



**WOODCREST**  
CAPITAL, LLC

**Broadway Town Center**  
3400, 3500, 3502 S Broadway | Tyler TX  
225 E Amherst Dr

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**1,227 - 7,148 SF**



- 78,700 SF Center
- Smith County, Texas
- Updated Façade
- Great Visibility & Access

| Type        | PSF            |
|-------------|----------------|
| NNN's       | \$ 3.11        |
| Lease Rates | Call for Rates |

| Traffic Counts       |            |
|----------------------|------------|
| S Broadway Ave/US-69 | 28,149 VPD |
| W SW Loop 323        | 38,815 VPD |



| Demographics      | 1-mile*  | 3-mile   | 5-mile   | True Trade Area** |
|-------------------|----------|----------|----------|-------------------|
| Population        | 6,445    | 62,949   | 119,978  | 505,593           |
| Households        | 2,872    | 25,999   | 46,682   | 189,436           |
| Average HH Income | \$94,324 | \$80,213 | \$83,725 | \$86,412          |

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | woodcrestcapital.com**

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