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Morgan & Myers Roofing
INTERIORS LLC

MORGAN & MYERS ROOFING

7845 Canyon Expressway, Amarillo, TX 79110

RICK THOMASON

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OFFICE BUILDING
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the ideal space for your business at 7845 Canyon Expressway. This prime property for lease offers an expansive, modern interior, ideal for customization to suit your unique requirements. The newly renovated office spaces boast an abundance of natural light, offering a welcoming and productive environment. With ample parking and easy access to major transportation routes, including I-27 and the loop, commuting is convenient for employees and clients. The property features spacious lobby, 13+ offices, 2 bathrooms, filing room, conference room and kitchen. Embrace the opportunity to elevate your business in this strategically located, well-equipped property.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$3,500.00 - 6,700.00 per month (Gross)
Available SF:	2,100 - 3,800 SF
Lot Size:	48,787 SF
Building Size:	8,093 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	177	877	3,644
Total Population	457	2,158	8,920
Average HH Income	\$124,302	\$110,897	\$106,380

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ADDITIONAL PHOTOS



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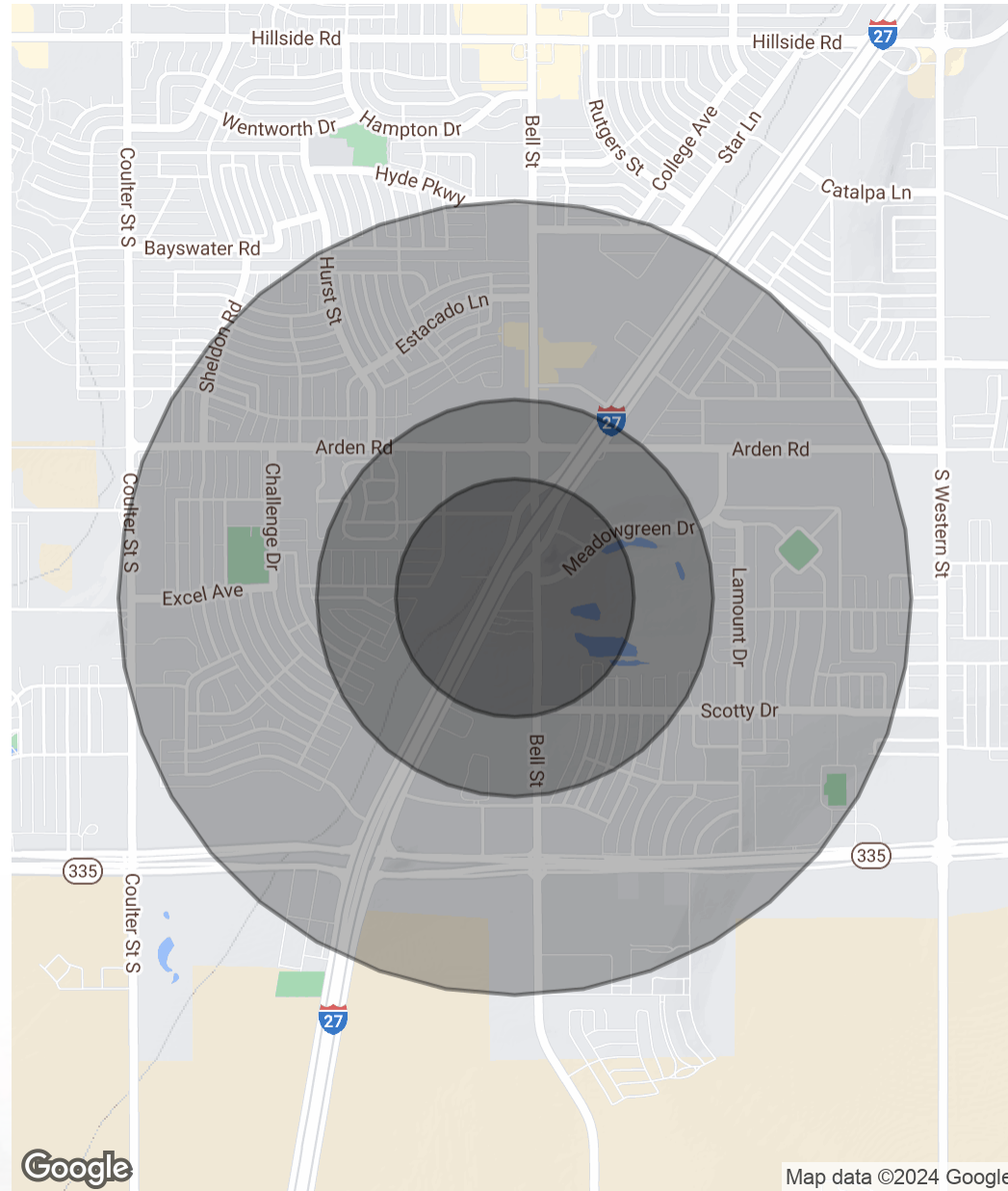
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	457	2,158	8,920
Average Age	41	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	177	877	3,644
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$124,302	\$110,897	\$106,380
Average House Value	\$293,380	\$269,235	\$252,751

Demographics data derived from AlphaMap



Map data ©2024 Google

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