



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

NETPLEX RESTAURANT AND BAR

3723 Southwest 58th Avenue, Amarillo, TX 79110

JOSH LANGHAM

806.392.9912 x1
jjl@llanoregroup.com

RETAIL PROPERTY
FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great opportunity for easy start up or to facilitate an existing restaurant. This space comes with an impressive array of amenities, making it an ideal opportunity for a restaurant start-up or expansion. The substantial bar, seating 20 people, alongside the well-equipped kitchen and dining area, provide the perfect foundation for a thriving restaurant or sports bar. The inclusion of commercial ice makers, beer tap coolers, refrigerators, a hood vent, and a walk-in freezer offers a turnkey solution for culinary operations. With 15 TVs for an immersive sports bar experience, this property is poised to facilitate a seamless transition into a successful restaurant venture.

LOCATION DESCRIPTION

The property is ideally situated on the south side of Amarillo, near a burgeoning industrial park and a growing residential community. The recent addition of new homes and apartments has contributed to the area's vibrant expansion, offering a potential influx of customers and employees. Notably, the emergence of popular dining options such as McDonald's, Starbucks, and the upcoming Chick-fil-A further enhances the area's appeal. This dynamic environment presents an exciting opportunity for office tenants to benefit from the surrounding growth and accessibility.

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$6,000.00 per month (NNN) |
| Available SF: | 5,000 SF |
| Building Size: | 5,000 SF |

LEASE DETAILS

- > NNN Monthly estimate of\$1,050.00
- > Electrical is independently metered and the responsibility of tenant
- > Concession area attached to the restaurant is not included in the lease and opertated by another
- > Janatorial services are not included in the lease

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LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



JOSH LANGHAM

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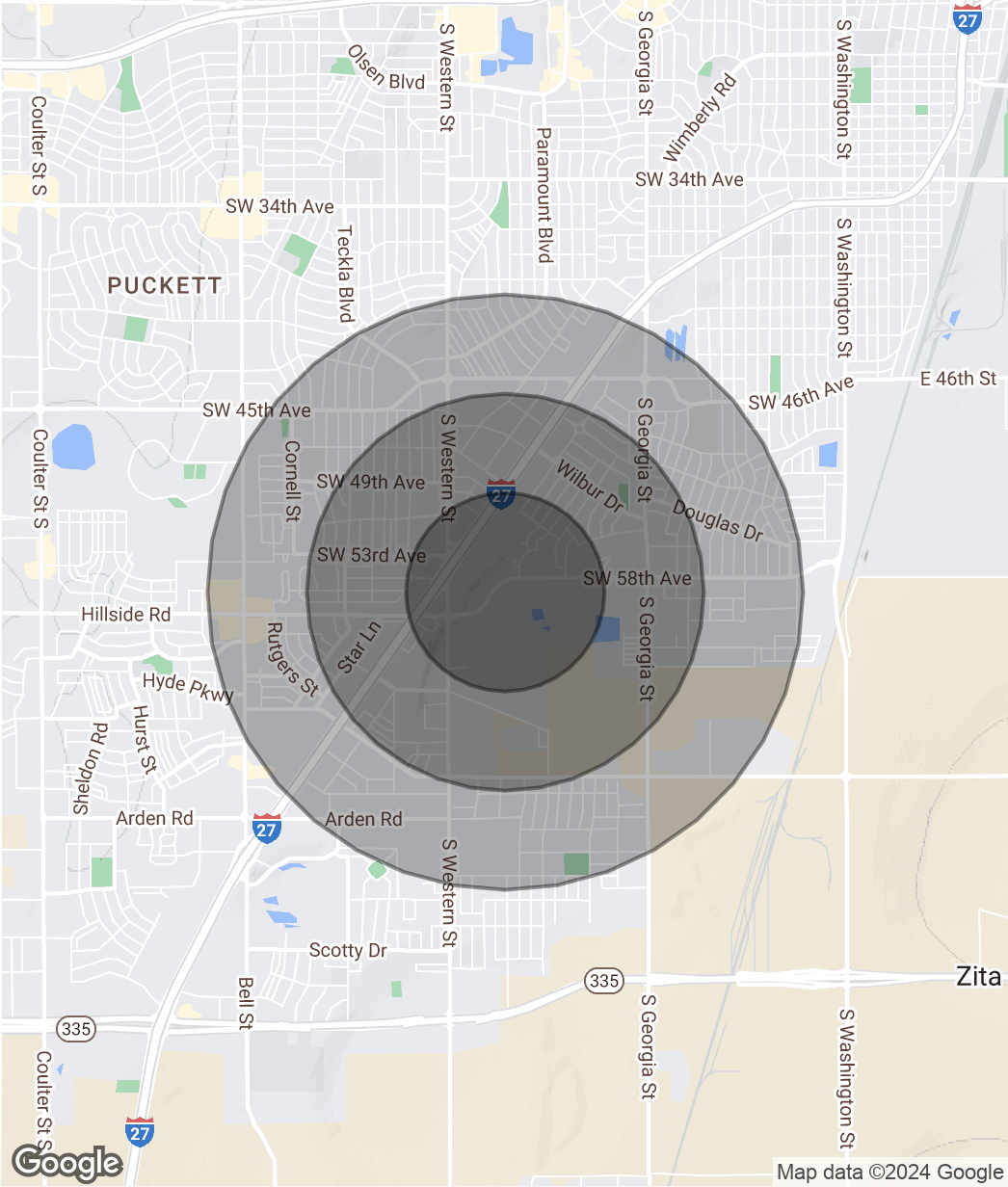
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,945 | 10,529 | 24,980 |
| Average Age | 33.8 | 34.3 | 35.4 |
| Average Age (Male) | 35.7 | 35.0 | 33.8 |
| Average Age (Female) | 33.5 | 35.7 | 36.9 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|------------|------------|------------|
| Total Households | 839 | 4,380 | 9,955 |
| # of Persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH Income | \$ 63,325 | \$ 60,591 | \$ 67,929 |
| Average House Value | \$ 109,338 | \$ 108,487 | \$ 130,208 |

2020 American Community Survey (ACS)



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