



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

RETAIL FOR LEASE: GREENWAYS VILLAGE ON HILLSIDE

7669 Hillside , Amarillo, TX 79119

JOSH LANGHAM

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RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing 7669 Hillside, a prime commercial property available for lease in Amarillo, TX. This versatile space features a negotiable tenant improvement package, ensuring it can be customized to meet your specific needs. With rooftop mechanical units maintained by the landlord, you can focus on your business while the property is well taken care of. The solid glass storefront offers maximum visibility from Hillside, while the neighbouring restaurant guarantees increased foot traffic. Plus, with a staggering 25,000 car count and the highest median income in Amarillo within 1, 3, and 5 miles, this property is strategically positioned for success. Take advantage of this exceptional opportunity to elevate your business at 7669 Hillside.

PROPERTY HIGHLIGHTS

- > Tenant Improvement negotiable
- > Rooftop mechanical units maintained by landlord
- > Solid glass store front very visible from Hillside

OFFERING SUMMARY

Lease Rate:	\$25.32 SF/yr (NNN)
Number of Units:	6
Available SF:	2,005 SF
Lot Size:	1.72 Acres
Building Size:	14,962 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,230	23,347	44,059
Total Population	5,642	55,902	106,402
Average HH Income	\$113,416	\$83,023	\$70,965

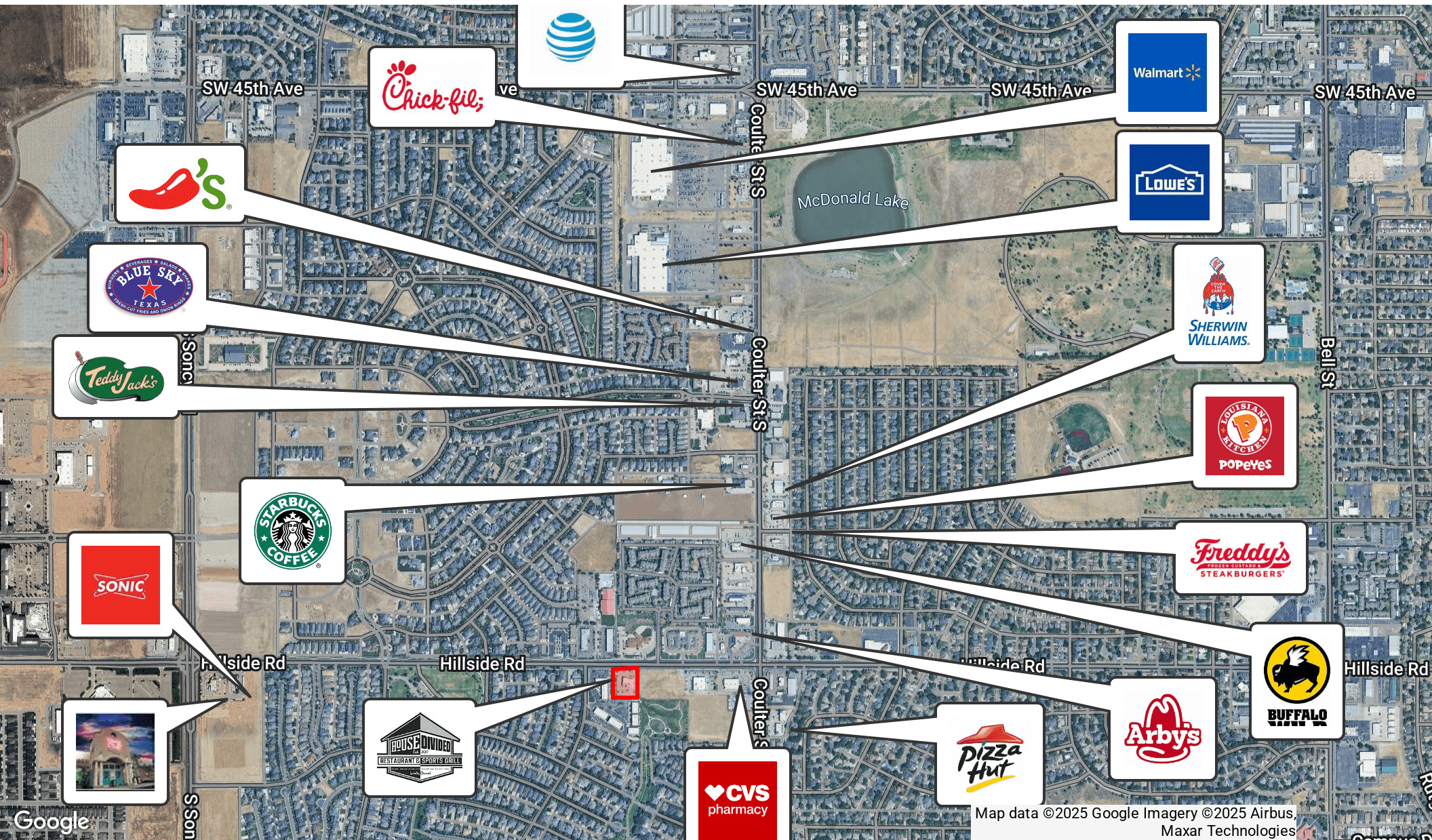
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RETAILER MAP GWV - HILLSIDE



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ADDITIONAL PHOTOS



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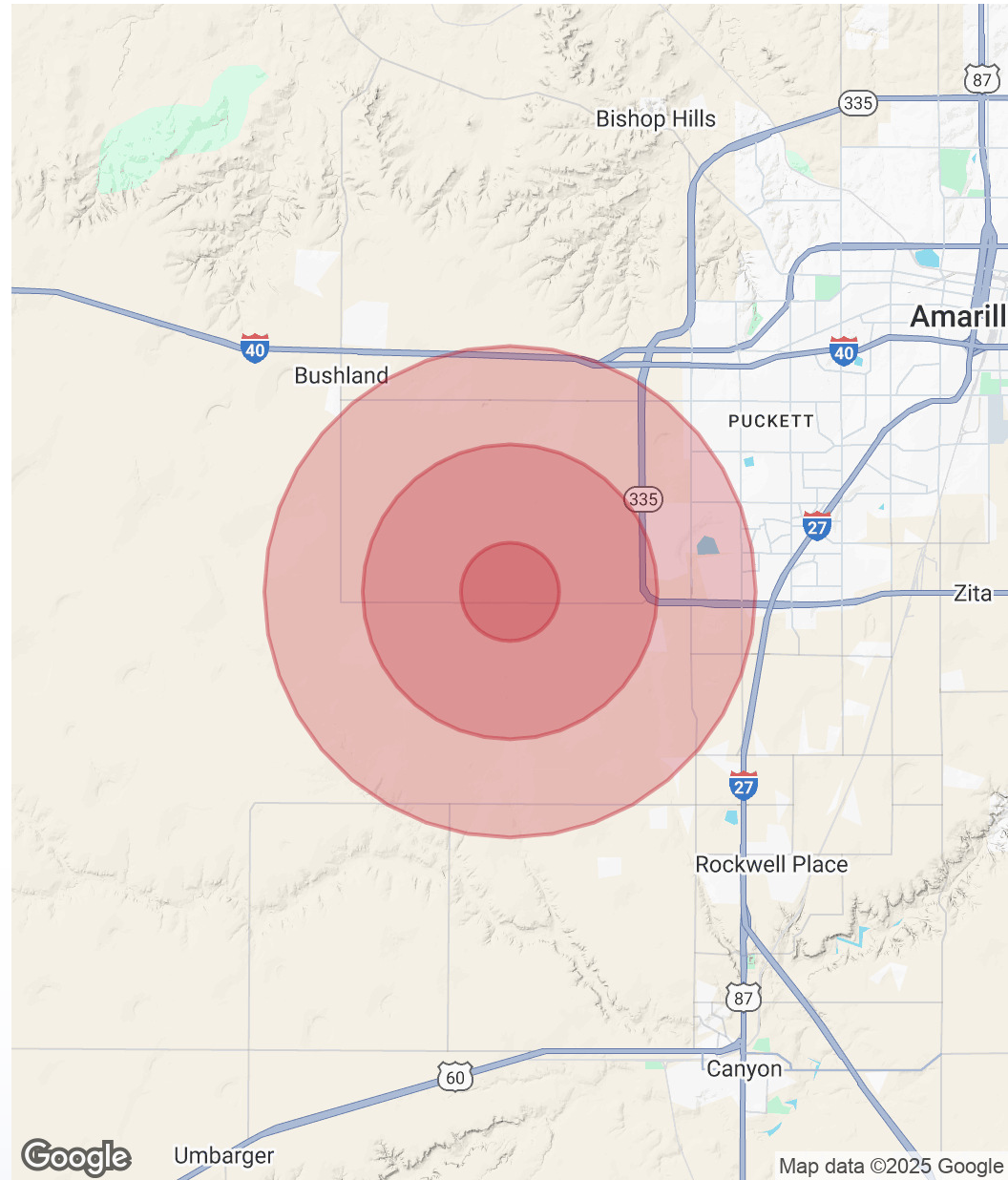
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,642	55,902	106,402
Average Age	39.0	40.3	37.7
Average Age (Male)	37.3	38.6	36.1
Average Age (Female)	41.5	41.8	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,230	23,347	44,059
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$113,416	\$83,023	\$70,965
Average House Value	\$322,640	\$198,946	\$166,096

** Demographic data derived from 2020 ACS - US Census*



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	120 months
Total Space:	2,005 SF	Lease Rate:	\$25.32 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7669 Hillside suite 400	Available	2,005 SF	NNN	\$25.32 SF/yr	-

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