

604 E BROADWAY

604 East Broadway Avenue, Sweetwater, TX 79556

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	9,150 SF
Zoning:	Commercial
Proposed Use:	Retail
Lease Rate:	\$0.50 PSF / Annually
Base Rent:	\$4,575.00 / Month
Lease Term:	1-3 Years

PROPERTY OVERVIEW

Prime commercial space located in the heart of Sweetwater's main retail corridor along E Broadway Ave, offering strong visibility and steady traffic. The property sits near major national retailers including Walmart, Dollar Tree, Family Dollar, Brookshire's and more, making it ideal for any business needing exposure and easy customer access.

The building features a functional retail/showroom layout suitable for appliance sales, repair services, furniture, electronics, hardware, or general merchandise. Ample parking and direct access from E Broadway support both customer traffic and operational efficiency. Zoned for commercial use with flexibility for retail, service, office, or light industrial operations.

Previously operated as a Sears appliance repair and sales center, the property is well-positioned for similar uses or a new tenant looking to establish a presence in a proven, high-demand location with strong traffic patterns and immediate proximity to I-20.

Contact Hadyn Johnson for more information
Mobile: (325) 439-0328
Email: Hadyn@PaulJohnsonRealtors.com

ERIK PAUL JOHNSON

325.698.5661

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ADDITIONAL
PHOTOS



ERIK PAUL JOHNSON

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Brokerage makes no representation as to accuracy of all data presented.



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RETAILER
MAP



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FLOOR
PLANS

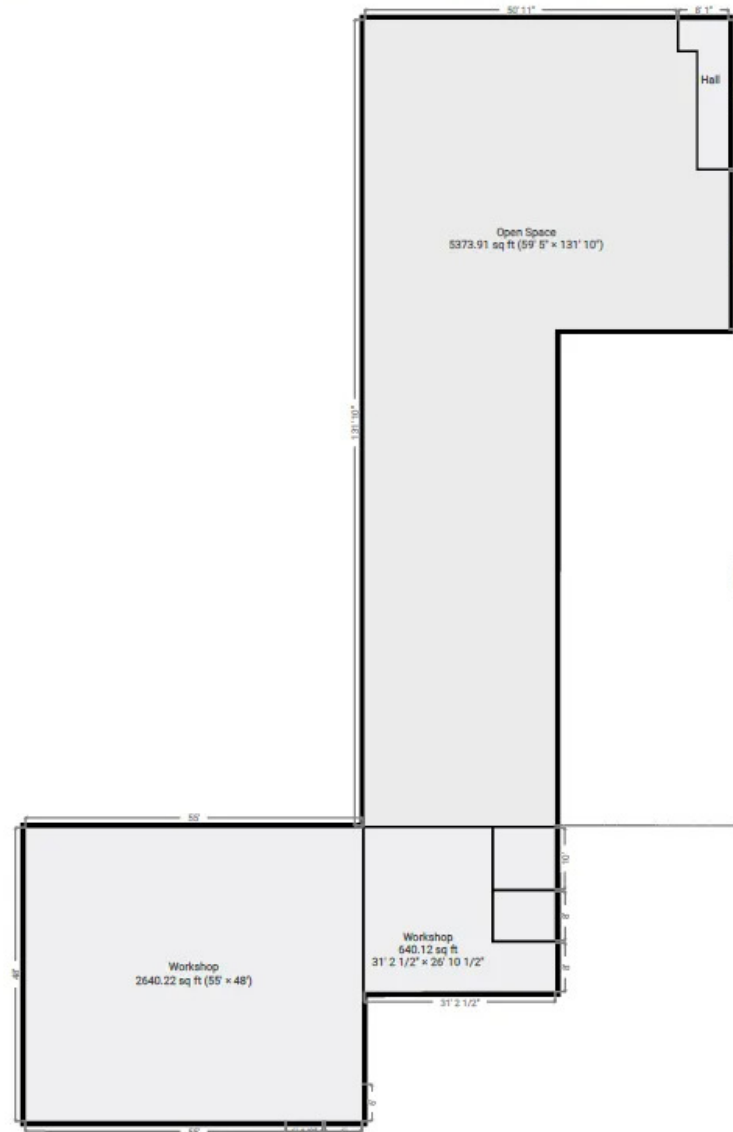
My New Project

604 East Broadway Avenue, 79556 Sweetwater, Texas, US
TOTAL AREA: 9507.65 sq ft • LIVING AREA: 9507.65 sq ft • FLOORS: 1 • ROOMS: 8



▼ Ground Floor

TOTAL AREA: 9507.65 sq ft • LIVING AREA: 9507.65 sq ft • ROOMS: 8



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24' 32' 40'
1:264
Page 1/1

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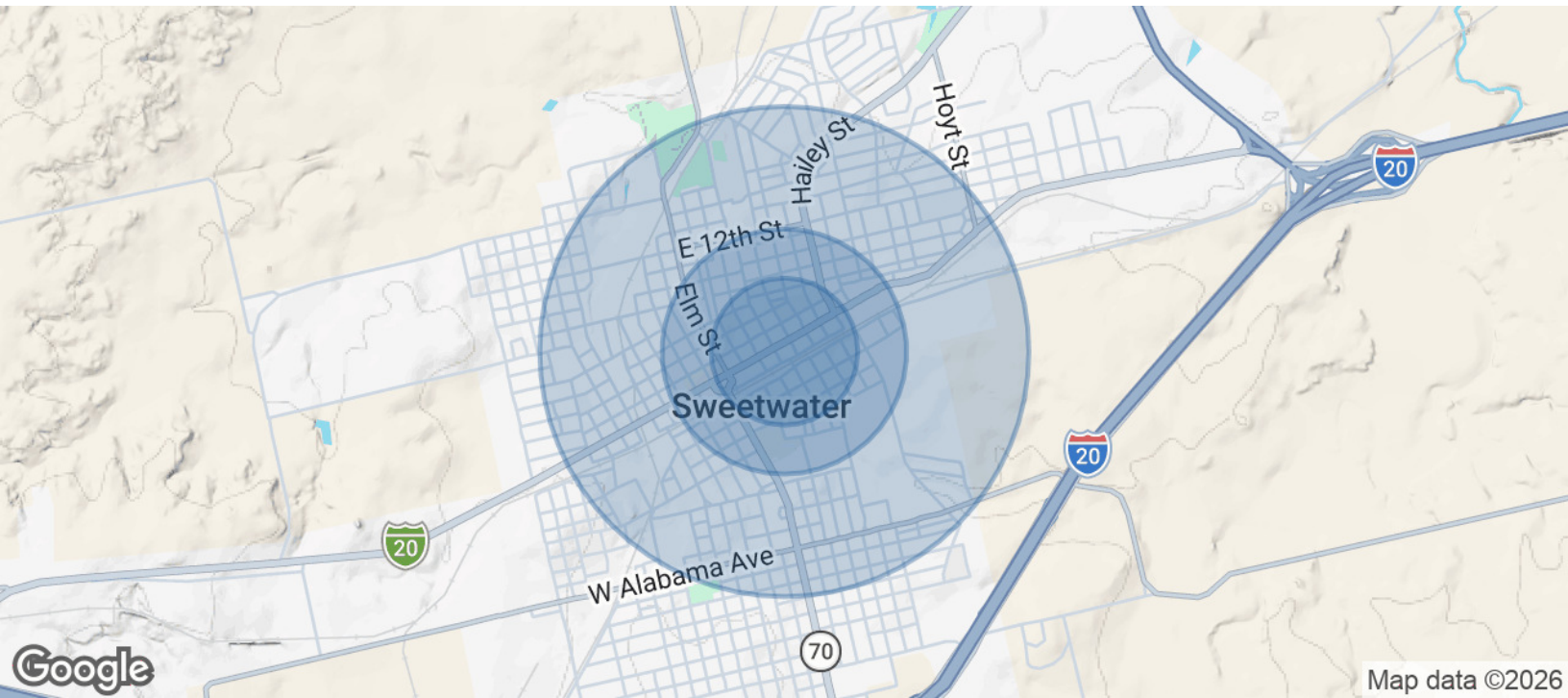
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	298	1,612	5,643
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	651	2,227
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$47,615	\$50,793	\$57,839
Average House Value	\$76,664	\$90,643	\$101,969

2020 American Community Survey (ACS)

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