



**WOODCREST**  
CAPITAL, LLC

# Avondale Center

1701 - 1781 S Avondale St | Amarillo TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**End-cap: up to**  
**5,585 SF**  
**1,000 -16,147 SF**



- 55,841 SF Center
- Potter County, Texas
- Large Parking Field
- Family Dollar/Dollar Tree  
Opened in 2023

Type	PSF
NNN's	\$ 1.87
Lease Rates	Call for Rates

Traffic Counts	
I-40	64,656 VPD
Bell St	25,061 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	10,895	79,981	159,640	175,625
Households	4,773	35,038	64,507	67,982
Average HH Income	\$66,510	\$75,294	\$83,455	\$68,389

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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