



FOR LEASE

1932 Civic Circle
Amarillo, TX 79121

The Shops at Wolflin Square

WOLFLIN SQUARE, MORE STORES, MORE FUN, WWW.WOLFLINSQUARE.COM



HIGHLIGHTS

- Over 50 + tenants
- Great location, at the intersection of Wolflin and Georgia in central Amarillo
- Traffic Counts at I-40 and Georgia: 80,000 CPD
- Traffic Counts at Wolflin and Georgia: 50,000 CPD
- Busy Retail Area with over 3million SF of retail attracting customers from over 4 states
- Ample Parking
- Great compliment of local and national tenants
- Internet resistant tenants
- Located in the historic Wolflin neighborhood
- Located in the Historic Wolflin Neighborhood with Average HH Income of over \$200,000
- Average HH Income \$87,056 in a 1 Mile Radius



POPULATION

0.50 MILE	3.00 MILE	5.00 MILE
2,578	86,634	174,885

AVERAGE HOUSEHOLD INCOME

0.50 MILE	3.00 MILE	5.00 MILE
\$92,552	\$78,845	\$86,154

NUMBER OF HOUSEHOLDS

0.50 MILE	3.00 MILE	5.00 MILE
1,270	36,652	70,478

Space	Floor	Size	Lease Rate	Lease Type	Notes
2636 Wolflinn		4,175 SF	\$16.00 PSF (Yearly)	NNN	TI and Free Rent Available with a good lease terms.
1948 Civic Circle	1st	1,648 SF	\$15.00 PSF (Yearly) - NNN		Free Rent and TI available with the correct lease terms

PROPERTY FEATURES

CURRENT OCCUPANCY	96.00%
TOTAL TENANTS	55
BUILDING SF	190,000
LAND SF	594,158
LAND ACRES	13.64
YEAR BUILT	1965
YEAR RENOVATED	2016
ZONING TYPE	GR
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	5
CORNER LOCATION	Yes
NUMBER OF INGRESSES	8
NUMBER OF EGRESSES	8

NEIGHBORING PROPERTIES

NORTH	Downtown Amarillo, Hodge Town
SOUTH	Wolflin Village, Home Depot, Chick Fil-A, ATT, Chipotle, Nothing Bundt Cakes, ,
EAST	Burger King, Texas Roadhouse,
WEST	Toot'n Totum, Wellington Square

TENANT INFORMATION

MAJOR TENANT/S	Chicken Salad Chic, Tropical Smoothie Cafe, Waxing the City, MyEyeDr., Snapology, Palace Coffee, Share Tea
LEASE TYPE	NNN



I-40 and Georgia

- The Shops at Wolflin Square offers both tenants and shoppers a great and convenient location in the heart of Amarillo! Located conveniently at the intersections of I-40 and Georgia and Wolflin and Georgia, there are multiple convenient ways to access Wolflin Square, and we offer ample parking to make your experience easy!
- The traffic counts at the intersection of Wolflin and Georgia are 50,000, and the traffic counts off of I-40 and Georgia are 80,000+!

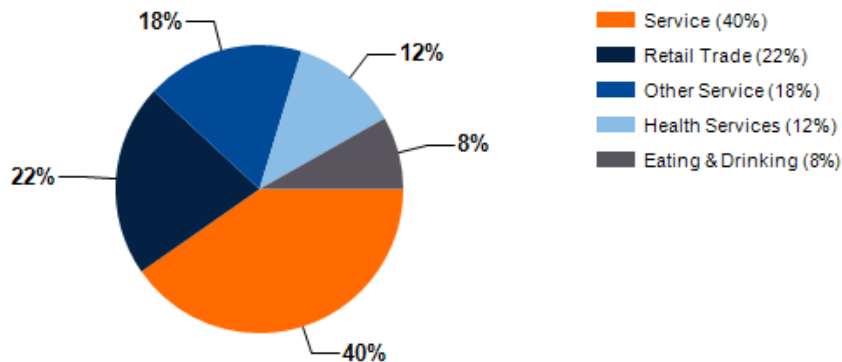
Easy and Convenient

- Located conveniently at the intersections of I-40 and Georgia and Wolflin and Georgia, the shopping center offers multiple ingress and egress points to allow for an easy flow of traffic into and out of the center!

Great Demographics

- The average HH income in a 1 mile radius among 5,303 Households is \$87,056. Amarillo draws customers in from over 4 states, as we have the largest medical district for over 400 miles that attracts people from smaller communities.
- The average HH income of the historic Wolflin Neighborhood is above \$250,000 annually.

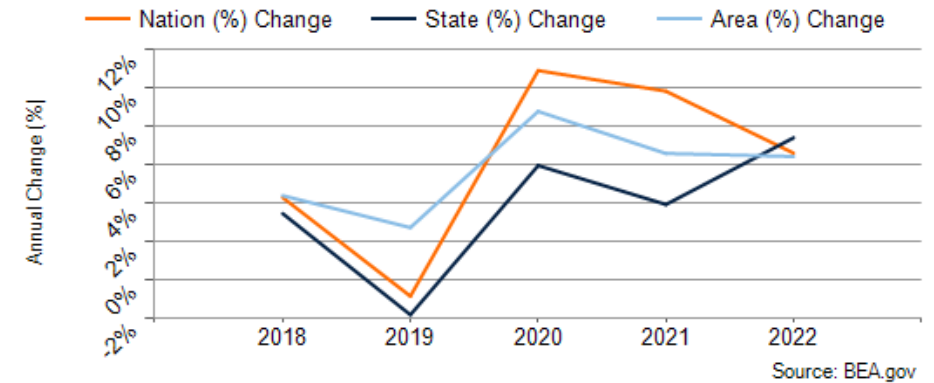
Major Industries by Employee Count

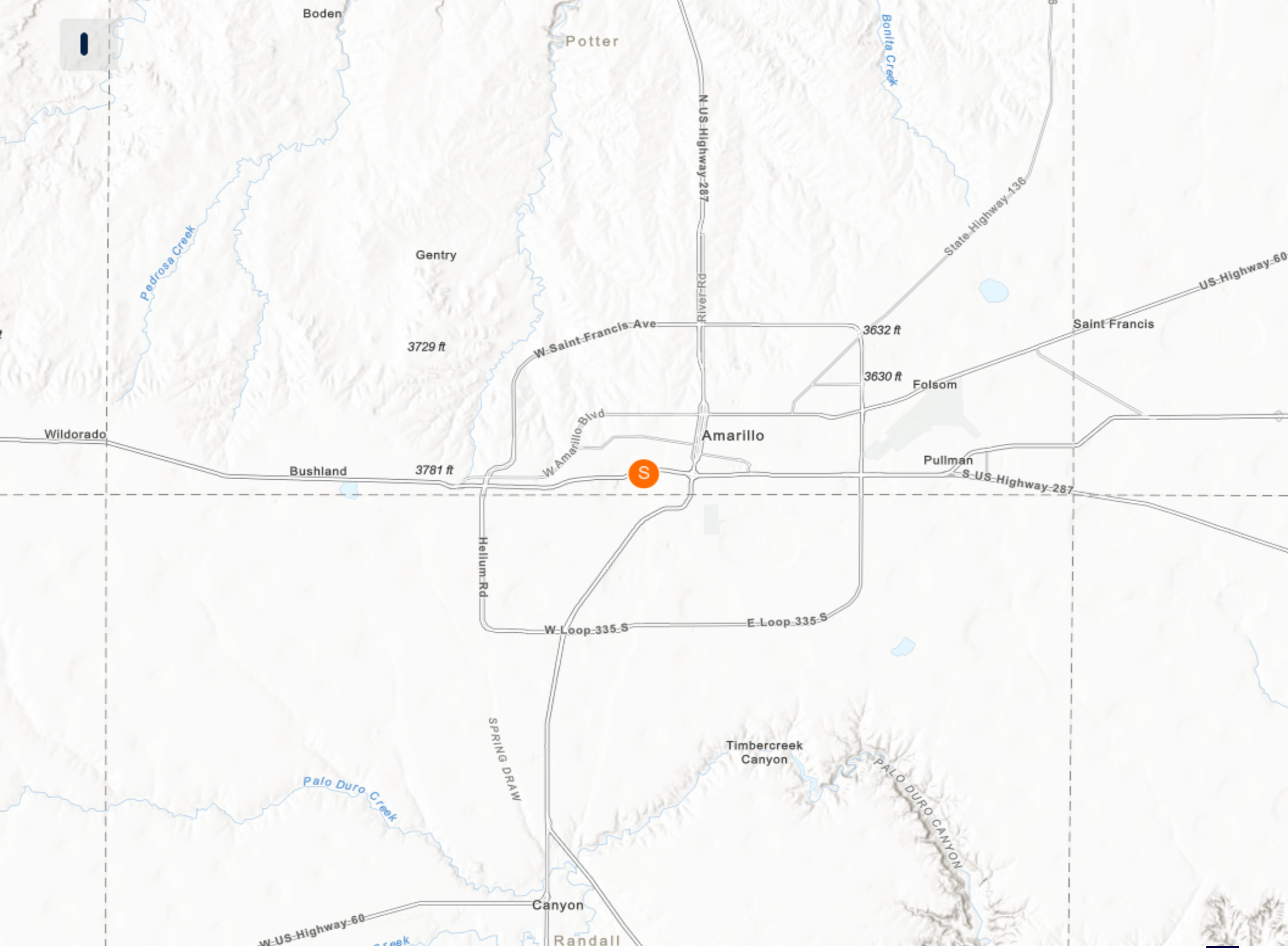


Largest Employers

Pantex / PanTeXas Deterrence, LLC	4,626
Amarillo Independent School District	4,500
Tyson Foods, Inc.	4,300
BSA Health System / Don & Sybil Harrington Cancer Center	3,100
Northwest Texas Healthcare System	2,150
City of Amarillo	1,953
Xcel Energy / Southwestern Public Service Co.	1,431
Affiliated Foods / TriState Baking / Plains Dairy	1,250

Potter County GDP Trend







Firehouse Subs
Doughnut Stop

Eat Rite
Accupuncture and Hollistic Medicine
Victoria Jones Jewelry
Hotworx
Levels Salon
Saigon 84
Dotsy's
Legacy Insurance
Aveda Salon
Samaritan Arts

Brush with Art
Dr. Ehle
The Work Boot
Sally Beauty Supply
West Texas Wellness
Yellow City Parties
Amarillo International Food market
GOLD-N-THREADZ
TMD Men's Health
AVAILABLE
Western Leather

Tropical Smoothie Cafe
Golden Rose Tea Room
AVAILABLE
Bella Luna
My Eye Doctor
Randy's Shoes
Snapology
Avant Garden
Tandy Leather
Amarillo Design Center
Reid's Appliance Services
RiverFields
Burrowing Owl
Texas Premier Child Care
Get Fit

Tune Up
Palace Coffee
Maki Black
AVAILABLE
Finest Nail and Salon
Sushi House
The Back Nine Golf
The Little Gym
Glute Club
Chicken Salad Chick
Sweet by Cara Linn
Monkee's of Amarillo
Diana's Alterations
Share Tea
Silverland's Hallmark
Waxing the City
Domino's Pizza
The Right Angle
Little Bee's Playhouse

Texas Tea

THE SHOPS AT
WOLFLIN SQUARE

SW 10TH AVE



Ellwood Park

S WASHINGTON ST



AMARILLO



CIVIC CIR

S GEORGIA ST

W 24TH AVE

S WASHINGTON ST

Memorial Park

STEPHEN F. AUSTIN MIDDLE SCHOOL

Stephen F. Austin Park



WOLFLIN SQUARE

THE SHOPS AT WOLFLIN SQUARE

THE RIGHT ANGLE

FIREHOUSE SUBS

LITTLE BEE'S

WORK BOOT

RIVERFIELDS

Get Fit

Hallmark

RANDY'S SHOES

tandy LEATHER

SOULS

tropical CAFE

SNAP & GO

Sharetea

WAXING THE CITY

Brush Art



WESTERN CROSSING

Burlington petco

Michael's FedEx

EXCEPTIONAL EMERGENCY CENTER

Olive Garden Cheddar's



TASCOSA HIGH SCHOOL



WOLFLIN VILLAGE

GNC

Office DEPOT

ups

MARCELLA'S

Talbots

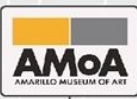
RAFFKIND'S

PURPOSE • PASSION

RESERVE

THE WOODS OUTITTERS

THE G

























**SPACE FOR
LEASE**

**TI and free rent are
available with good
lease terms.**

2636 Wolflin

4175 sf, Rent \$16 sf, NNN \$4.70 sf



806-336-3137



austin@maysinvestments.com



PAINT YOUR OWN POTTERY



**SPACE FOR
LEASE**

**TI and Free Rent
Available**

1948 Civic Circle

1640 sf, \$15 sf + \$4.70 NNN



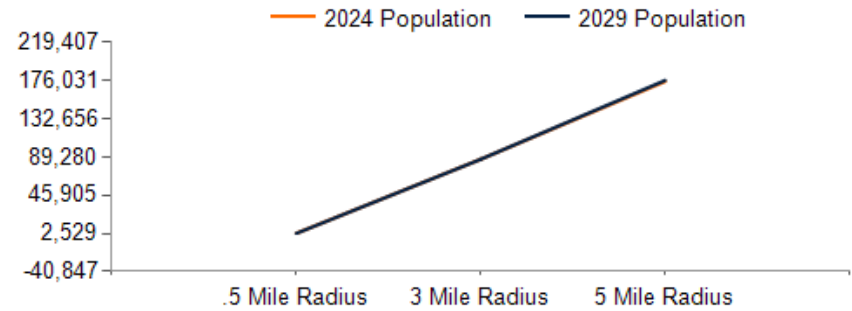
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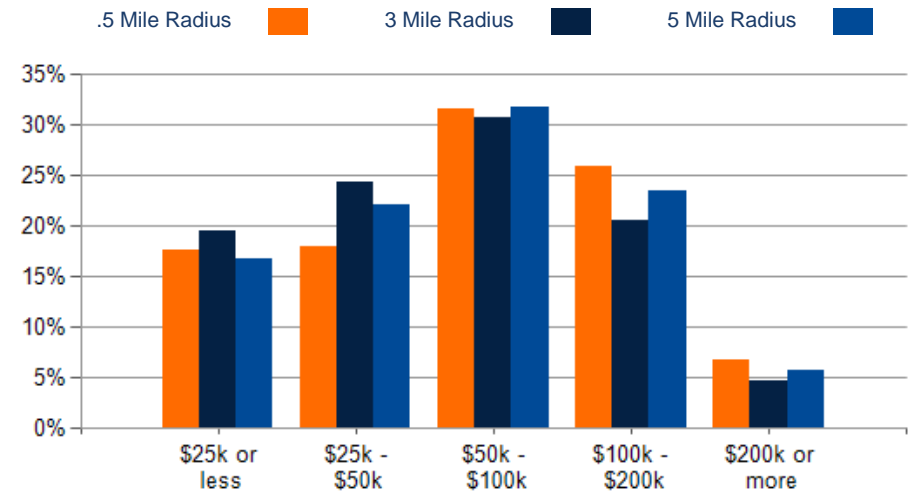
austin@maysinvestments.com

POPULATION	.5 MILE	3 MILE	5 MILE
2000 Population	2,603	88,402	156,500
2010 Population	2,539	90,404	168,748
2024 Population	2,578	86,634	174,885
2029 Population	2,529	86,598	176,031
2024 African American	114	7,248	13,679
2024 American Indian	22	997	1,892
2024 Asian	160	2,211	5,303
2024 Hispanic	515	28,095	61,573
2024 Other Race	270	9,017	19,501
2024 White	1,701	53,629	104,871
2024 Multiracial	312	13,479	29,546
2024-2029: Population: Growth Rate	-1.90%	-0.05%	0.65%

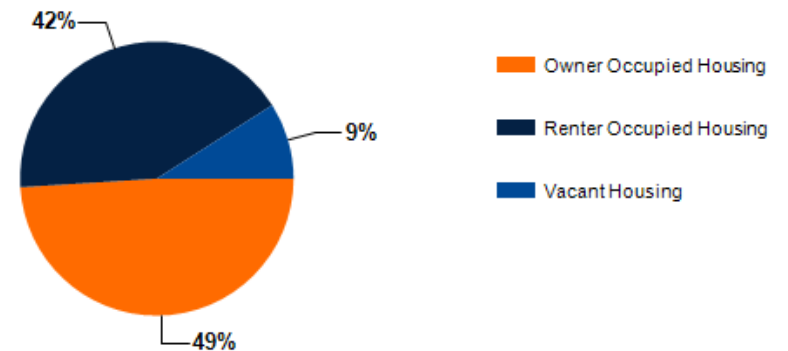
2024 HOUSEHOLD INCOME	.5 MILE	3 MILE	5 MILE
less than \$15,000	124	4,169	6,691
\$15,000-\$24,999	99	3,010	5,131
\$25,000-\$34,999	138	4,186	7,311
\$35,000-\$49,999	91	4,727	8,320
\$50,000-\$74,999	255	6,458	12,556
\$75,000-\$99,999	147	4,835	9,881
\$100,000-\$149,999	180	5,347	11,585
\$150,000-\$199,999	149	2,199	4,924
\$200,000 or greater	86	1,719	4,080
Median HH Income	\$65,759	\$56,580	\$63,219
Average HH Income	\$92,552	\$78,845	\$86,154



2024 Household Income



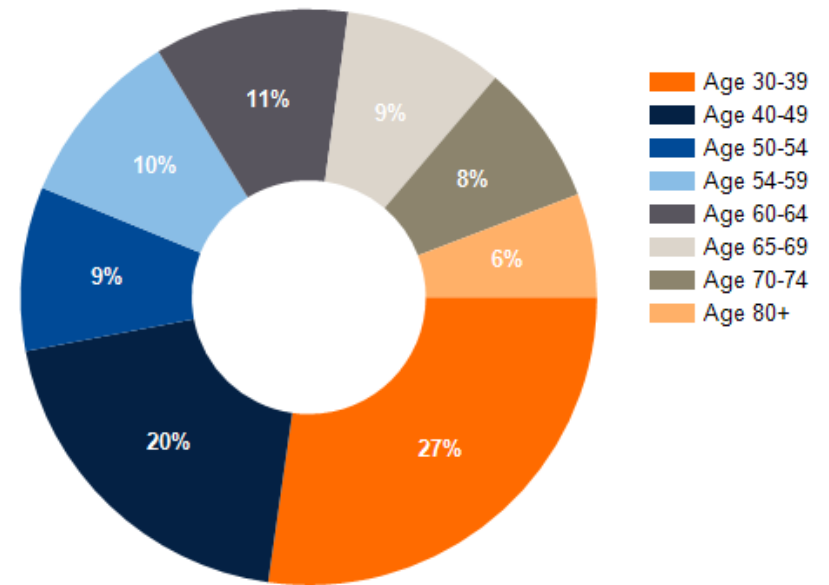
2024 Own vs. Rent - .5 Mile Radius



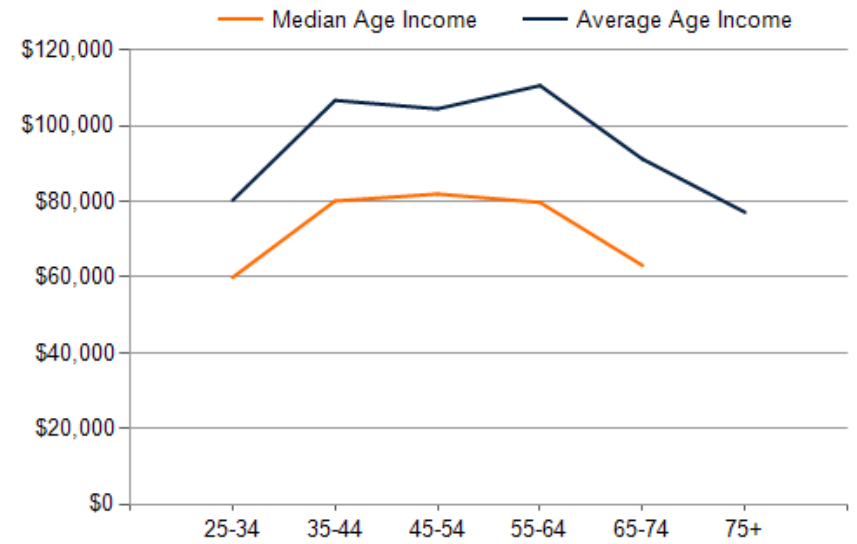
Source: esri

2024 POPULATION BY AGE	.5 MILE	3 MILE	5 MILE
2024 Population Age 30-34	231	6,313	12,179
2024 Population Age 35-39	186	5,795	11,564
2024 Population Age 40-44	174	5,690	11,580
2024 Population Age 45-49	128	4,637	9,832
2024 Population Age 50-54	141	4,555	9,541
2024 Population Age 55-59	154	4,559	9,190
2024 Population Age 60-64	167	5,187	10,261
2024 Population Age 65-69	138	4,736	9,393
2024 Population Age 70-74	122	3,671	7,622
2024 Population Age 75-79	89	2,604	5,535
2024 Population Age 80-84	39	1,808	3,501
2024 Population Age 85+	41	2,135	3,716
2024 Population Age 18+	2,079	66,363	132,869
2024 Median Age	37	37	37
2029 Median Age	39	38	38

Population By Age



2024 INCOME BY AGE	.5 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,901	\$57,817	\$63,820
Average Household Income 25-34	\$80,319	\$75,429	\$81,716
Median Household Income 35-44	\$80,138	\$72,691	\$79,543
Average Household Income 35-44	\$106,719	\$93,956	\$101,082
Median Household Income 45-54	\$81,959	\$72,568	\$78,951
Average Household Income 45-54	\$104,481	\$93,893	\$102,354
Median Household Income 55-64	\$79,744	\$57,661	\$66,533
Average Household Income 55-64	\$110,635	\$80,422	\$90,446
Median Household Income 65-74	\$63,086	\$49,096	\$55,307
Average Household Income 65-74	\$91,200	\$71,766	\$79,337
Average Household Income 75+	\$77,147	\$62,640	\$65,216



The Shops at Wolflin Square

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