



PRICE: \$3,000 PER MONTH

**1709 AMBLER AVE, SUITE B**

Abilene, TX 79603

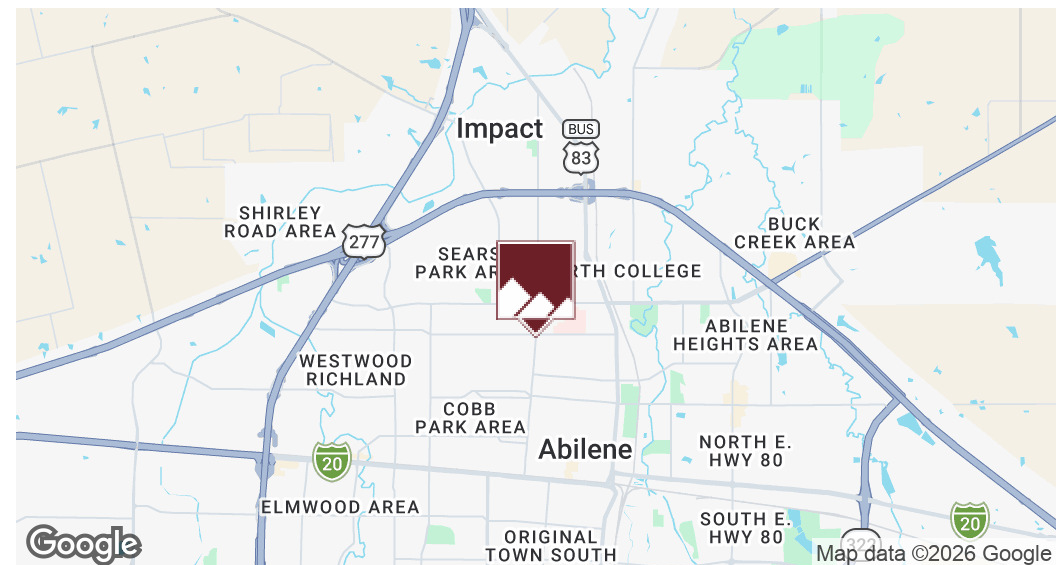
**Jack Oduro**

Agent  
512.977.8596  
jack@moriahrealstate.com

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## Property Description

This 1,100 SF retail space offers an excellent leasing opportunity within a well-established retail center in Abilene, Texas. The suite features strong storefront presence, prominent signage opportunities, convenient customer parking, and a flexible layout suitable for retail, medical, office, service, or specialty business users. Located alongside established tenants, including Cricket Wireless, this space provides an opportunity to join a proven retail destination with consistent customer activity.

## Property Highlights

- 1,100 SF Available | Retail Space For Lease
- Directly Across from Neighborhood Walmart
- Signalized Hard Corner | 32,000+ VPD
- Excellent Visibility & Signage | Strong Existing Tenant Mix Including Cricket Wireless
- Convenient Access & Ample Parking | Established North Abilene Retail Corridor

## Location Description

Positioned along Ambler Avenue in North Abilene, the property benefits from a signalized hard-corner location directly across from Walmart. With traffic counts exceeding 32,000 vehicles per day and surrounding national retailers, restaurants, service providers, and residential neighborhoods, the area offers exceptional visibility, accessibility, and exposure. This established commercial corridor continues to serve as one of Abilene's primary retail trade areas.

## Offering Summary

Lease Rate:	\$3,000 SF/yr (NNN)
Available SF:	1,100 SF

Spaces	Lease Rate	Space Size
Suite B	\$3,000.00 SF/yr	1,100 SF

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BROKERAGE SERVICES, LLC

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1608 N BIG SPRING ST  
Midland, TX 79701

## Moriah Brokerage Services, LLC



JOHN ELPHICK, CCIM  
BROKER

TREY DENNIS  
BROKER

WES GOTCHER  
PRESIDENT/MANAGING  
BROKER

STEPHANIE GAUTHIER  
AGENT

JACK ODURO  
AGENT



MIKE GRESBACK  
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TOMMY REYNOLDS  
AGENT

MEGAN YANCEY  
TRANSACTION COORD.

HUNTER HICKOK  
AGENT

JOEY VARELA  
AGENT

PRESLEY FLATT  
MARKETING SPECIALIST

### Significant Assignments & Transactions



INDUSTRIAL | OFFICE | RETAIL | LAND | MULTIFAMILY

MORIAH BROKERAGE SERVICES, LLC | P: 432-682-2510

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Contact Broker:

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