



4400 S Broadway Ave., Tyler, TX 75703

TYLER, TX | RETAIL PROPERTY

FOR LEASE | UP TO 39,865 SF



Property Description

Anchor end-cap retail building (former Big Lots) situated at SE Corner of S Broadway and Loop 323. Located within French Quarter Shopping Center, anchored by PetLand, Fed Ex, and Boot Barn. This vacancy is opposite Broadway Square, anchored by Dick's Sporting Goods, JC Penney, and a host of national fashion retailers.

Property Highlights

- Prominent Pylon Sign on Loop 323.
- Located at busiest intersection in Tyler TX with over 60,000 AVD
- Ample parking with easy access to center

OFFERING SUMMARY

Available Size:	17,000 - 39,865 SF
Lease Rate:	\$11.95 yr/SF
Tax Rate:	\$1.20 / SF



Jeff Ross

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David Roth

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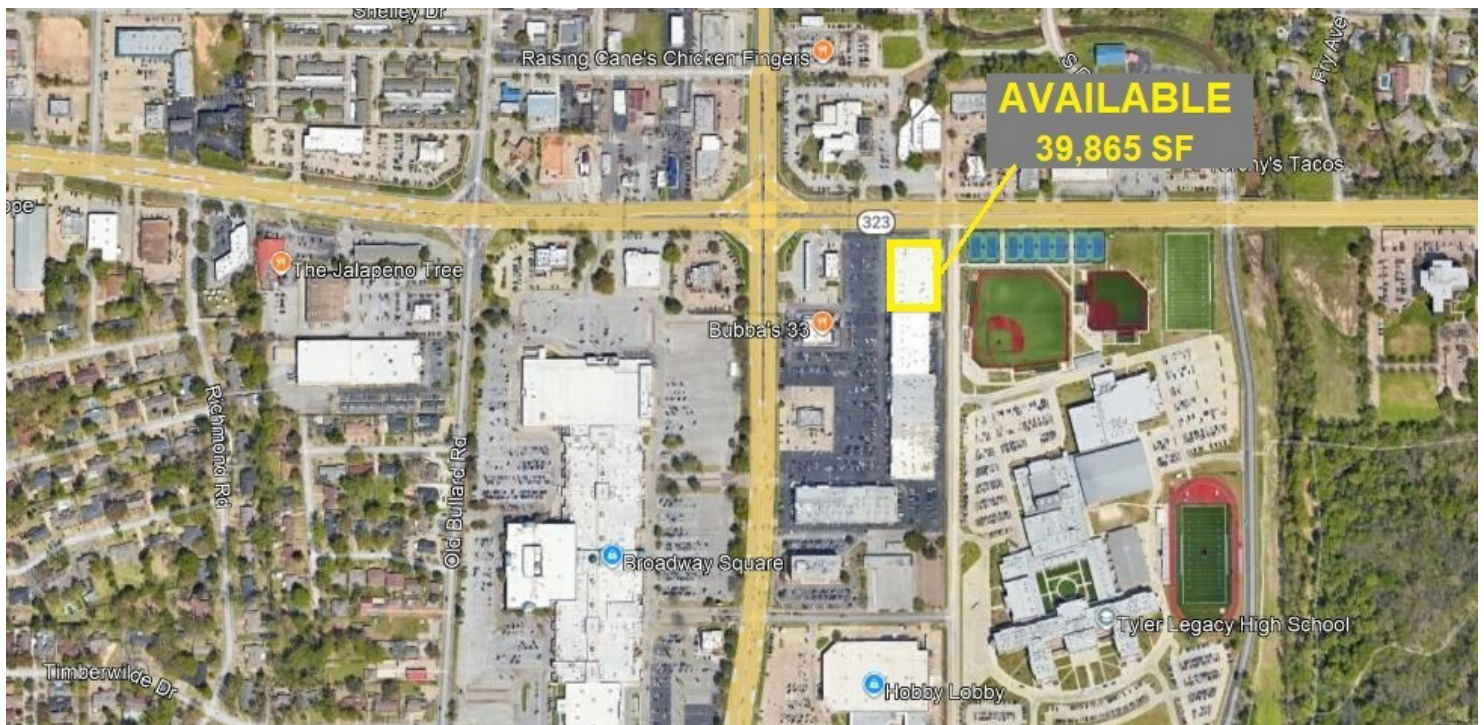
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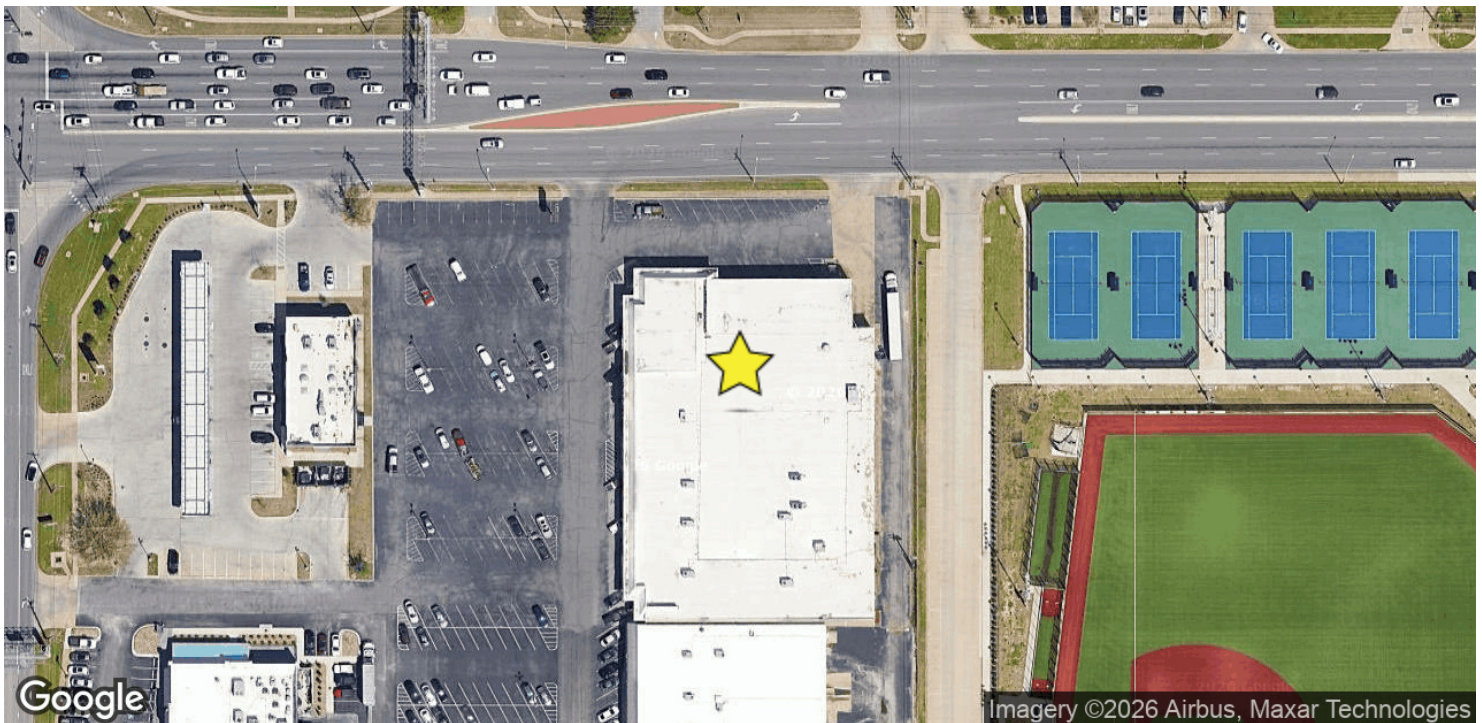
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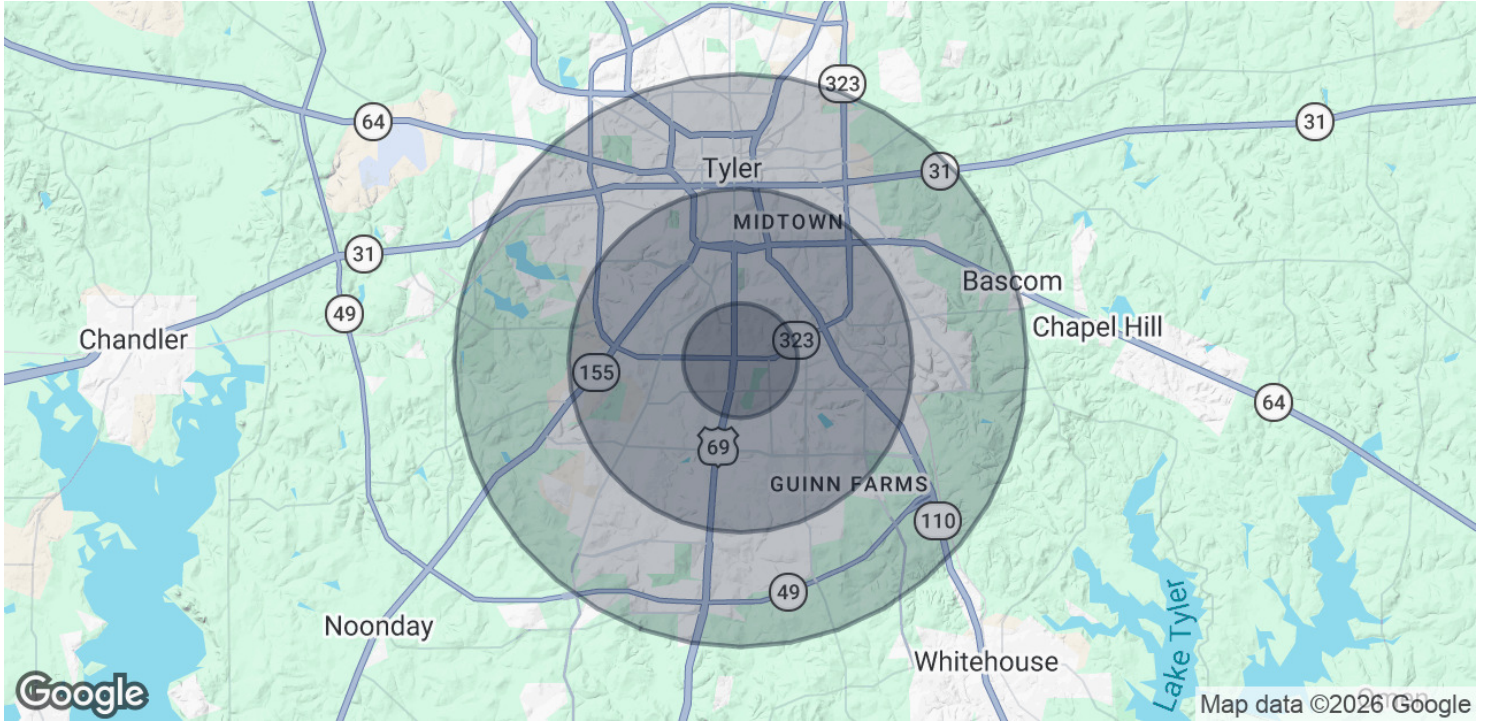
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Population

	1 Mile	3 Miles	5 Miles
Total Population	7,870	66,306	113,294
Average Age	44	40	39
Average Age (Male)	42	38	38
Average Age (Female)	46	42	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,369	28,027	44,875
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$112,397	\$97,600	\$93,297
Average House Value	\$320,182	\$306,186	\$286,694

2020 American Community Survey (ACS)

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