



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

**ADDRESS:**

4901-4949 S. Broadway  
Tyler, TX 75703

**TRADE AREA DEMOGRAPHICS**

	2-mile	5-mile	10-mile
Population:	34,055	105,611	175,845
Average HH Income:	\$77,848	\$77,206	\$77,552
Number of Households:	15,253	41,331	65,738

**AVAILABILITY:**

Former Conn's - 46,229 SF  
Suite 4919 - 2,566 SF

**NNN:**

\$5.44 PSF

**TRAFFIC COUNTS:**

S. Broadway 40,191 vpd  
Old Bullard 13,399 vpd

**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