

PRIME RETAIL FOR LEASE

2301 S Broadway | Tyler, TX

OFF BROADWAY CENTER

Samuel Scarborough, CCIM
Scarborough Commercial Real Estate
President/Broker
(903) 707-8560
sam@scarboroughcre.com
Lic: 9010976



THE SPACE

Location	2301 S Broadway Tyler, TX, 75701
County	Smith

HIGHLIGHTS

- The property is located in a highly desirable area in Tyler, TX, known as the South Broadway District, which is a bustling commercial and retail hub in the city.
- The area benefits from its proximity to major transportation routes, with easy access to Highway 69 and Loop 323, allowing for convenient commuting and increased visibility for businesses.
- Additionally, the South Broadway District is surrounded by a mix of residential neighborhoods, apartment complexes, and hotels, ensuring a steady customer base and potential customers from both local residents and visitors to the area.



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
Ste A01	Vacant	1st	1000	\$14	NNN
Ste A03	Vacant	1st	795	\$14	NNN
Ste A07	Vacant	1st	2150	\$14	NNN
Ste A08	Vacant	1st	1053	\$14	NNN
Ste B01	Vacant	1st	1,500 - 9,804	\$12	NNN
Ste B05	Vacant	1st	1542	\$12	NNN

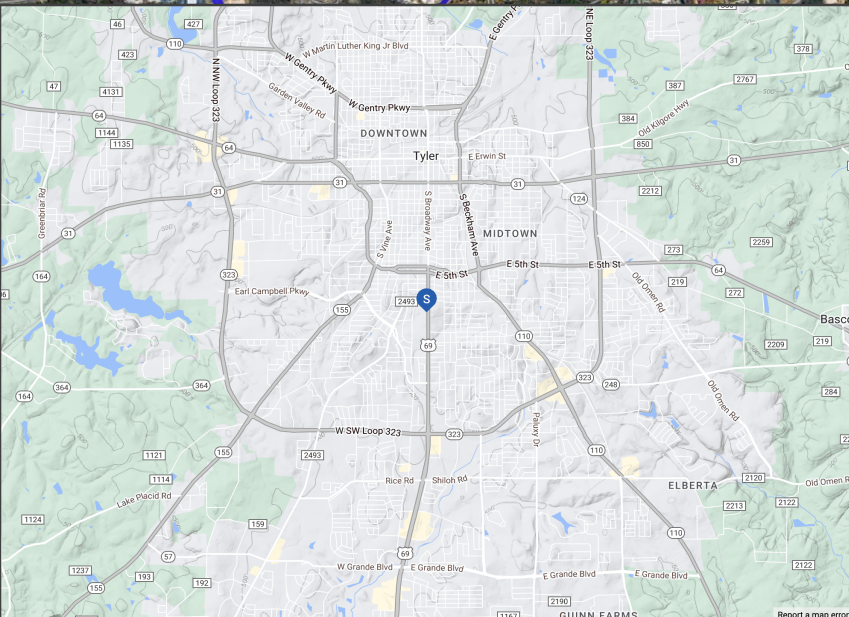
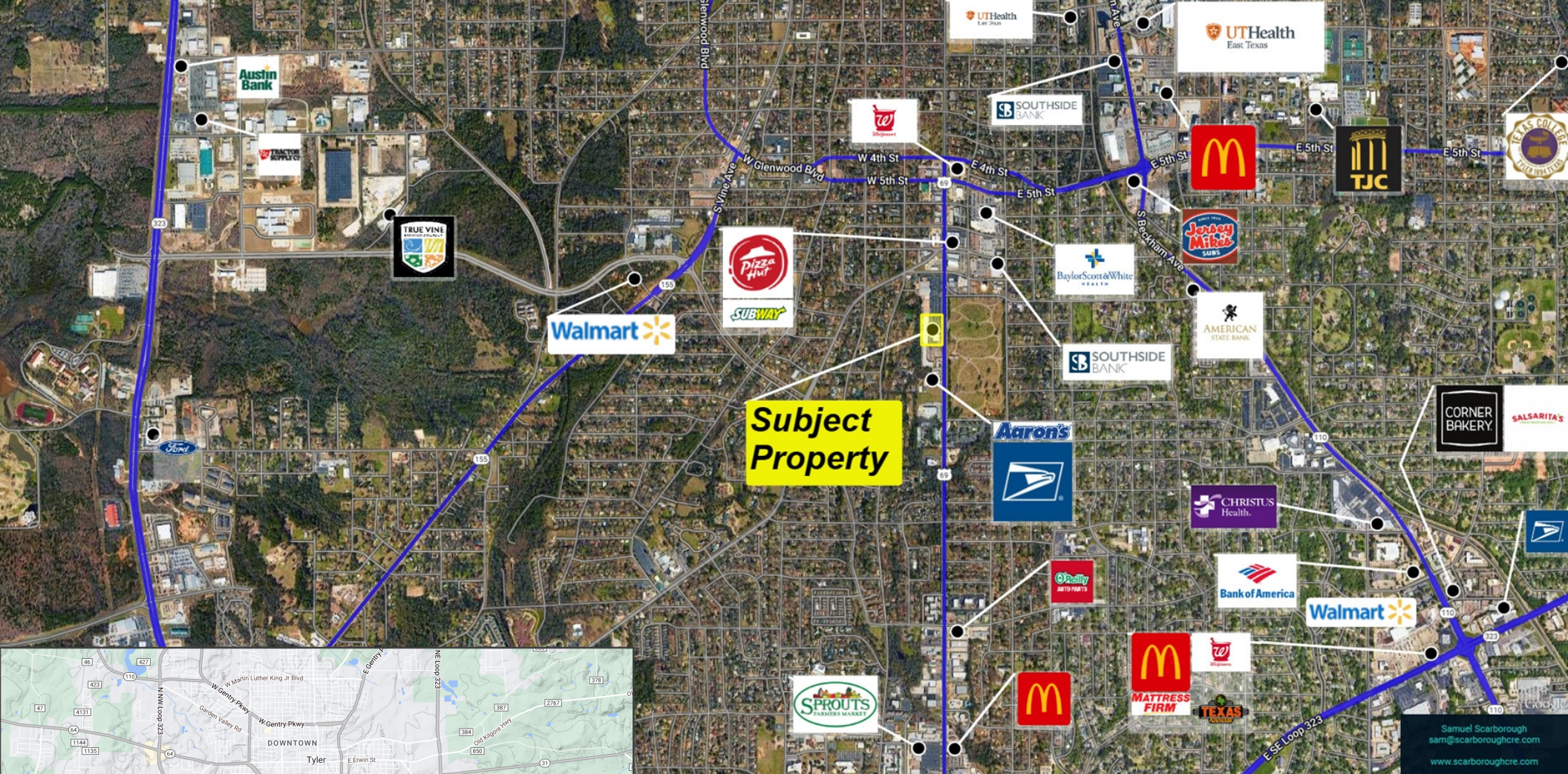
PROPERTY FEATURES

CURRENT OCCUPANCY	57.00 %
BUILDING SF	45,482
GLA (SF)	15,550
LAND ACRES	4.42
YEAR BUILT	1984
YEAR RENOVATED	2008
ZONING TYPE	C-1
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	100+

TENANT INFORMATION

MAJOR TENANT/S	Grey's Home Fashion
----------------	---------------------





Samuel Scarborough, CCIM
 President/Broker
 (903) 707-8560
 sam@scarboroughcre.com
 Lic: 9010976





Samuel Scarborough, CCIM
President/Broker

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.