

## LOCATION:

NEC of S Osage St & SE 27th Ave  
Amarillo, Texas 79103

## AVAILABLE:

- 7,161 SF – 59,220 SF
- Call for Pricing

## DESCRIPTION:

- Shopping Center anchored by Kids, Inc. and Family Dollar and shadow-anchored by Sam's Club
- Located at the signalized intersection of S Osage St & SE 27th Ave
- COMPLETE REMODEL PLANNED!!
- Excellent visibility with multiple access points along Osage St & SE 27th Ave
- Easy access to I-40 & I-27
- Nearby retailers include Sam's Club, Walmart Neighborhood Market, Ross Dress for Less, Big Lots, Walmart, future Buc-ee's and many more
- Directly across from the Amarillo Public Library and near the American Quarter Horse Museum, Caprock H.S. (2,090 students) and Lawndale Elementary (262 students)

## TRAFFIC COUNTS:

S Osage St: 14,146 VPD  
SE 27th Ave: 7,780 VPD  
(Kalibrate 2024)

## DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2024 Population	9,682	55,206	132,115
Daytime Population	9,505	62,018	130,304
Average HH Income	\$71,289	\$73,596	\$73,198



# LAWNDALE SHOPPING CENTER FOR LEASE



PROPOSED FAÇADE REMODEL. SUBJECT TO CHANGE.





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