



SOUTH GEORGIA SHOPPING CENTER

5995 South Georgia Street, Amarillo, TX 79110

JOSH LANGHAM

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RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Experience the allure of a rapidly expanding part of town at this new retail development center, ideally positioned near the bustling intersection at 58th and Georgia. Surrounded by newly constructed Starbucks, Chick-fil-A, and McDonald's, this dynamic area offers a prime retail opportunity. Embrace the energy and potential of this high-traffic area, where new development meets the demand for convenience and quality in a vibrant, growing district.

LOCATION DESCRIPTION

Located at a rapidly expanding part of town at this new retail development center, ideally positioned near the bustling intersection at 58th and Georgia. Surrounded by newly constructed Starbucks, Chick-fil-A, and McDonald's locations, this dynamic area offers a prime retail opportunity. The site's strategic location places it within reach of a thriving community and provides excellent visibility for businesses seeking to capture the attention of local residents and visitors alike. Embrace the energy and potential of this high-traffic area, where new development meets the demand for convenience and quality in a vibrant, growing district.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN Estimates \$6.50 per sq. ft.)
Available SF:	3,000 - 3,900 SF
Lot Size:	43,124 SF
Building Size:	13,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	461	1,546	4,314
Total Population	1,102	3,804	10,876
Average HH Income	\$91,267	\$89,386	\$88,090

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GEORGIA - 58TH MAP



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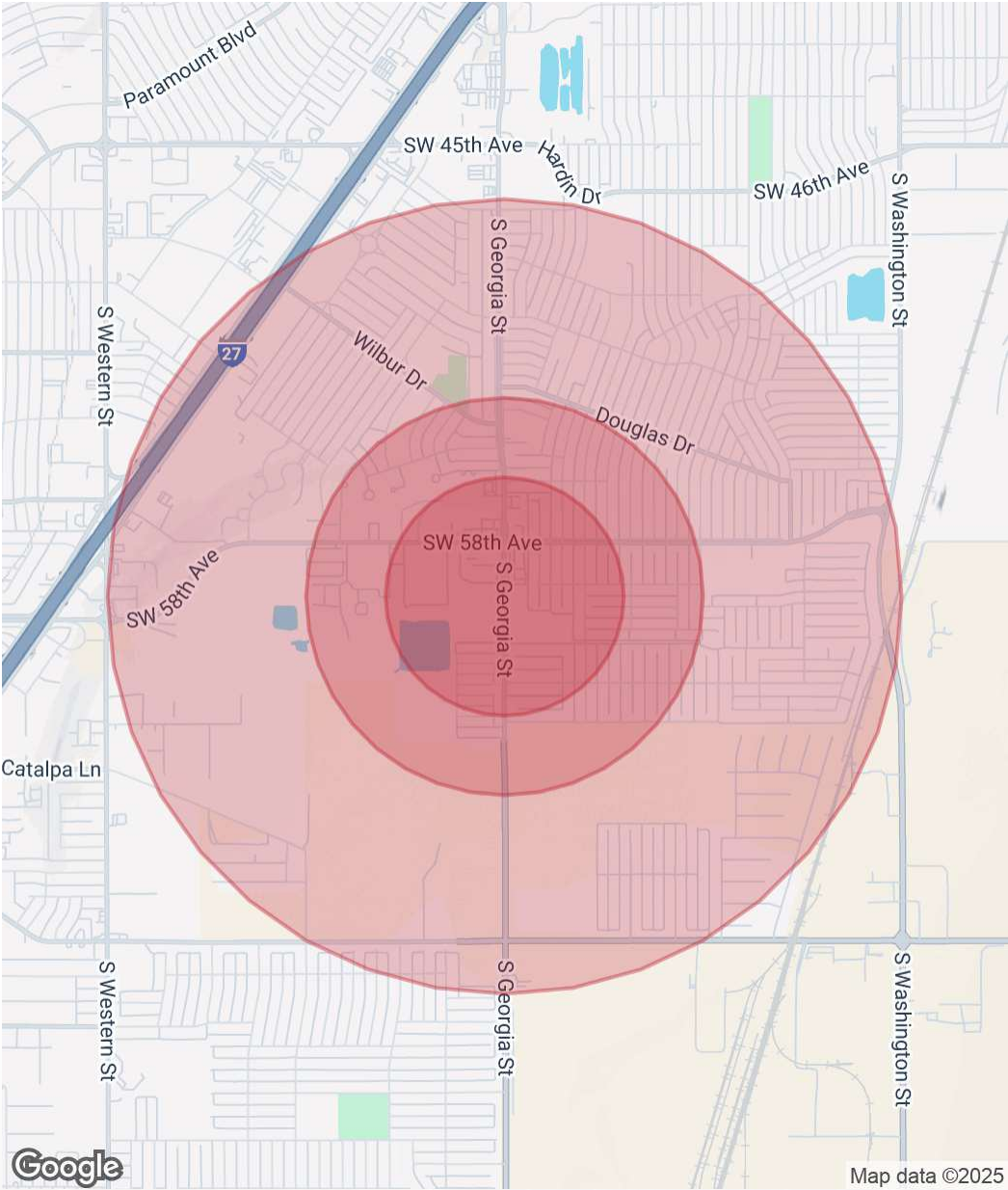
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,102	3,804	10,876
Average Age	35	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	461	1,546	4,314
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$91,267	\$89,386	\$88,090
Average House Value	\$197,663	\$187,718	\$185,834

Demographics data derived from AlphaMap



Map data ©2025

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