



SW 45th Street Retail Building

7410 SW 45th Ave, Amarillo, TX 79119

Property Features

This freestanding retail building presents an outstanding opportunity for retail, restaurant, or drive-thru users in the heart of Southwest Amarillo's premier retail corridor. Currently configured with a two-bay garage, the building offers the flexibility to be converted into a drive-thru or reconfigured to accommodate a variety of retail and restaurant concepts. Located just off the signalized intersection of 45th Avenue and Coulter Street, with more than 45,000 vehicles passing daily, the property offers excellent visibility, easy access, and ample parking. Surrounded by major national retailers and restaurants including Walmart, Lowe's, Panda Express, Chick-fil-A, Raising Cane's, Burger King, and Pondaseta Brewing Co., the site is ideally positioned to serve one of Amarillo's fastest-growing trade areas.

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Offering Summary

SPACE AVAILABLE	3,165 SF
LEASE RATE	Contact Broker
SALE PRICE	Contact Broker

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FOR SALE OR LEASE



FOR SALE OR LEASE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	12,065	74,742	136,953
AVG HH INCOME	\$140,747	\$115,887	\$107,038
TOTAL HOUSEHOLDS	5,150	32,763	58,749
MEDIAN AGE	44.9	39.7	38.5

Location Advantages

- Prime Southwest Amarillo Location: Situated in one of Amarillo's fastest-growing retail corridors near the signalized intersection of 45th Avenue and Coulter Street.
- National Retail Synergy: Surrounded by Walmart, Lowe's, Panda Express, Chick-fil-A, Raising Cane's, Burger King, Pondaseta Brewing Co., and numerous other national retailers and restaurants.
- Excellent Visibility & Access: Just off a 45,000+ VPD intersection with outstanding visibility, convenient ingress and egress, and ample on-site parking.