



BROADWAY MARKET CENTER

4901-4949 SOUTH BROADWAY, TYLER, TX 75703

SWC US-69/BROADWAY AVENUE & RICE ROAD



DUNHILL
PARTNERS

dunhillpartners.com | 214.373.7500

MELISSA MOORE | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com

HIGHLIGHTS

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LOCATION

4901-4949 S. Broadway Tyler, TX 75703

AVAILABLE SPACES

SUITE 4919 - 2,550 SF

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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SITE PHOTOS



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SITE AERIAL

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