



Dunhill Partners

Leasing Contact:

Jill Fisher

214.261.9588 direct

214.394.5557 cell

jfisher@dunhillpartners.com



Broadway Market Center SWC US 69/Broadway Avenue @ Rice Road

ADDRESS:

4901-4949 S. Broadway
Tyler, TX 75703

AVAILABILITY:

Suite 4921 - 1,482 SF
Suite 4919 - 2,550 SF

NNN:

\$5.04 PSF

TRAFFIC COUNTS:

S. Broadway 73,937 vpd
Old Bullard 13,399 vpd

TRADE AREA DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population 2017:	8,678	57,112	101,684
Growth 2017-2022:	4.96%	4.72%	4.81%
Total Daytime Population:	12,771	48,857	100,310
Average HH Income:	\$79,656	\$78,375	\$73,355

TRAFFIC GENERATORS:



Broadway Market Center Site Plan



Broadway Market Center
4901-4949 S. Broadway
Tyler, TX 75703

Leasing Contact:

Jill Fisher
214.261.9588 direct
214.394.5557 cell
jfisher@dunhillpartners.com



Dunhill Partners

3100 Monticello Avenue, Suite 300, Dallas, Texas 75205
www.dunhillpartners.com