



KIN PROPERTIES

4400 S Broadway Ave Tyler, TX 75703

4400 S BROADWAY AVE | RETAIL PROPERTY

FOR LEASE | 39,865 SF



PROPERTY DESCRIPTION

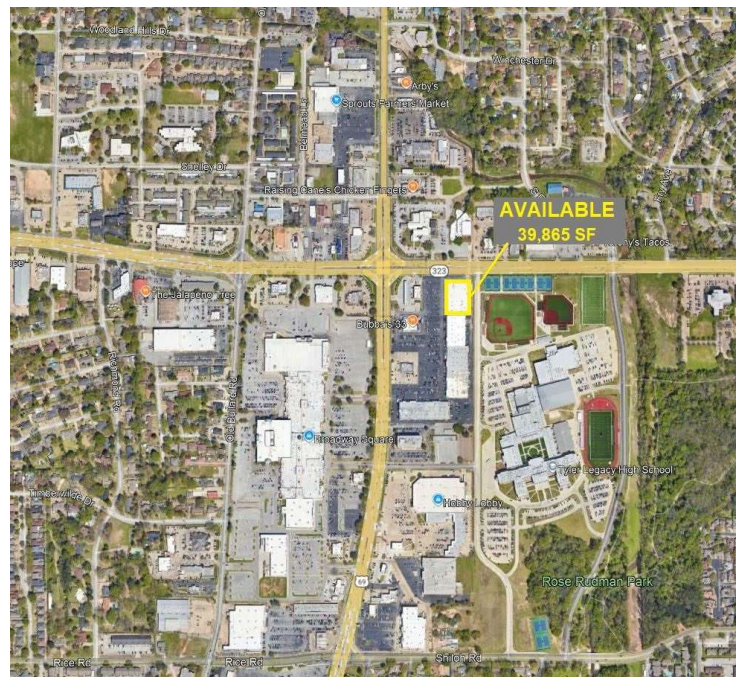
Anchor end-cap retail building (former Big Lots) situated at SE Corner of S Broadway and Loop 323. Located within French Quarter Shopping Center, anchored by PetLand, Fed Ex, and Boot Barn. This vacancy is opposite Broadway Square, anchored by Dick's Sporting Goods, JC Penney, and a host of national 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:	39,865 SF
Lease Rate:	Call for Pricing
Tax Rate:	\$1.20 / SF



JEFF ROSS

561.620.9200 x123

jross@kinproperties.com

DAVID ROTH

561.620.9200 x117

droth@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

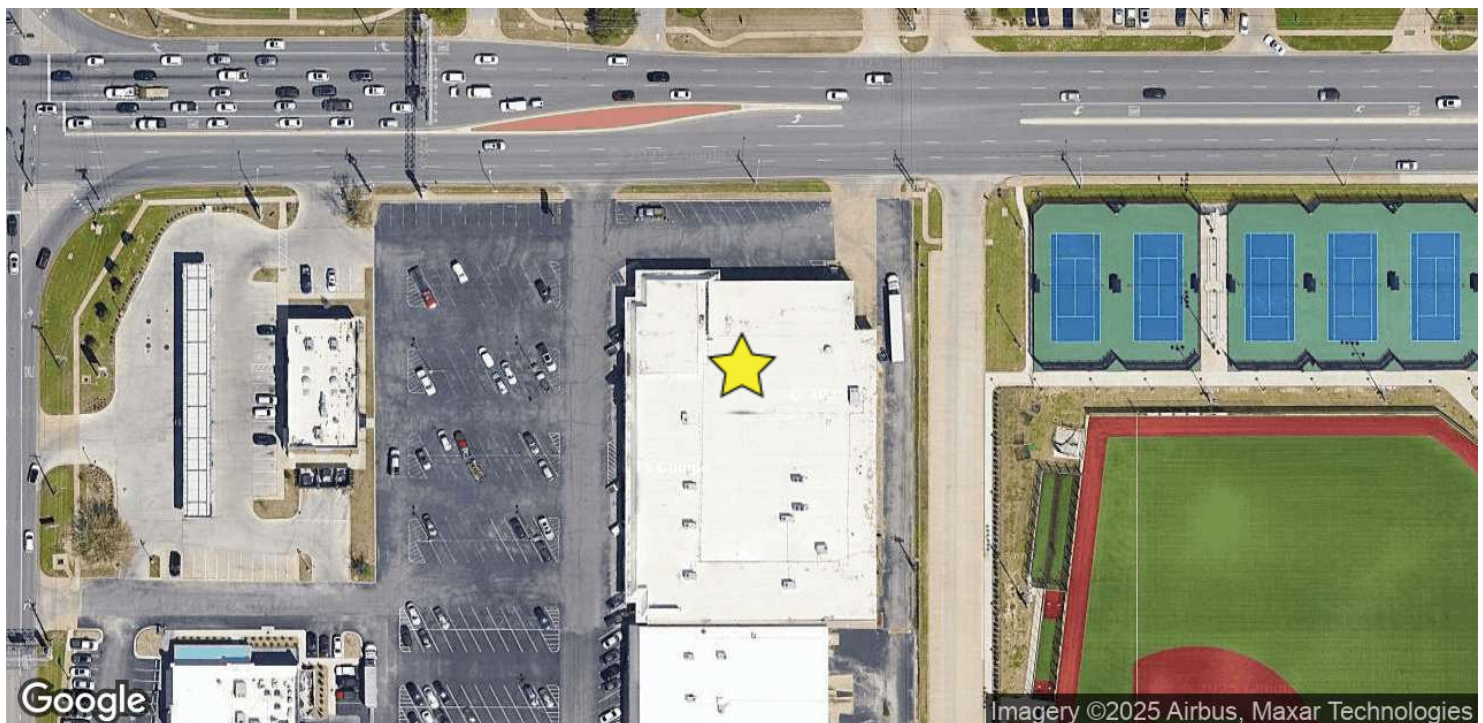


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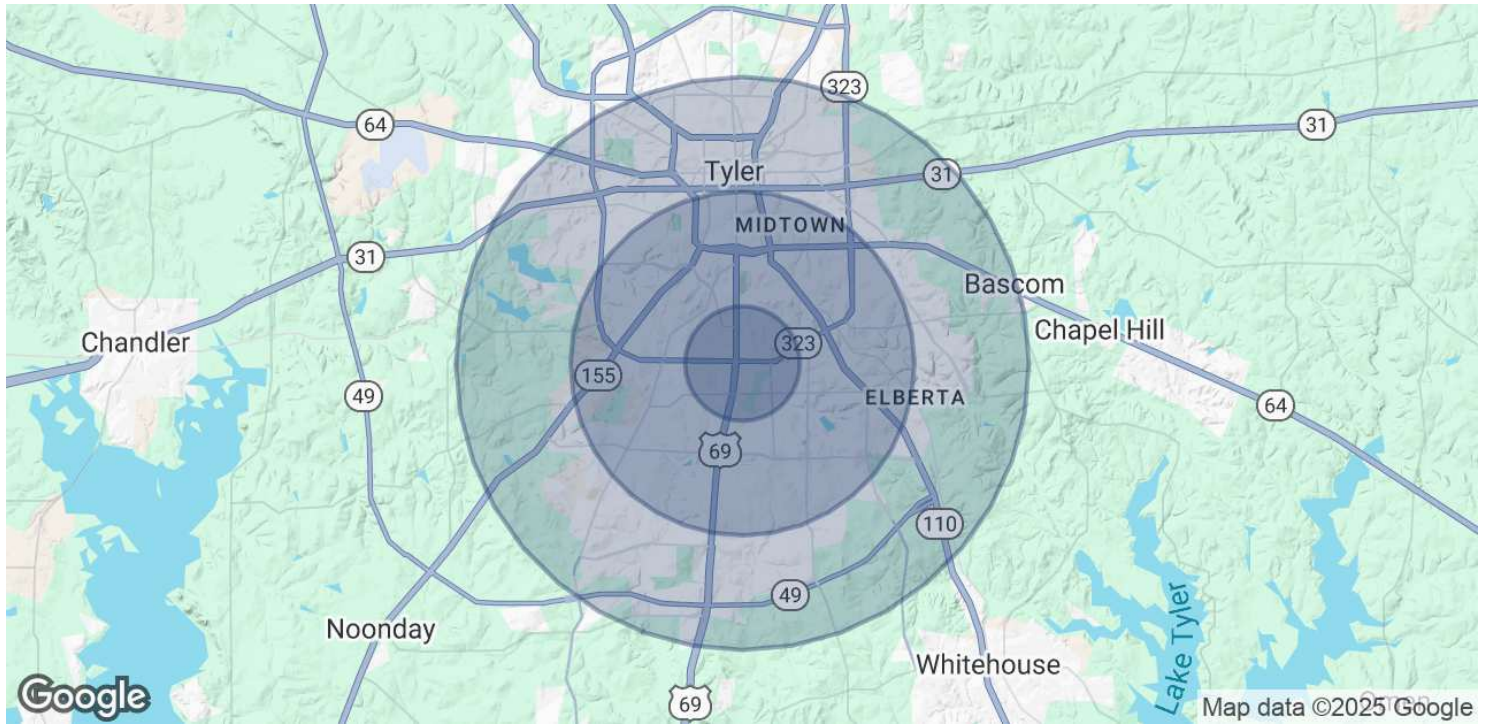
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,870	66,306	113,294
Average Age	44	40	39
Average Age (Male)	42	38	38
Average Age (Female)	46	42	41

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

Demographics data derived from AlphaMap

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