

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

**806-373-3111**  
GWAMARILLO.COM



# FOR LEASE

6801 S Bell  
Amarillo, TX

## COPPER RIDGE SHOPPING CENTER - RETAIL SPACE IN PRIME LOCATION



SPACE AVAILABLE: 3,487 sf

YEAR BUILT: 2001

ZONING: GR - General Retail

TRAFFIC COUNT: 18,926 cars per day

LEASE RATE: \$10/psf + NNN (\$3.49)  
\$3,919.97 / month



### Retail or office space in Copper Ridge Shopping Center

- High visibility from Bell
- Could be a great retail or restaurant location
- Ample parking
- Concrete floors
- Space is being built out

#### Tenants include:

- Pizza Planet
- State Farm
- Fish Pros
- Optimal Physical Therapy

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.

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.

This property is represented by:  
Cathy Derr, CCIM  
cathy@gwamarillo.com • 806-373-3111

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



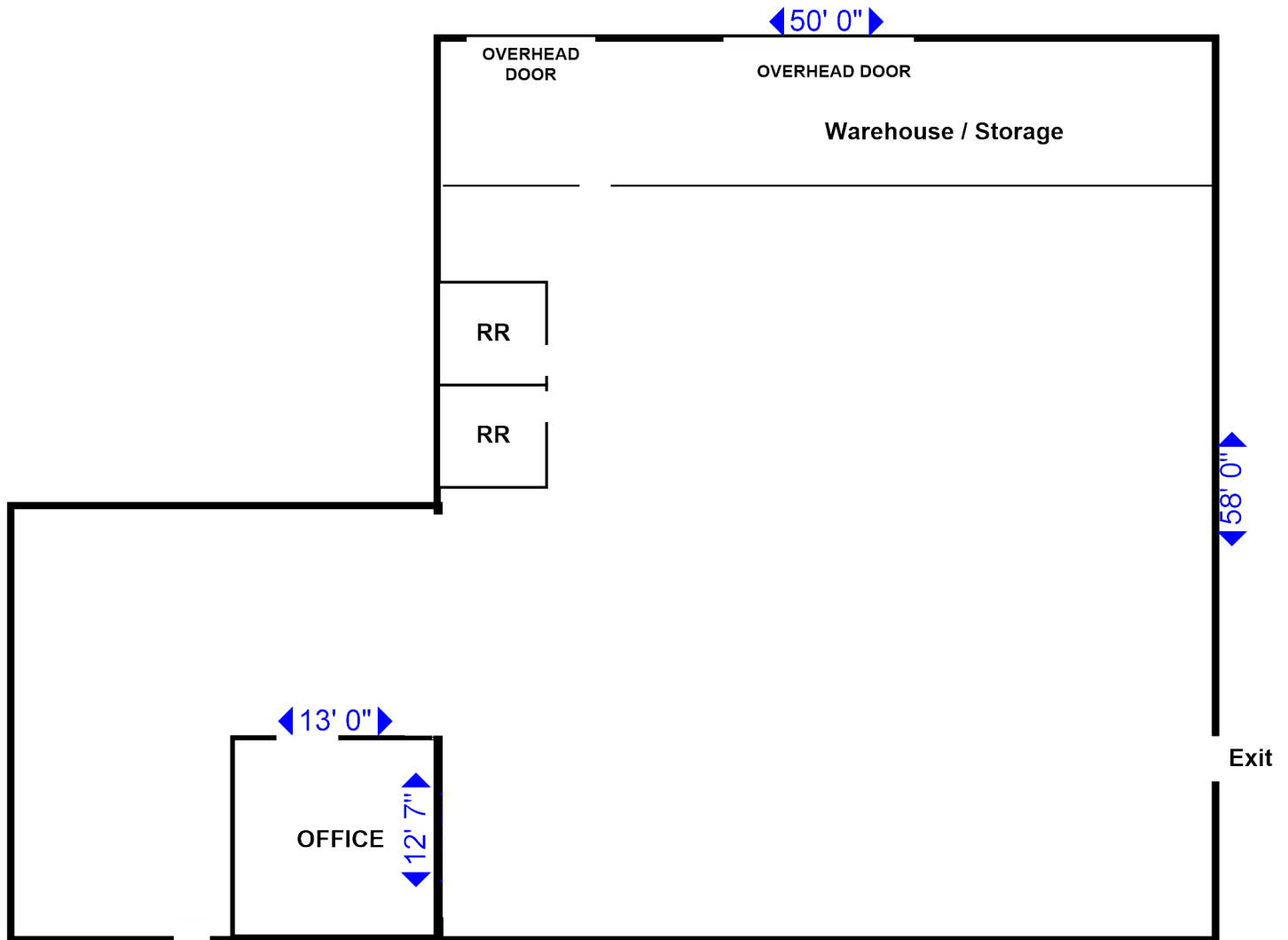
**806-373-3111**  
GWAMARILLO.COM



# FOR LEASE

6801 S Bell  
Amarillo, TX

## COPPER RIDGE SHOPPING CENTER - RETAIL SPACE IN PRIME LOCATION



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.

This property is represented by:  
Cathy Derr, CCIM  
cathy@gwamarillo.com • 806-373-3111