

# RETAIL FOR LEASE

## SECOND GENERATION RESTAURANT SPACE

HIGHEST AND BEST USE FAST CASUAL OR QSR



FOR LEASE

**KELLER WILLIAMS REALTY-AMARILLO**

3955 S Soncy Rd  
Amarillo, Texas 79119



Each Office Independently Owned and Operated

**PRESENTED BY:**

**HOLLY COATS, CPA, CCIM**

Commercial Broker Associate

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C: (806) 683-1330

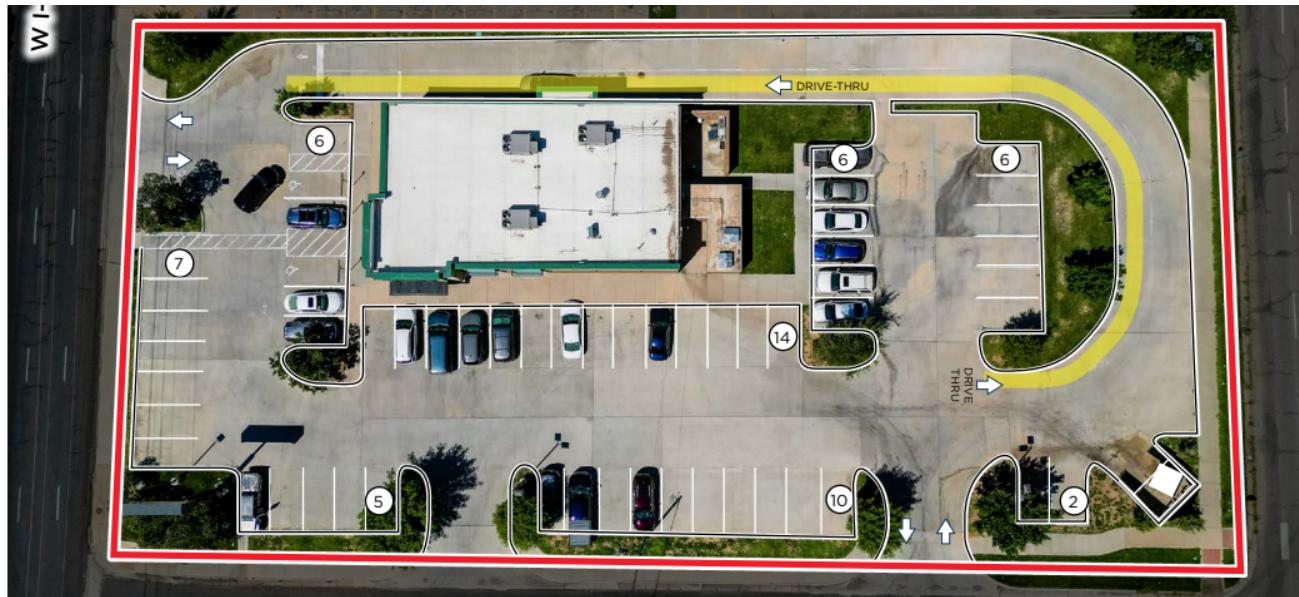
[hollycoats@kwcommercial.com](mailto:hollycoats@kwcommercial.com)

606152, TEXAS

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# SECOND GENERATION RESTAURANT FOR LEASE

4104 INTERSTATE 40 FRONTAGE ROAD



## Property Overview

**Prime Interstate Frontage:** Exceptional visibility and access directly on the highly traveled Interstate 40 Frontage Road.

**High-Traffic Location:** Exposure to approximately 93,705 Vehicles Per Day (VPD) traveling along Interstate 40. The nearby signalized intersection of S Western Street and Wolflin Avenue adds a combined traffic count of over 25,000 VPD.

**2nd Generation Restaurant:** Save significant build-out costs with this turnkey restaurant space, previously a national deli franchise.

**Essential Drive-Thru:** Features a dedicated drive-thru lane and pick-up window, essential for quick-service, catering, and modern customer convenience.

**Excellent Visibility:** Prominent pylon signage on the Frontage Road and positioned directly after the I-40 exit ramp.

**Lease Type:** Absolute NNN Lease - tenant responsible for all taxes, insurance, maintenance and repairs.

## Property Highlights

- Drive-thru
- Pylon Sign
- +/- 93,705 VPD on I-40 (2023)
- Prime Interstate 40 Frontage
- Freestanding 2nd Generation Restaurant

<b>Building SF:</b>	4,216
<b>Lot Size:</b>	1.06 Acres
<b>Year Built:</b>	2014
<b>Frontage:</b>	147 feet
<b>Signage:</b>	Pylon Sign
<b>Occupancy:</b>	134
<b>Parking:</b>	34 spaces
<b>Parking Ratio:</b>	8 : 1000
<b>Lease Rate:</b>	\$50 sf/yr + Absolute NNN

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# PROPERTY PHOTOS

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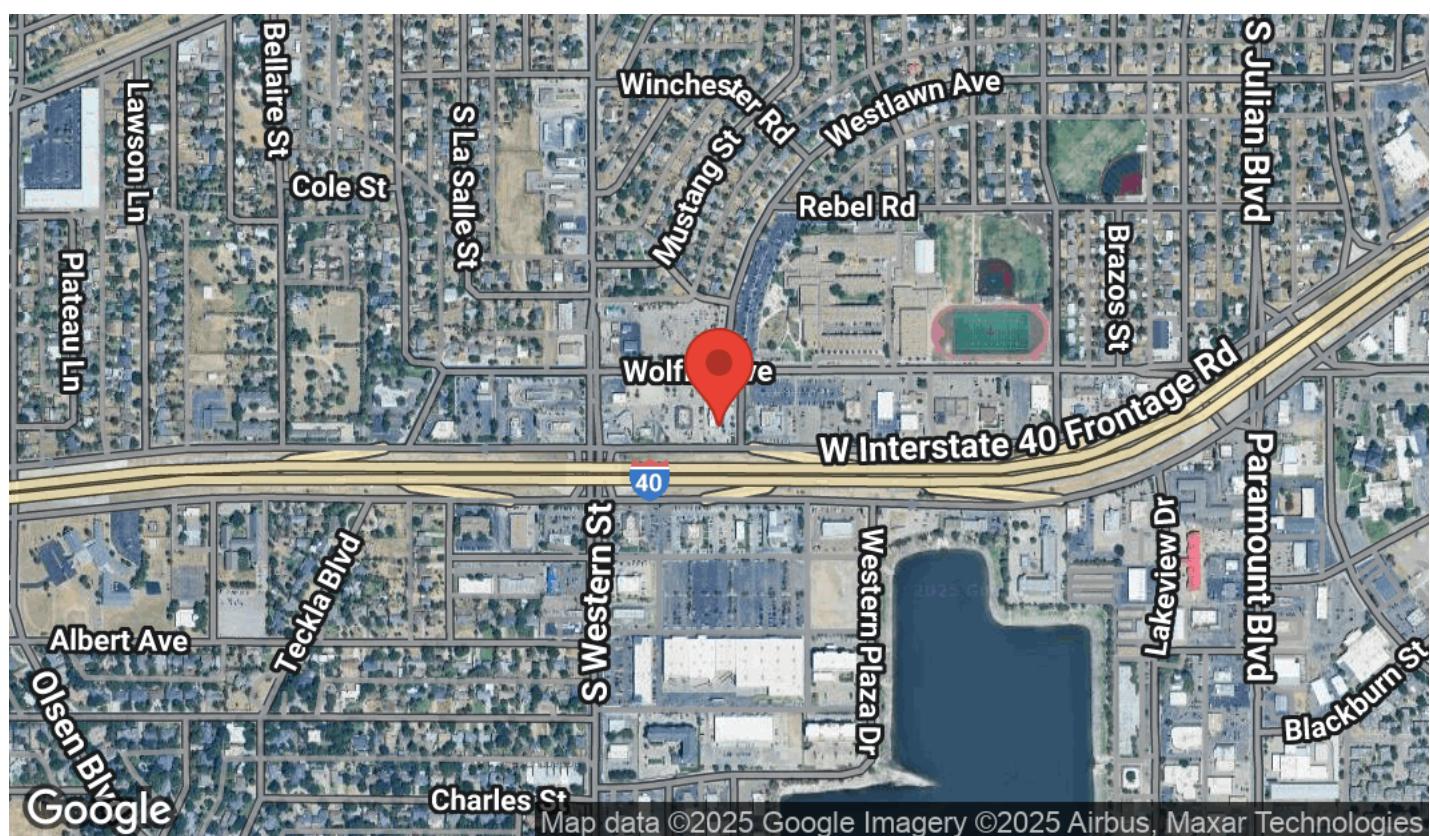
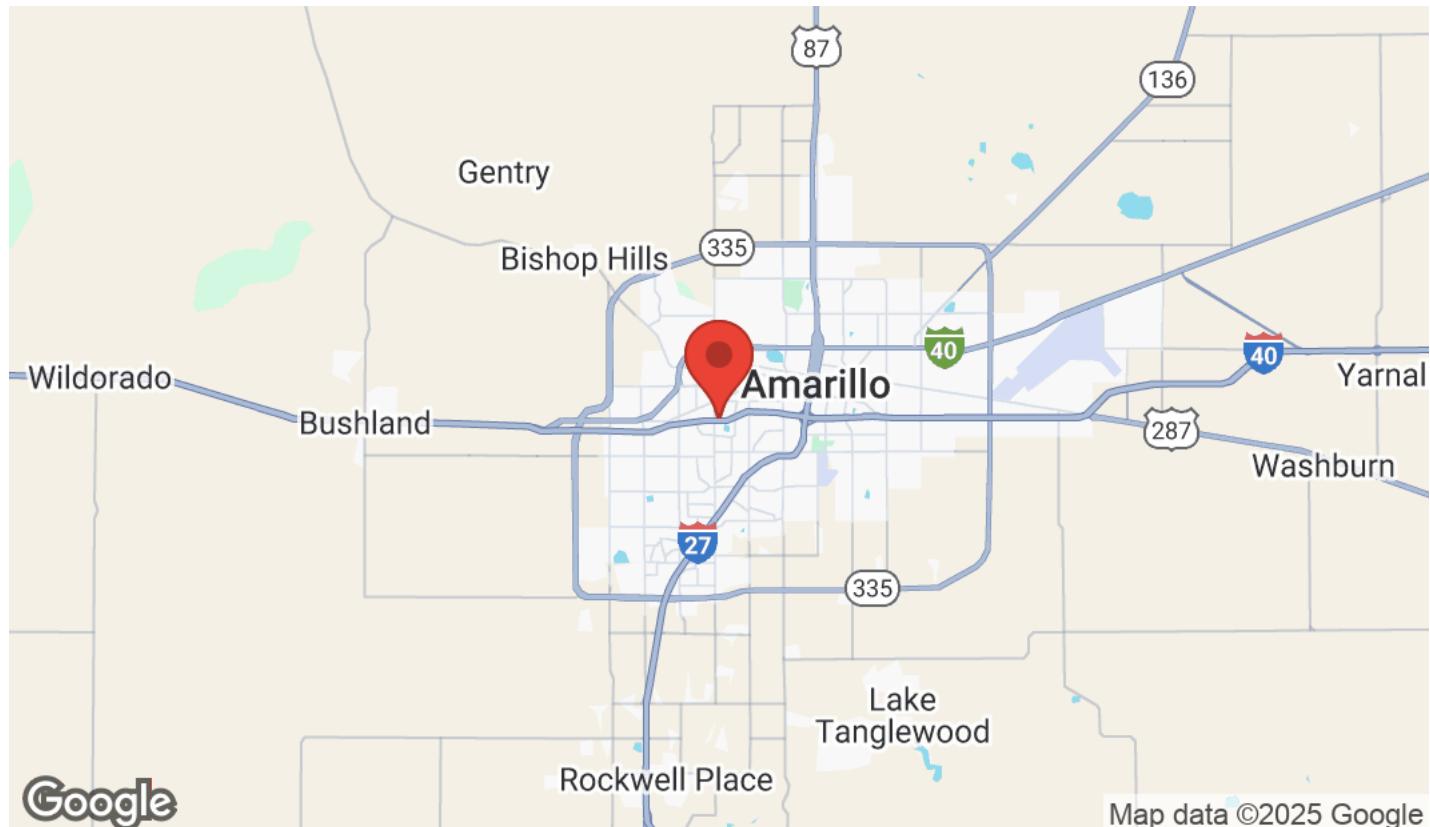


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## LOCATION MAPS

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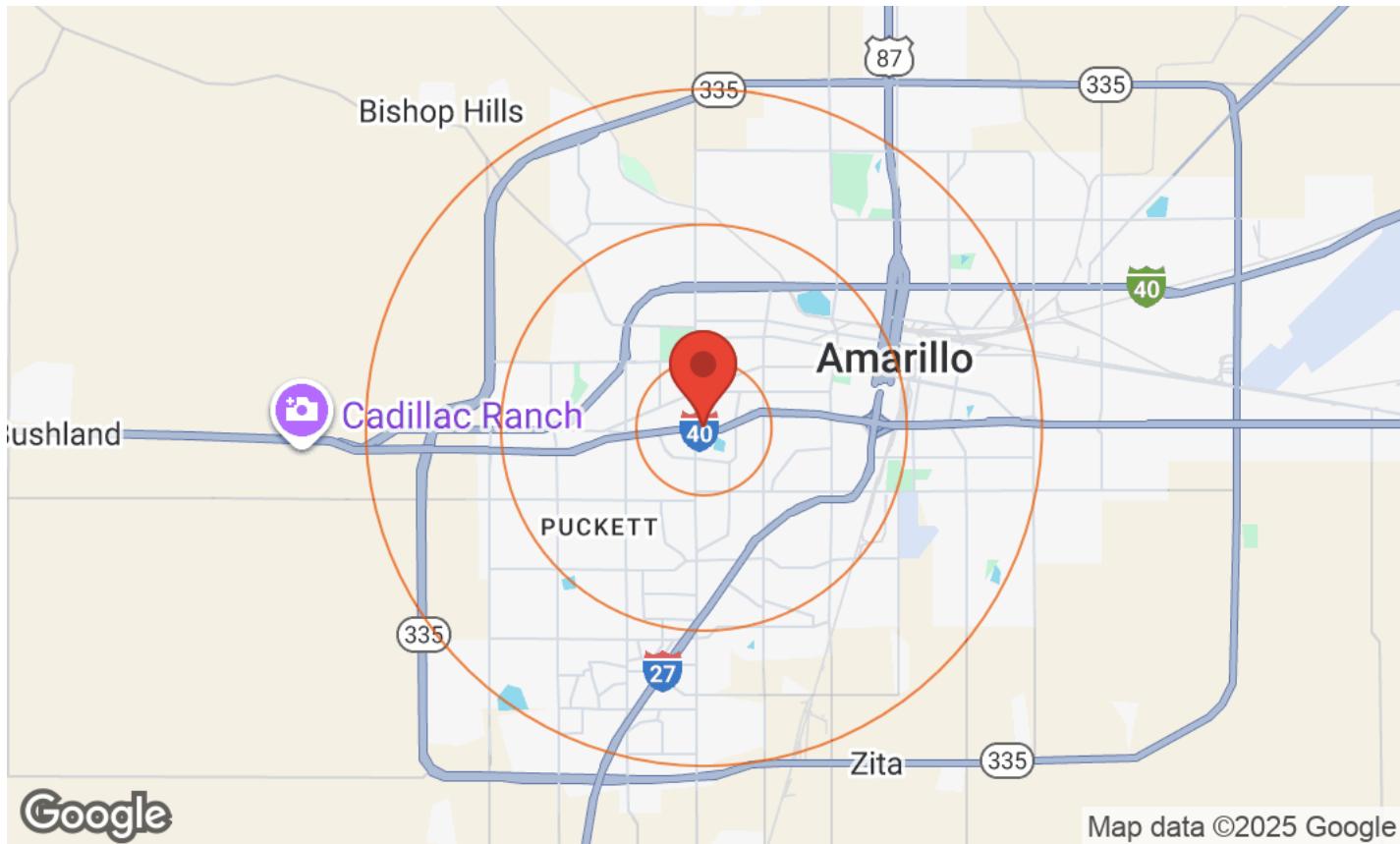


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## DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,668	44,127	81,044
	Female	6,032	44,895	83,084
	Total Population	11,699	89,022	164,128
Age	Ages 0-14	2,692	17,891	34,048
	Ages 15-24	1,532	11,614	21,855
	Ages 25-54	4,600	33,815	63,939
	Ages 55-64	1,197	9,658	17,385
	Ages 65+	1,678	16,043	26,900
Race	White	6,363	52,763	91,255
	Black	973	6,837	12,228
	Am In/AK Nat	34	303	492
	Hawaiian	N/A	9	16
	Hispanic	3,187	24,819	51,996
	Asian	865	2,270	4,875
	Multi-Racial	256	1,887	3,086
	Other	21	125	181
Income	Median	\$52,920	\$57,328	\$65,582
	< \$15,000	789	3,949	6,010
	\$15,000-\$24,999	401	3,546	5,282
	\$25,000-\$34,999	492	3,558	5,569
	\$35,000-\$49,999	614	5,648	8,668
	\$50,000-\$74,999	907	6,870	11,981
	\$75,000-\$99,999	593	4,128	7,941
	\$100,000-\$149,999	727	6,118	11,857
	\$150,000-\$199,999	243	2,432	4,809
	> \$200,000	102	2,215	4,968

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	