

FOR LEASE

# VALLEY PLAZA SHOPPING CENTER - NE CORNER OF HASTINGS AND RIVER ROAD

## EXECUTIVE SUMMARY

**GAUT·WHITTENBURG·EMERSON**  
Commercial Real Estate  
COM SIOR



### OFFERING SUMMARY

Lease Rate: \$1,800.00 per month  
(MG)

Building Size: 19,000 SF

Lot Size: 5.19 Acres

Zoning: GR - General Retail

Available SF: 3,000 -6,400 SF

### PROPERTY OVERVIEW

Join a thriving community of businesses, including Dollar General, Thai Pepper, and Amarillo Discount Convenience Store, in this bustling area.

**341 Hastings:** 3,000 square feet available for \$1,800 per month.

Please note: Property restrictions apply; no event centers or bars allowed.

### LOCATION OVERVIEW

Conveniently positioned in North Amarillo, at the intersection of E Hastings and River Road, this location is situated just to the east of Dumas Highway (Hwy 87).

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**GWAMARILLO.COM**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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VALLEY PLAZA SHOPPING CENTER  
NE CORNER - HASTINGS & RIVER RD  
ADDITIONAL PHOTOS

GAUT·WHITTENBURG·EMERSON  
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341-343 Hastings: 3,000 square feet



341-343 Hastings

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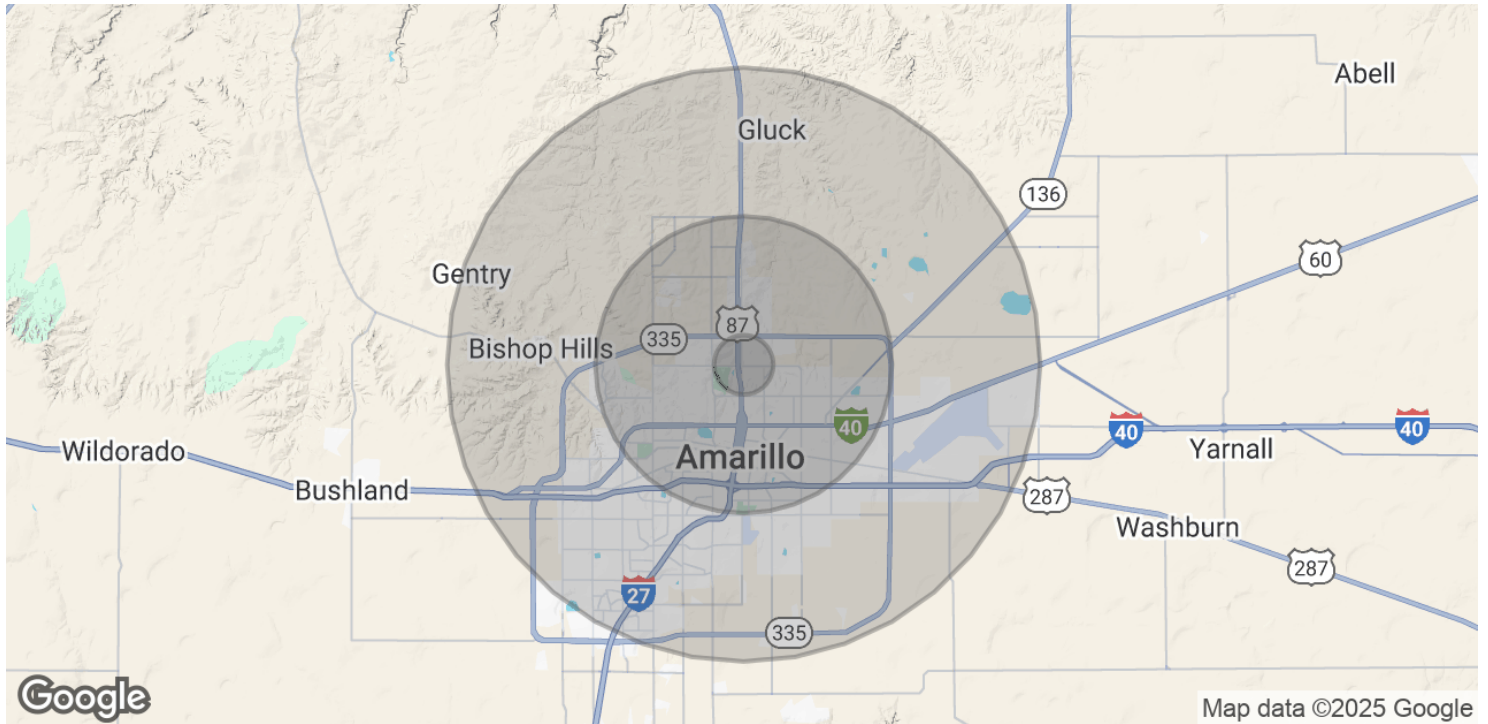
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# VALLEY PLAZA SHOPPING CENTER NE CORNER - HASTINGS & RIVER RD DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,069	99,317	233,590
Average Age	33.3	31.9	34.5
Average Age (Male)	32.1	31.1	33.5
Average Age (Female)	35.8	32.4	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,613	33,527	87,196
# of Persons per HH	3.1	3.0	2.7
Average HH Income	\$48,926	\$44,336	\$57,705
Average House Value	\$74,611	\$88,625	\$120,150

\* Demographic data derived from 2020 ACS - US Census

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