



BROADWAY MARKET CENTER

4901-4949 SOUTH BROADWAY, TYLER, TX 75703

SWC US-69/BROADWAY AVENUE & RICE ROAD



DUNHILL
PARTNERS

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HIGHLIGHTS



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LOCATION

4901-4949 S. Broadway Tyler, TX 75703

AVAILABLE SPACES

Former Conn's - 46,229 SF

Suite 4919 - 2,566 SF

RATES

\$5.44 PSF

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

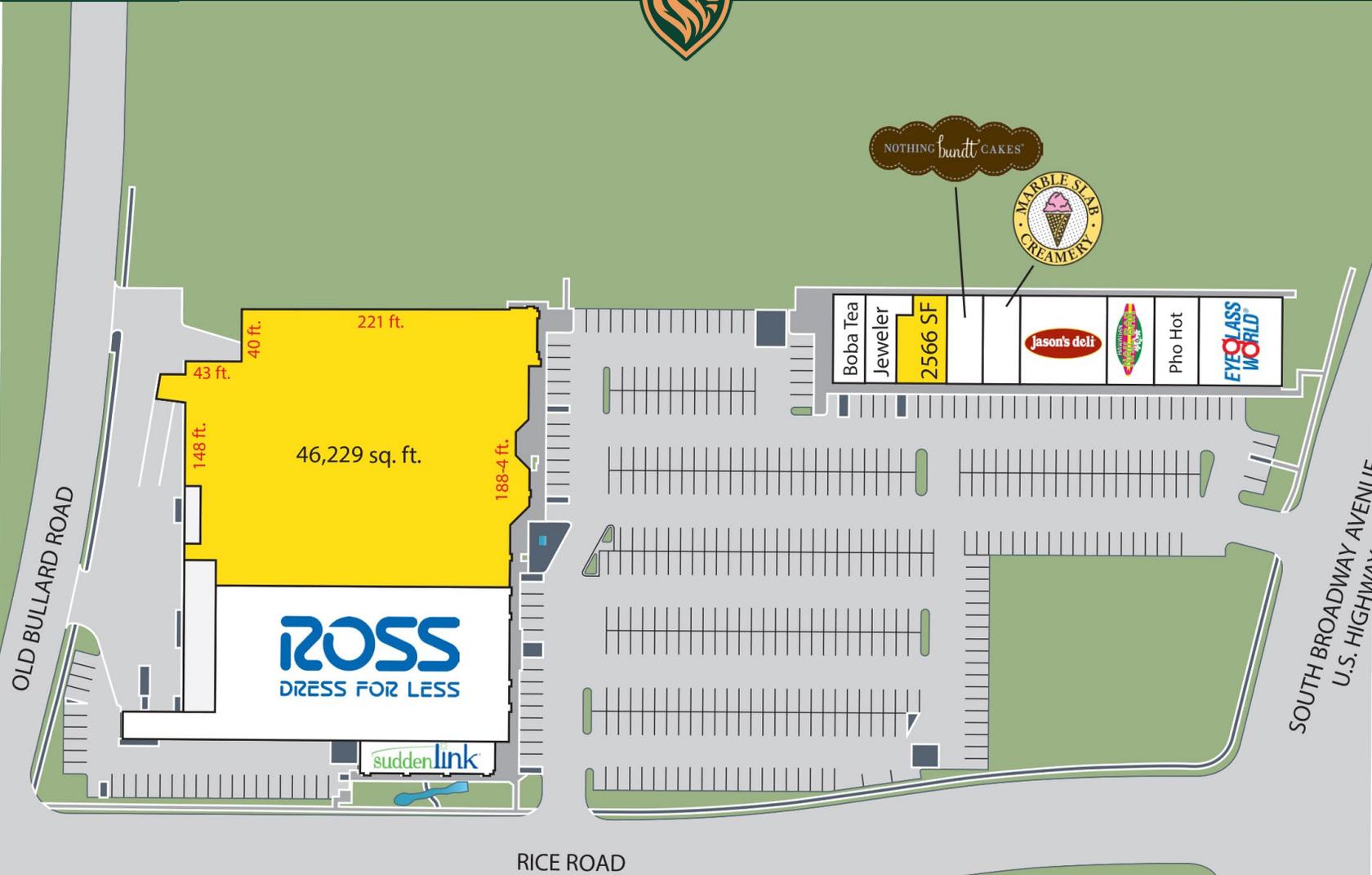
1 MILE	\$97,360
3 MILE	\$112,348
5 MILE	\$104,614

CONCEPTUAL SITE PLAN



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Broadway Market Center
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Tyler, TX 75703

SITE AERIAL

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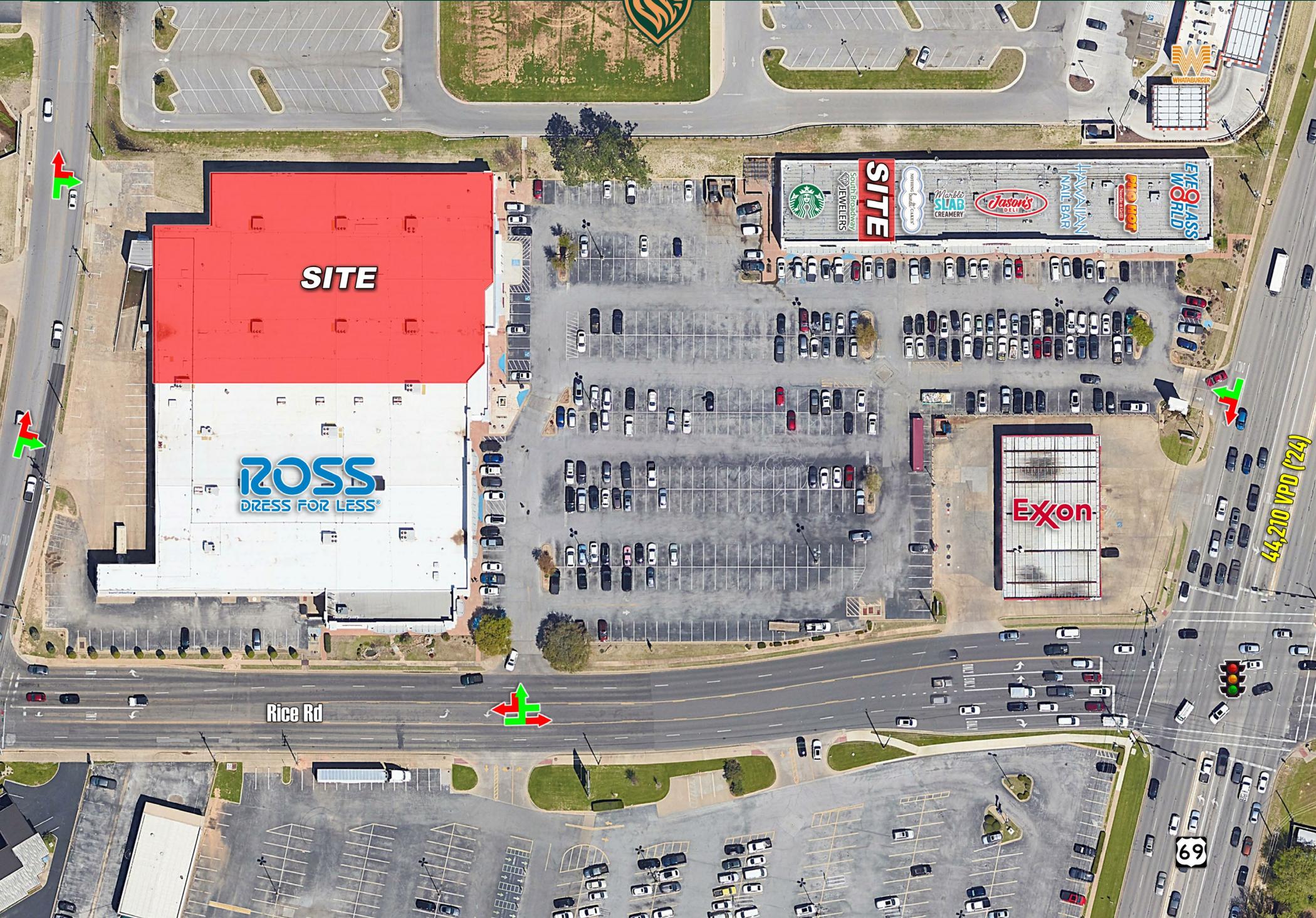


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SITE

ROSS
DRESS FOR LESS®

Exxon

SITE

Starbucks

South Broadway Jewellers

Marble Slab Creamery

Jason's Deli

HAWAIIAN NAIL BAR

410 HOT

EYE GLASS WORLD

Rice Rd

44,210 VPD (24)

69

