



1932 Civic Circle
Amarillo, TX 79121

The Shops at Wolflin Square

WOLFLIN SQUARE, MORE STORES, MORE FUN, WWW.WOLFLINSQUARE.COM



THE SPACE

Location	1932 Civic Circle Amarillo, TX 79121
County	Potter
Cross Street	Wolflin and Georgia
Traffic Count	50,000

HIGHLIGHTS

- Over 50 + tenants
- Great compliment of local and national tenants
- Great location, at the intersection of Wolflin and Georgia in central Amarillo
- Internet resistant tenants
- Traffic Counts at I-40 and Georgia: 80,000 CPD
- Located in the historic Wolflin neighborhood
- Traffic Counts at Wolflin and Georgia: 50,000 CPD
- Located in the Historic Wolflin Neighborhood with Average HH Income of over \$200,000
- Busy Retail Area with over 3million SF of retail attracting customers from over 4 states
- Average HH Income \$87,056 in a 1 Mile Radius
- Ample Parking



POPULATION

0.50 MILE	3.00 MILE	5.00 MILE
2,578	86,634	174,885

AVERAGE HOUSEHOLD INCOME

0.50 MILE	3.00 MILE	5.00 MILE
\$92,552	\$78,845	\$86,154

NUMBER OF HOUSEHOLDS

0.50 MILE	3.00 MILE	5.00 MILE
1,270	36,652	70,478

PROPERTY FEATURES

CURRENT OCCUPANCY	96.00%
TOTAL TENANTS	55
BUILDING SF	190,000
LAND SF	594,158
LAND ACRES	13.64
YEAR BUILT	1965
YEAR RENOVATED	2016
ZONING TYPE	GR
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	5
CORNER LOCATION	Yes
NUMBER OF INGRESSES	8
NUMBER OF EGRESSES	8

NEIGHBORING PROPERTIES

NORTH	Downtown Amarillo, Hodge Town
SOUTH	Wolflin Village, Home Depot, Chick Fil-A, ATT, Chipotle, Nothing Bundt Cakes, ,
EAST	Burger King, Texas Roadhouse,
WEST	Toot'n Totum, Wellington Square

TENANT INFORMATION

MAJOR TENANT/S	Chicken Salad Chic, Tropical Smoothie Cafe, Waxing the City, MyEyeDr., Snapology, Palace Coffee, Share Tea
LEASE TYPE	NNN



I-40 and Georgia

- The Shops at Wolflin Square offers both tenants and shoppers a great and convenient location in the heart of Amarillo! Located conveniently at the intersections of I-40 and Georgia and Wolflin and Georgia, there are multiple convenient ways to access Wolflin Square, and we offer ample parking to make your experience easy!
- The traffic counts at the intersection of Wolflin and Georgia are 50,000, and the traffic counts off of I-40 and Georgia are 80,000+!

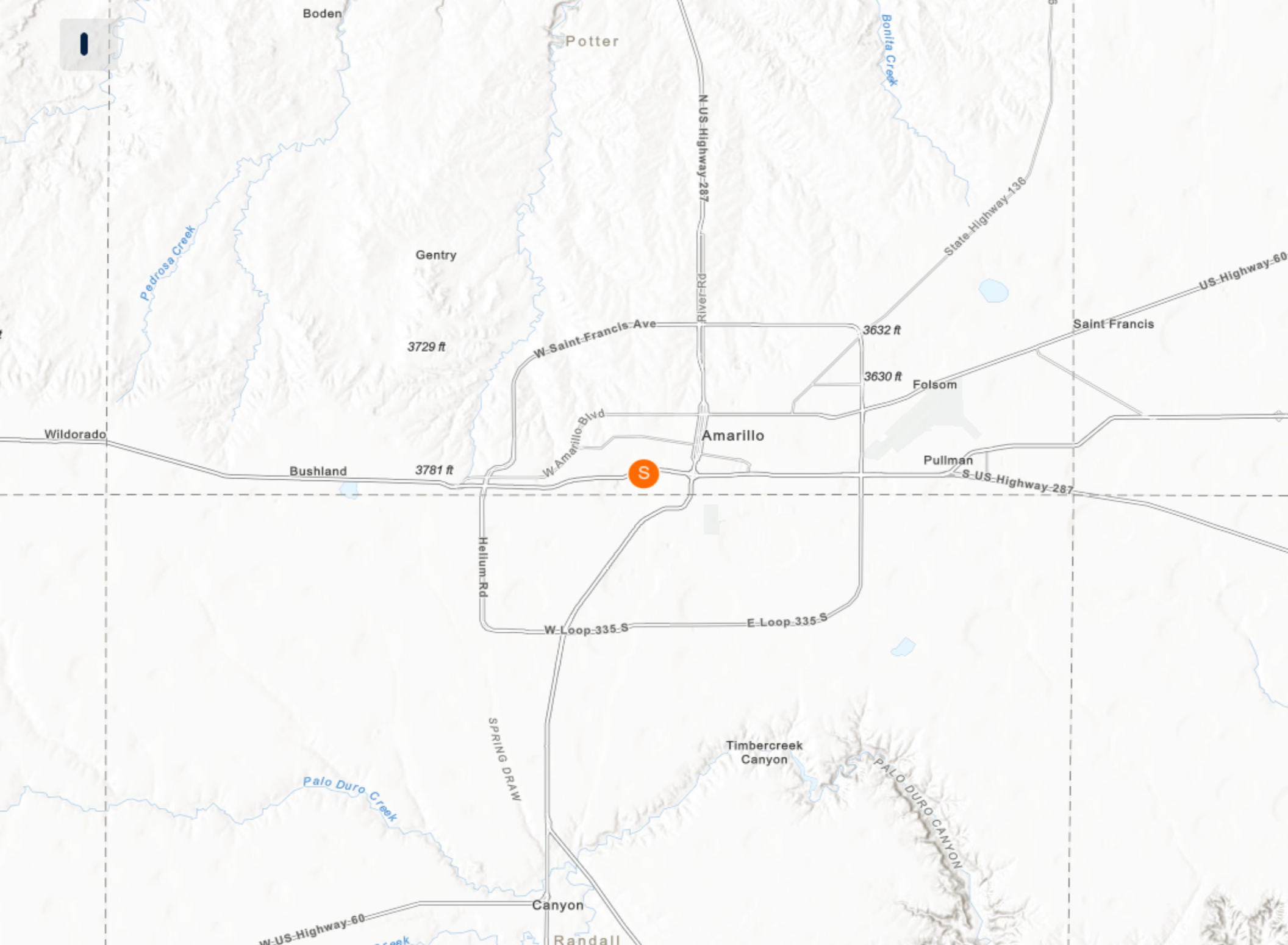
Easy and Convenient

- Located conveniently at the intersections of I-40 and Georgia and Wolflin and Georgia, the shopping center offers multiple ingress and egress points to allow for an easy flow of traffic into and out of the center!

Great Demographics

- The average HH income in a 1 mile radius among 5,303 Households is \$87,056. Amarillo draws customers in from over 4 states, as we have the largest medical district for over 400 miles that attracts people from smaller communities.
- The average HH income of the historic Wolflin Neighborhood is above \$250,000 annually.





Wolflin & Georgia : 45,000 CPD



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SUBJECT PROPERTY

**1932 CIVIC CIR
AMARILLO, TX**

SW 10TH AVE

WOLFLIN SQUARE

Logos in Wolflin Square area:

- THE SHOPS AT WOLFLIN SQUARE
- THE RIGHT ANGLE
- FIREHOUSE SUBS
- LITTLE BEE'S
- WORK BOOT
- RIVERFIELDS
- Get Fit
- Hallmark
- RANDY'S SHOES
- tandy LEATHER
- SOULS UNDEAD
- tropical CAFE
- SNAP & GO
- Sharetea
- WAXING THE CITY
- Brush Art

Logos in Western Crossing area:

- Burlington petco
- Michael's FedEx
- EXCEPTIONAL EMERGENCY CENTER
- Olive Garden
- Cheddar's

Waffle House

TASCOSA HIGH SCHOOL

Super 8 BY WYNDHAM

dnk FORMALS

extend suites

Freeman's Flowers

AMARILLO CITY COLLEGE

Comfort INN & SUITES

6

CANDLEWOOD SUITES

GOLDS GYM

Circle K Appliance

STAYBRIDGE SUITES

575 PIZZERIA

AMARILLO CITY COLLEGE

Habitat for Humanity ReStore

2nd Impression Consignment Co.

Market STREET

Valvoline Instant Oil Change

O'Reilly AUTO PARTS

Bubba's 33

ROASTERS

BURGER KING

TAKE 5

alt

CHURCH'S

TACO VILLA

PERFECT FIT

Chick-fil-e

CRUNCH

Holiday Inn AN IHG HOTEL

WOLFLIN VILLAGE

- GNC
- Office DEPOT
- ups
- MARCELLA'S
- Talbots
- RAFFKIND'S
- RESERVE
- THE MOUNTAIN CUTTITERS
- AMARILLO CITY COLLEGE

STEPHEN F. AUSTIN MIDDLE SCHOOL

Stephen F. Austin Park

CVS

AMoA AMARILLO MUSEUM OF ART

AMARILLO CITY COLLEGE

W 24TH AVE

Memorial Park

















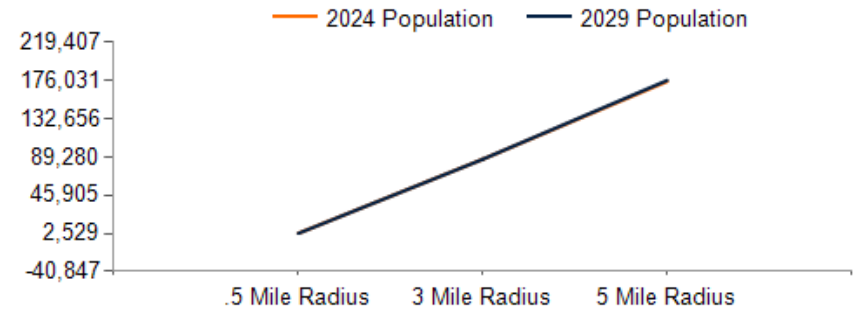




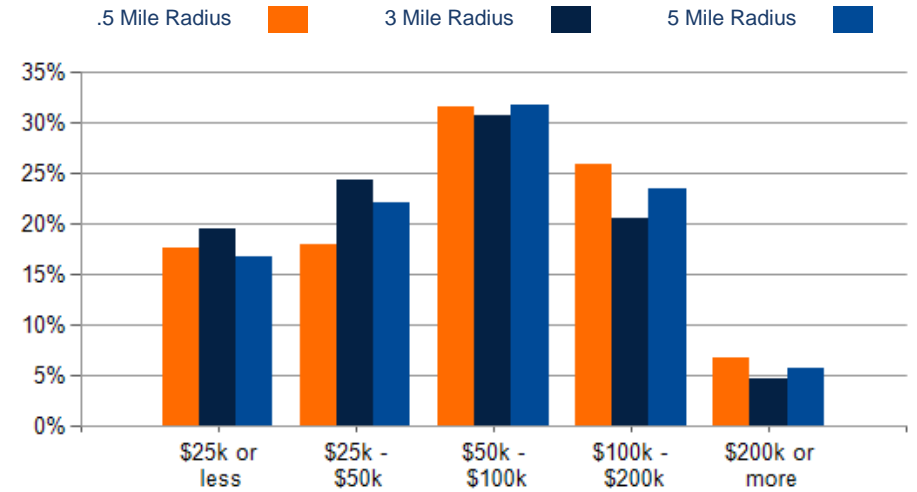
POPULATION	.5 MILE	3 MILE	5 MILE
2000 Population	2,603	88,402	156,500
2010 Population	2,539	90,404	168,748
2024 Population	2,578	86,634	174,885
2029 Population	2,529	86,598	176,031
2024-2029: Population: Growth Rate	-1.90%	-0.05%	0.65%

2024 HOUSEHOLD INCOME	.5 MILE	3 MILE	5 MILE
less than \$15,000	124	4,169	6,691
\$15,000-\$24,999	99	3,010	5,131
\$25,000-\$34,999	138	4,186	7,311
\$35,000-\$49,999	91	4,727	8,320
\$50,000-\$74,999	255	6,458	12,556
\$75,000-\$99,999	147	4,835	9,881
\$100,000-\$149,999	180	5,347	11,585
\$150,000-\$199,999	149	2,199	4,924
\$200,000 or greater	86	1,719	4,080
Median HH Income	\$65,759	\$56,580	\$63,219
Average HH Income	\$92,552	\$78,845	\$86,154

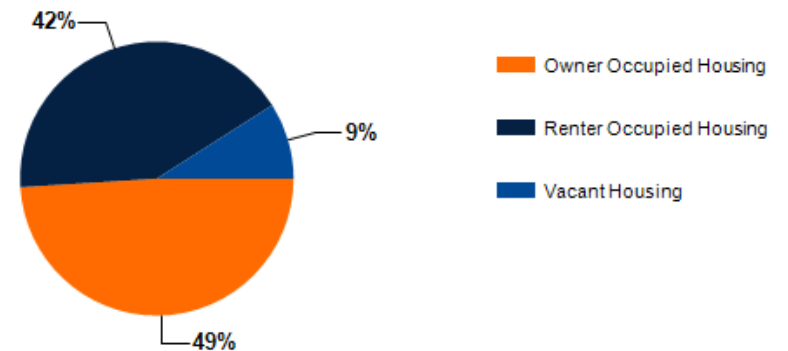
HOUSEHOLDS	.5 MILE	3 MILE	5 MILE
2000 Total Housing	1,391	39,991	66,483
2010 Total Households	1,293	37,443	66,577
2024 Total Households	1,270	36,652	70,478
2029 Total Households	1,276	37,323	72,286
2024 Average Household Size	2.03	2.32	2.45
2024-2029: Households: Growth Rate	0.45%	1.80%	2.55%



2024 Household Income

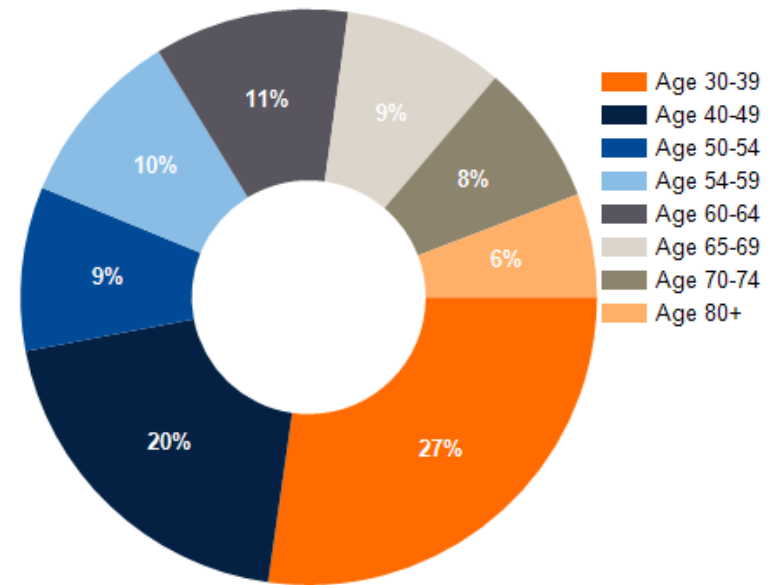


2024 Own vs. Rent - .5 Mile Radius

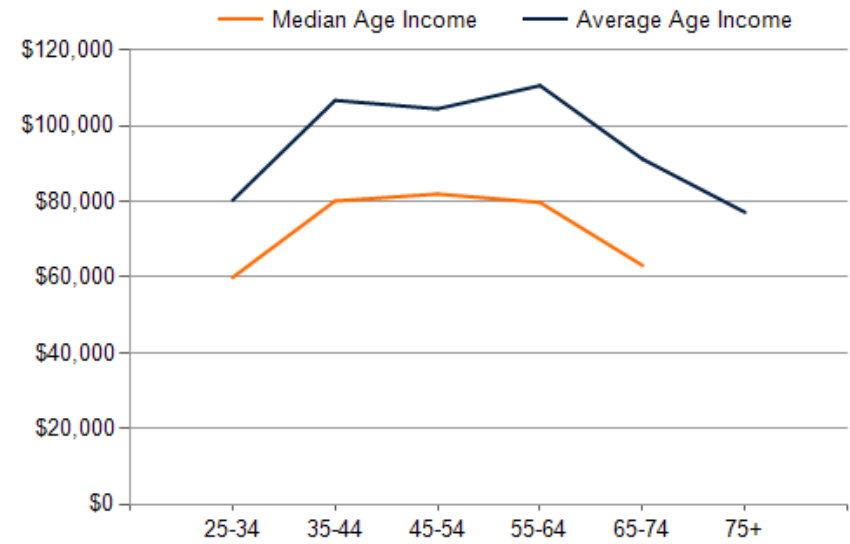


Source: esri

2024 POPULATION BY AGE	.5 MILE	3 MILE	5 MILE
2024 Population Age 30-34	231	6,313	12,179
2024 Population Age 35-39	186	5,795	11,564
2024 Population Age 40-44	174	5,690	11,580
2024 Population Age 45-49	128	4,637	9,832
2024 Population Age 50-54	141	4,555	9,541
2024 Population Age 55-59	154	4,559	9,190
2024 Population Age 60-64	167	5,187	10,261
2024 Population Age 65-69	138	4,736	9,393
2024 Population Age 70-74	122	3,671	7,622
2024 Population Age 75-79	89	2,604	5,535
2024 Population Age 80-84	39	1,808	3,501
2024 Population Age 85+	41	2,135	3,716
2024 Population Age 18+	2,079	66,363	132,869
2024 Median Age	37	37	37
2029 Median Age	39	38	38



2024 INCOME BY AGE	.5 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,901	\$57,817	\$63,820
Average Household Income 25-34	\$80,319	\$75,429	\$81,716
Median Household Income 35-44	\$80,138	\$72,691	\$79,543
Average Household Income 35-44	\$106,719	\$93,956	\$101,082
Median Household Income 45-54	\$81,959	\$72,568	\$78,951
Average Household Income 45-54	\$104,481	\$93,893	\$102,354
Median Household Income 55-64	\$79,744	\$57,661	\$66,533
Average Household Income 55-64	\$110,635	\$80,422	\$90,446
Median Household Income 65-74	\$63,086	\$49,096	\$55,307
Average Household Income 65-74	\$91,200	\$71,766	\$79,337
Average Household Income 75+	\$77,147	\$62,640	\$65,216



The Shops at Wolflin Square

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