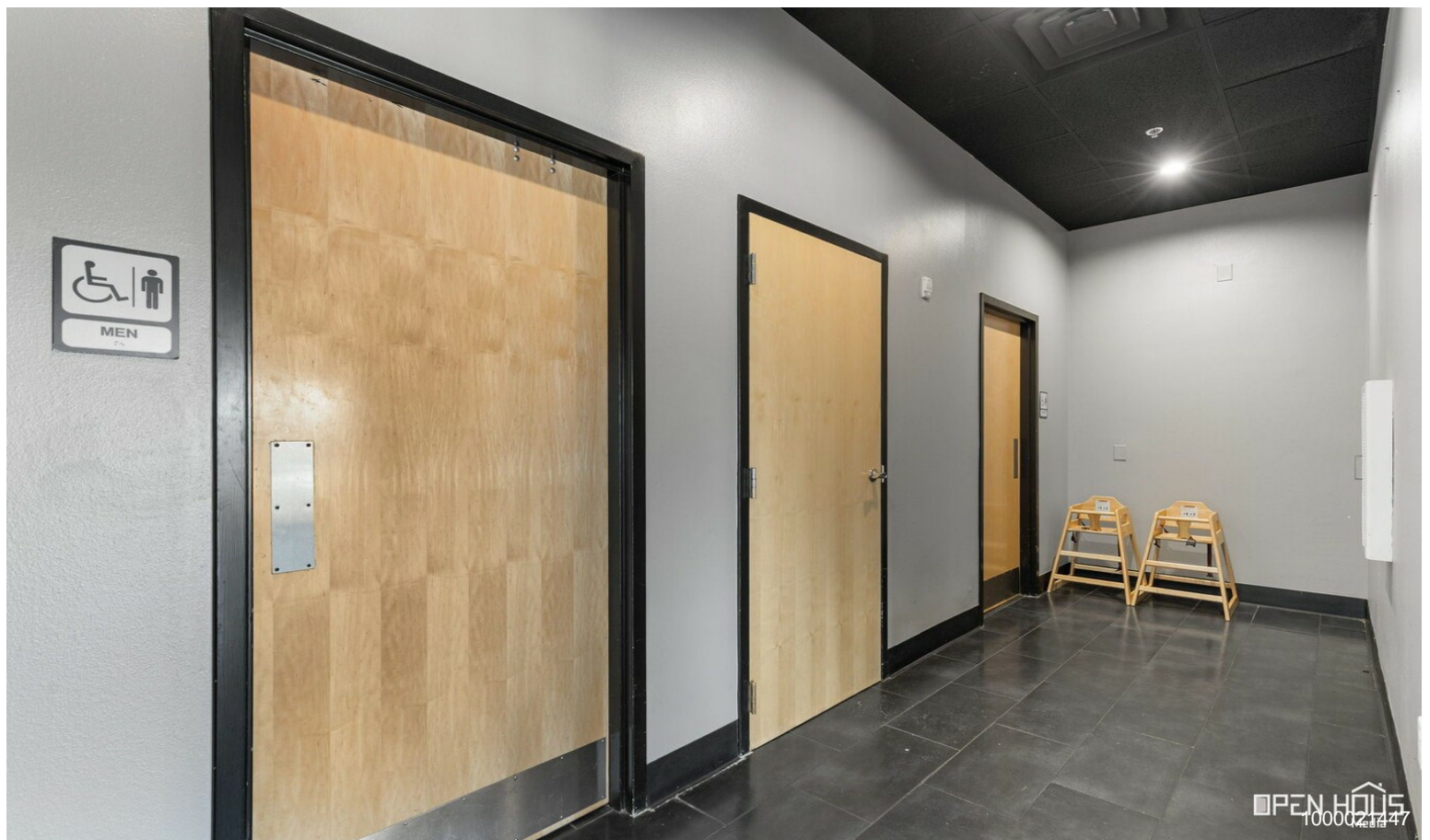
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A modern bathroom with dark gray tiled walls and floor. The vanity features white cabinetry and a dark countertop with two white sinks. A large mirror is mounted above the vanity. The ceiling is white with recessed lighting. A wooden door is visible on the left side of the image.



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