



MERRITT  
CAPITAL  
PARTNERS

# FOR LEASE

**6514 S. Broadway**  
**Tyler, Texas**

Available 9/1/25  
2,250 sq. ft.



**Location:**

**6514 S. Broadway  
Tyler, TX 75703**

**Total Building Area:**

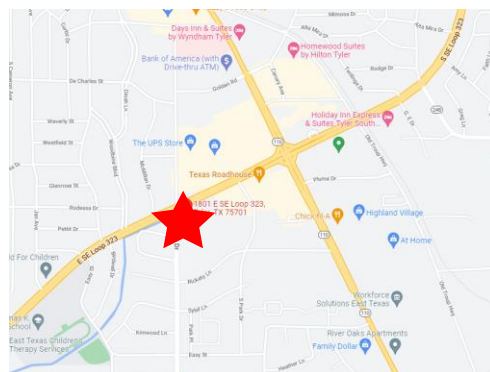
**7,242 sf**

**Available space:**

**2,250 sf**

**Demographics (Cresxi):**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Population	20,700	63,600	136,200
2025 Median HH Income	\$77,200	\$74,000	\$70,100



**Tenants:**



**CONTACT**

**Joe Merritt**

**214-987-9808**

**[joe@merritt-capital.com](mailto:joe@merritt-capital.com)**

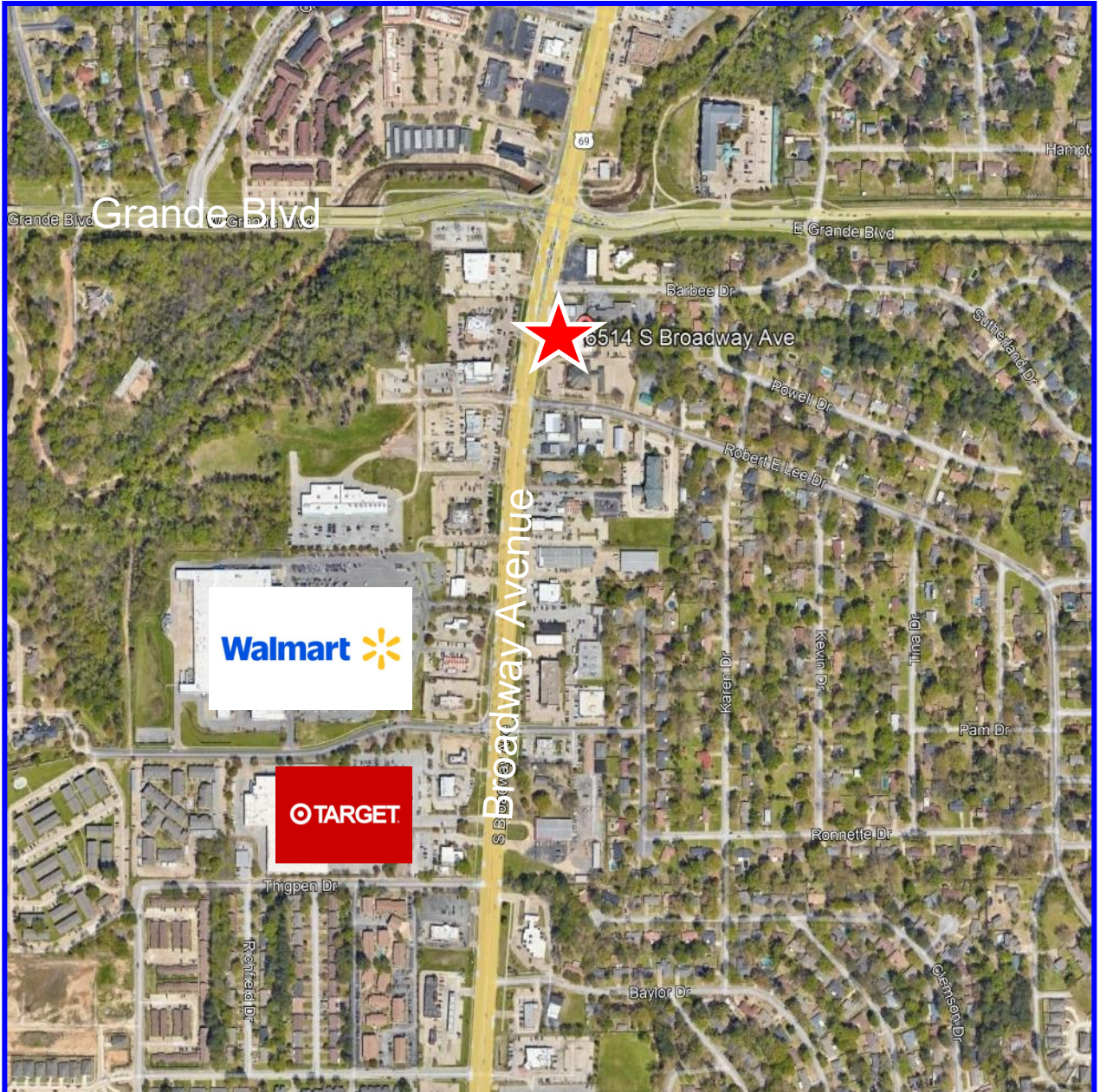




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**Tyler, Texas 75703**





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**6514 S. Broadway Avenue  
Tyler, Texas**

**AVAILABLE SOON!**

Web Address: [merritt-capital.com](http://merritt-capital.com)

**BUILDING SIZE:**

7,242 sf

**RATE:**

\$28.00 per square foot

**EXPENSES:**

Taxes: \$ 3.00

Insurance: \$ 0.75

CAM: \$ 1.25

Triple Nets: \$ 5.00 per square foot

**TENANTS:**

**69% Leased**

Sherwin Williams - 4,992 sf (6516 S. Broadway)

**VACANT - 2,250 sf (6514 S. Broadway)**



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# FOR LEASE

**6514 S. Broadway**  
**Tyler, Texas**

<p><b>Available</b> <b>2,250 sf</b> <b>(formerly</b> <b>Texas Star</b> <b>Title Loan)</b></p>	
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6514 and 6516 S. Broadway  
Tyler, TX 75703