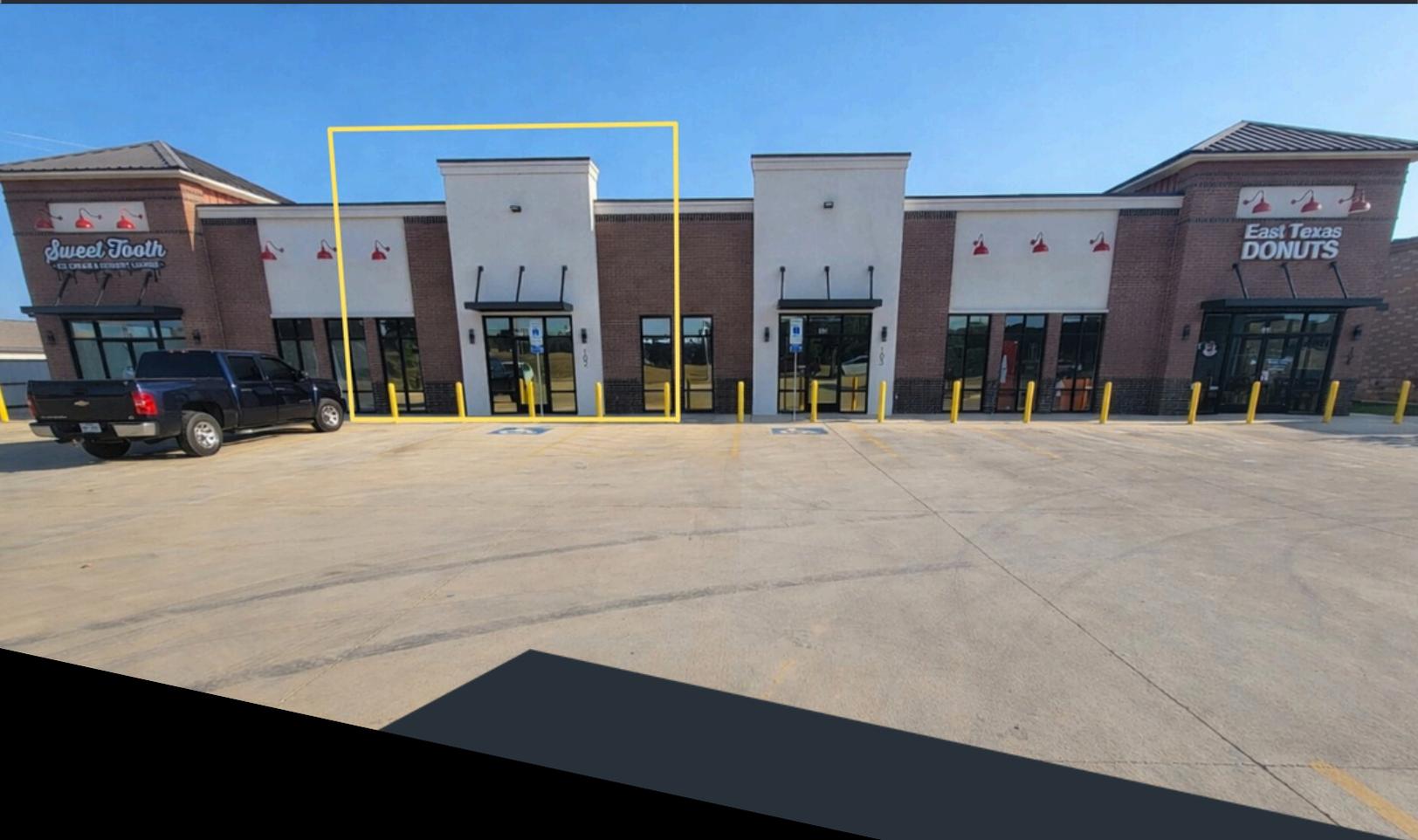




SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

Single-Tenant Retail Space

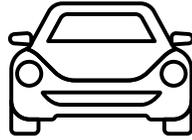
1898 W. Cumberland Rd. | Tyler, TX 75703

LEASE SUMMARY



BUILDING SIZE

1,402 SF



TRAFFIC COUNT

5,660 VPD



PRICING

\$2,804/MO + NNN

INVESTMENT DETAILS:

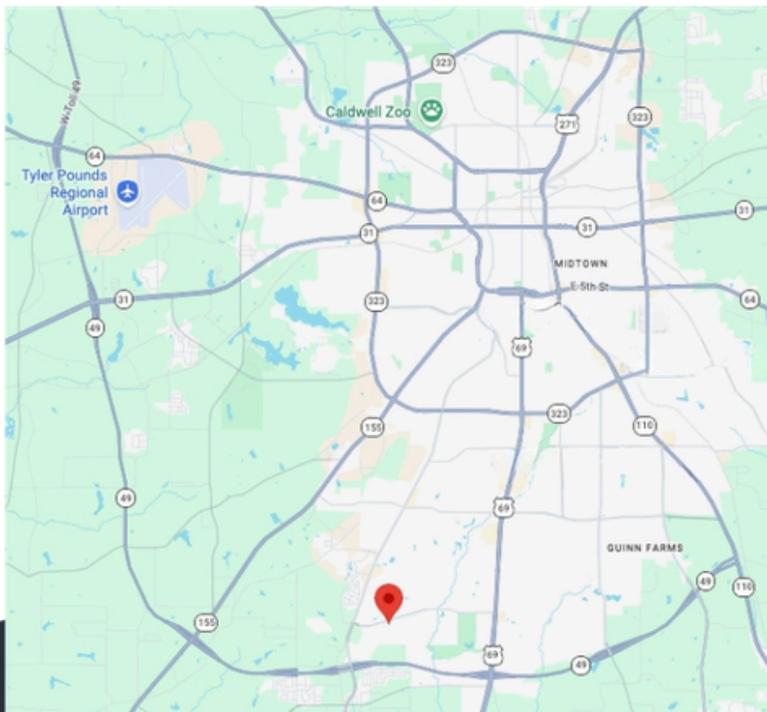
Property Overview:

Position your business in one of Tyler's growing retail corridors. Built in 2023, this modern retail property offers high visibility, strong demographics, and convenient access in a well-established commercial area.

Located in South Tyler, the property benefits from steady daily traffic and proximity to established neighborhoods, retail centers, and service-oriented businesses. The C-1 zoning makes this an ideal opportunity for a variety of retail or boutique service providers.

Property Features:

- **Lease rate:** \$2,804/month + NNN (\$24/SF/YR)
- **Building size:** 5,856 SF
- **Rentable area:** 1,402 SF
- **Traffic count:** 5,660 vehicles per day
- **Zoning:** C-1 (Light Commercial)





LEASE CONTACT:

Samuel Scarborough, CCIM

Broker/President

(903) 570-7366

www.scarboroughcre.com

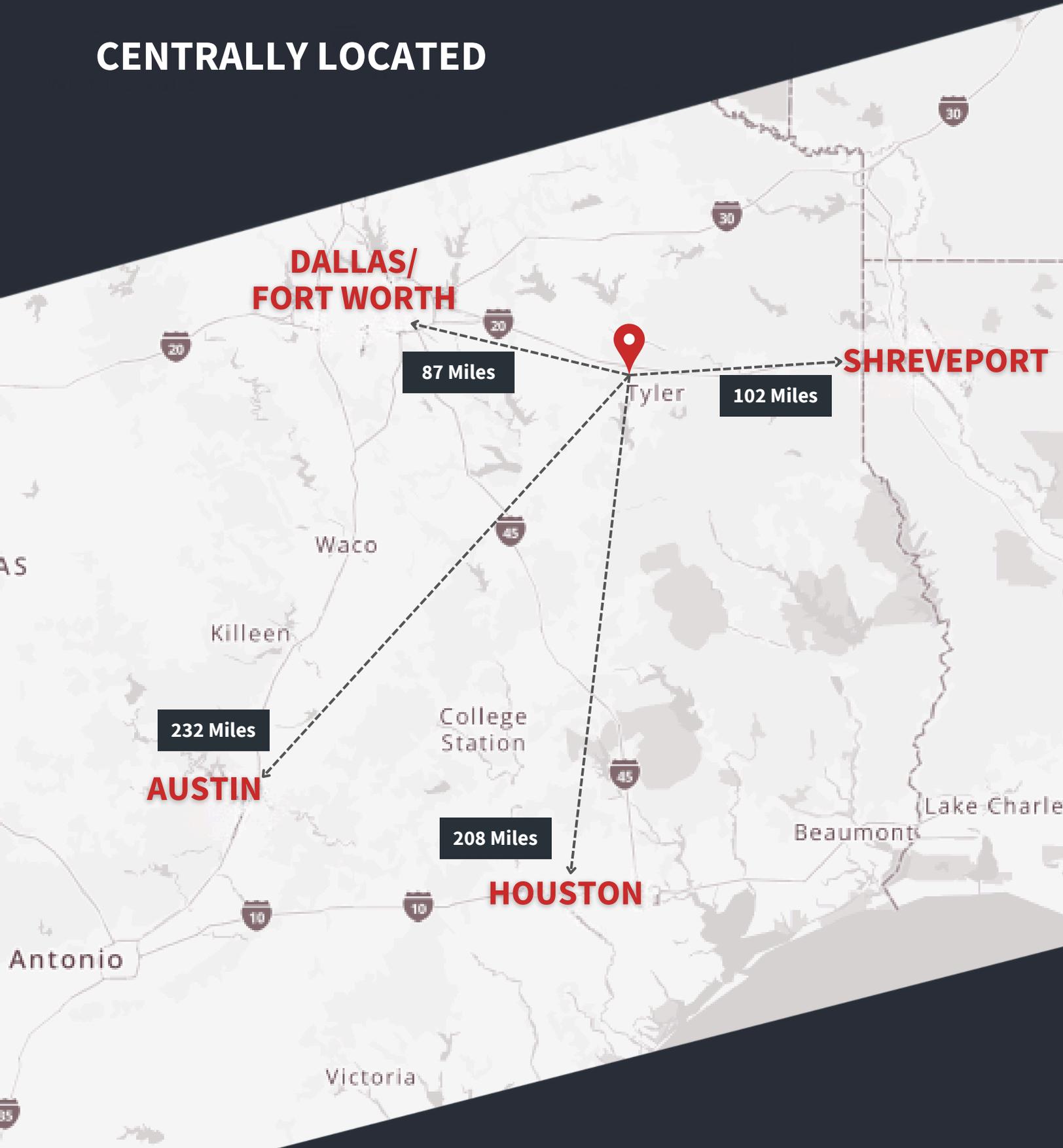




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	4,415	22,334	55,979
2030 Projected Population	4,789	24,573	58,926
2020 Census Population	3,788	19,636	51,457
2010 Census Population	2,812	15,306	44,188
Projected Annual Growth Percentage 2025 to 2030	1.69	2.01	1.05
Historical Annual Growth Percentage 2010 to 2025	3.80	3.06	1.78
Median Age	35.82	39.34	37.96
Population Density (/Square Mile)	1405.35	789.89	712.75
HOUSEHOLDS			
2025 Estimated Households	1,663	9,007	23,496
2030 Estimated Households	1,870	10,067	25,007
2020 Census Households	1,398	7,739	21,661
2010 Census Households	1,052	6,088	18,600
Projected Annual Growth Percentage 2025 to 2030	2.49	2.35	1.29
Historical Annual Growth Percentage 2010 to 2025	3.87	3.20	1.75
INCOME			
Average household income	\$120,456	\$135,780	\$123,315
Median household income	\$80,275	\$93,526	\$82,555
Per capita income	\$45,474	\$54,887	\$51,856
EDUCATION			
High School Graduate	17.44%	18.52%	19.40%
Some College	21.71%	21.63%	22.47%
Associate Degree	15.81%	11.05%	10.93%
Bachelor's Degree	24.27%	27.37%	26.37%
Graduate or Professional Degree	16.37%	18.19%	15.72%
BUSINESS			
Total Establishments	147	1,294	3,858
Total Employees	883	8,157	27,727
Average Employees Per Business	6.02	6.30	7.19
Residential Population Per Business	30.12	17.26	14.51

CENTRALLY LOCATED



Tyler, Texas MSA



POPULATION

245,209



MEDIAN HOUSEHOLD INCOME

\$72,313



UNEMPLOYMENT

3.9%

#1 Best City in Texas to Move To

(USA Today, 2024)

#1 Best U.S. City to Retire To

(USA Today, 2024)

- Median Age: **33.4**
- GDP per Capita: **\$51,000**
- State Income Tax: **\$0**
- Education:
 - **24,000 college students**
 - **1st School of Medicine in East Texas**

