

# SPROUTS SHADOW-ANCHORED CENTER

4007 S Broadway Ave, Tyler, TX 75701



**\*CONCEPTUAL RENDERING**

**SPACES AVAILABLE**

**900 & 1,800 SF**



**RATE**

**\$12 - \$18 PSF + NNN**



**TRAFFIC COUNT 2022**

**26,306 VPD**



**PROPERTY DETAILS**

Grocery-anchored retail strip located off South Broadway Avenue. Facade and signage to be updated to match neighboring Sprouts Grocer. Conceptual rendering above.

**AREA RETAILERS**





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# AVAILABILITY

## CONCEPTUAL RENDERING

1,800 SF

900 SF

900 SF

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1,800 SF

SOUTH BROADWAY









