



FORMER PARTY CITY

100% Leased:
8411 W I-40 &
Soncy Rd
Amarillo, Texas

VENTURE

AMANDA T. WELLES
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Metrics

8411 W I-40 & Soncy Rd
Amarillo, Texas

Location

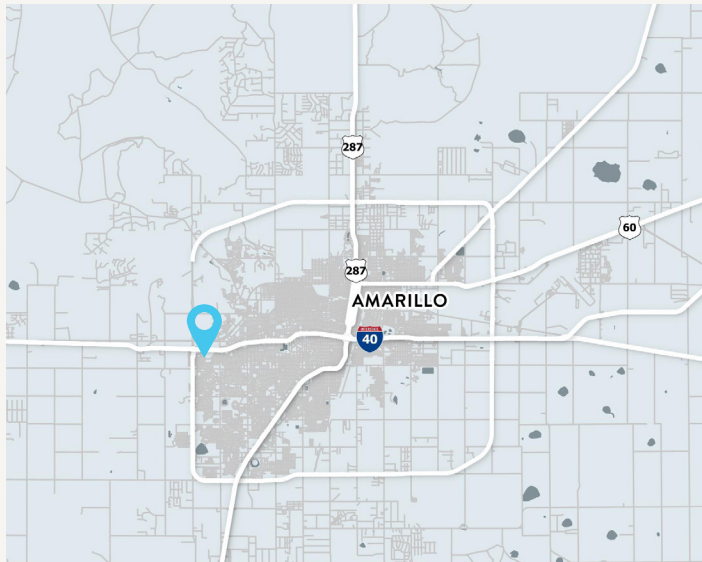
8411 W I-40 & Soncy Rd

Size

Building
7,850 SF (100% Leased)

Traffic Counts

I-40 Soncy Rd
22,736 VPD 28,183 VPD



Property Highlights

1. Located at the busy intersection of Soncy Rd
2. Highly visible freestanding building
3. Best freestanding location in Amarillo

2025 Demographic Summary

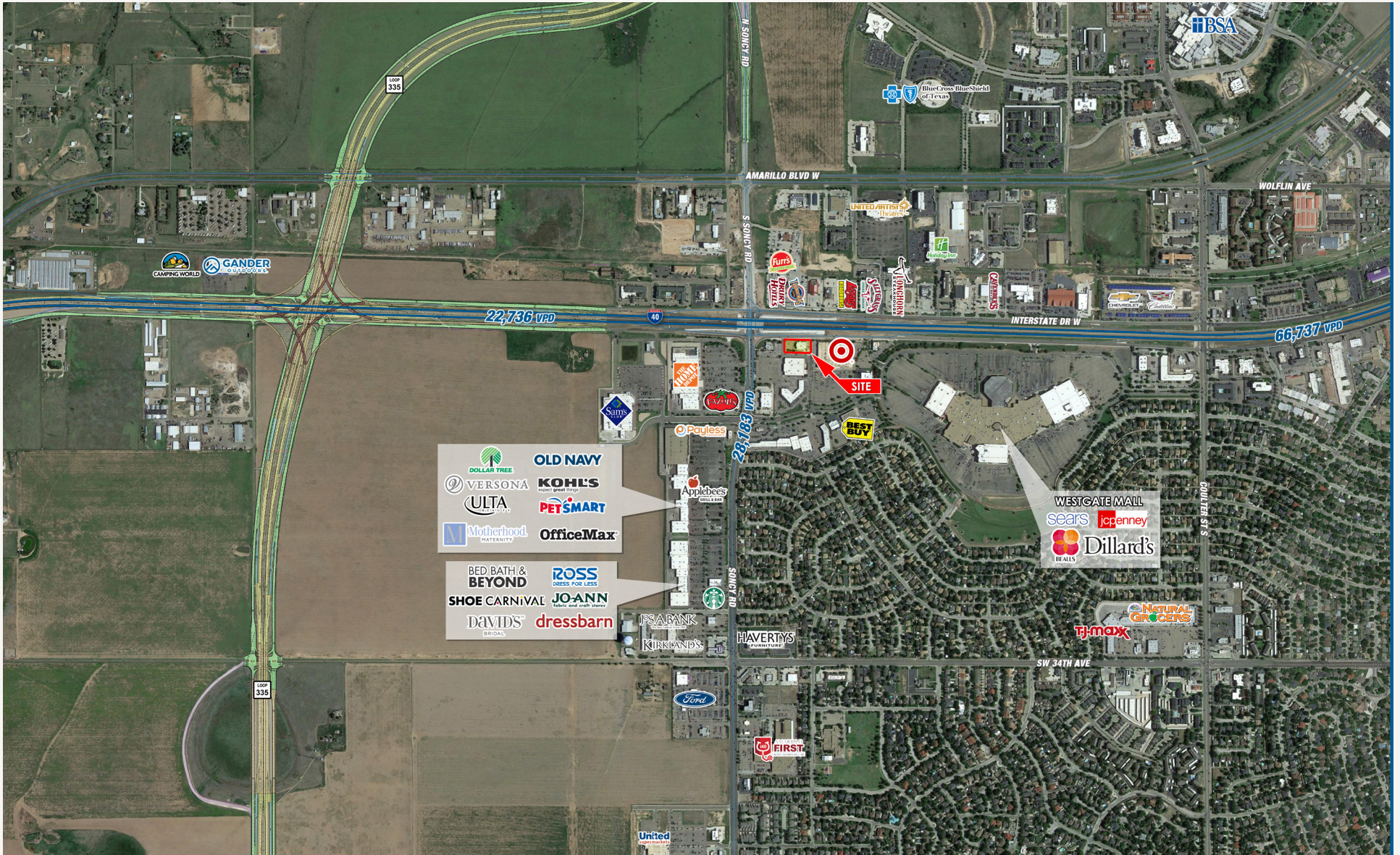
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,854	43,108	118,032
EST. DAYTIME POPULATION	6,216	24,083	47,767
EST. AVG. HH INCOME	\$97,563	\$121,488	\$109,337

Area Attractions



Aerial

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