



## BROADWAY MARKET CENTER

4901-4949 SOUTH BROADWAY, TYLER, TX 75703

SWC US-69/BROADWAY AVENUE & RICE ROAD



**DUNHILL**  
PARTNERS

dunhillpartners.com | 214.373.7500

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**MELISSA MOORE** | LEASING AGENT  
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# HIGHLIGHTS



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## LOCATION

4901-4949 S. Broadway Tyler, TX 75703

## AVAILABLE SPACES

SUITE 4919 - 2,566 SF

## RATES

\$5.44 PSF

## TRAFFIC GENERATORS

**ROSS**

**Walmart**

**HOBBY LOBBY**

**DICK'S**  
SPORTING GOODS

**Brookshire's**  
food & pharmacy

**JCPenney**

**Michaels**

**THE HOME DEPOT**

**PETSMART**



## 2025 DEMOGRAPHICS

  
**Total Population**

1 MILE	9,224
3 MILE	59,284
5 MILE	106,337

  
**Daytime Population**

1 MILE	17,418
3 MILE	73,773
5 MILE	141,215

  
**Total Households**

1 MILE	4,898
3 MILE	26,048
5 MILE	43,734

  
**Avg HH Income**

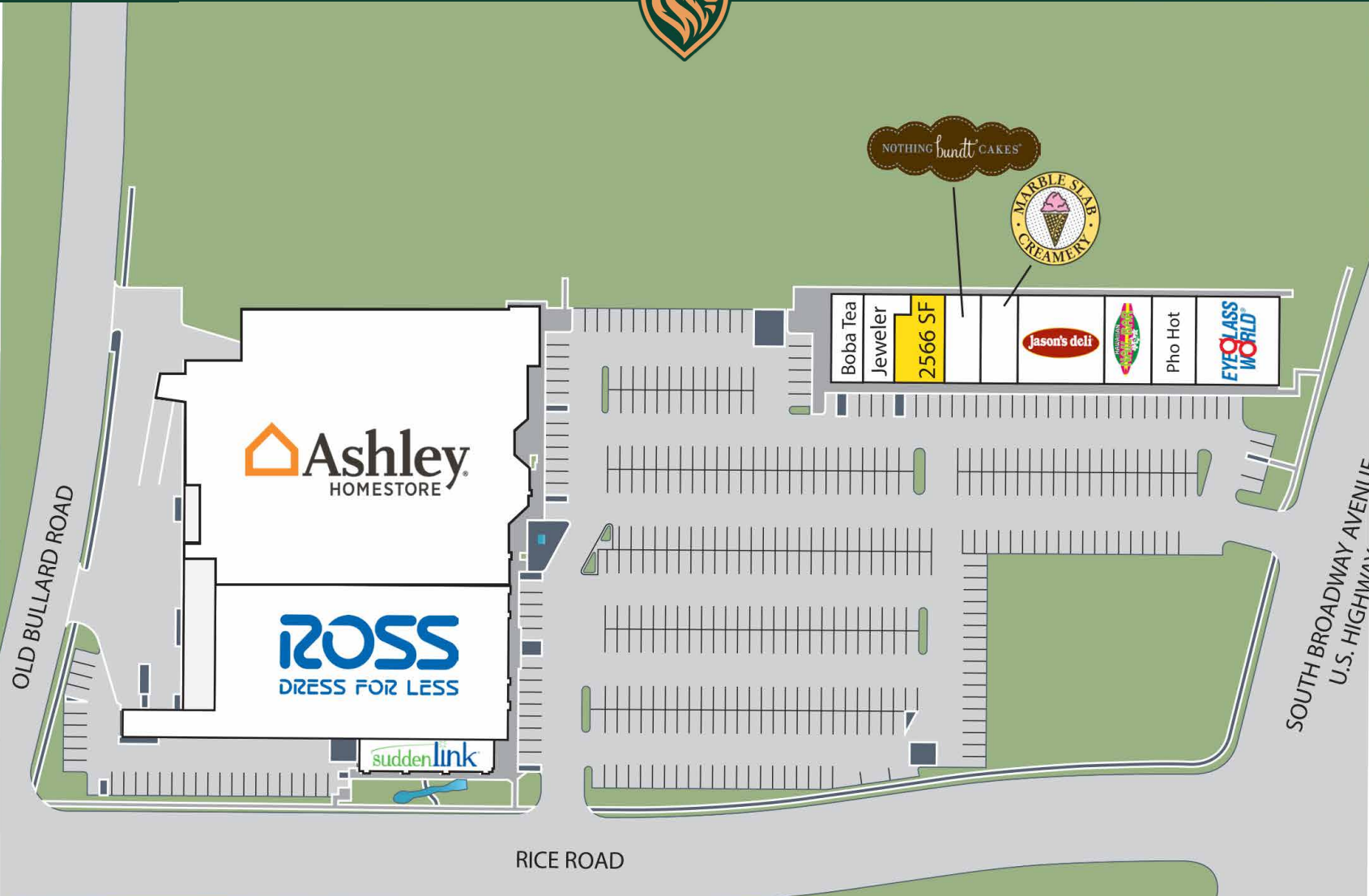
1 MILE	\$97,360
3 MILE	\$112,348
5 MILE	\$104,614

# CONCEPTUAL SITE PLAN



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Broadway Market Center  
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Tyler, TX 75703

# SITE PHOTOS



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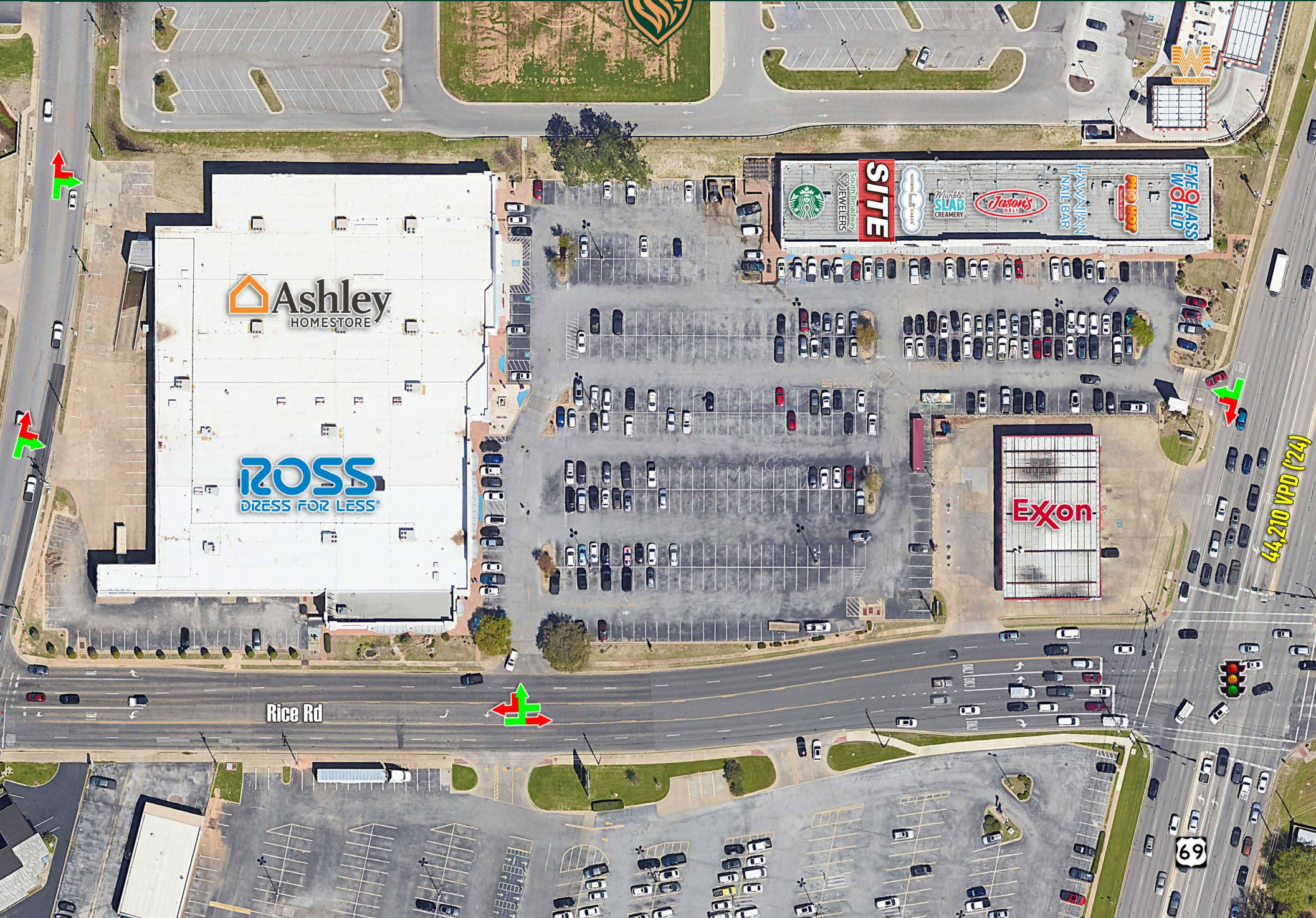


# SITE AERIAL



NICK HANNON  
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Ashley  
HOMESTORE

ROSS  
DRESS FOR LESS

SITE

Exxon

Rice Rd

44-210 VPD (24)

69

