



Retail Space for Lease

SPANISH CROSSROADS

LOCATION

3415 Bell Street
Amarillo, Texas 79109

LEASE RATES

\$10.00 - \$16.00 PSF/NNN

NNN EXPENSES

Approximately \$2.44 psf

AVAILABILITY

2,000 sf
1,499 sf

TRAFFIC GENERATORS:



Tuesday Morning

The Cutting Edge, Amazing Tans, Top Ten Nails,
Advance America, La Hacienda Mexican Restaurant
and Pescaraz Italian Restaurant

TRAFFIC COUNTS

W. 34th Avenue 76,000 vpd
Bell Street 32,738 vpd

DEMOGRAPHICS

	1-mile	3-mile	5-mile
Avg. HH Income	\$56,040	\$68,801	\$64,189
Population	21,054	88,093	129,789
Households	9,380	37,585	53,518

CONTACT

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Spanish Crossroads



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