



Dunhill Partners

Leasing Contact:

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

ADDRESS:

4901-4949 S. Broadway
Tyler, TX 75703

AVAILABILITY:

Coming available 8/2020
Starbucks - 1690 SF

NNN:

\$5.51 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



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