



## Broadway Market Center SWC US 69/Broadway Avenue @ Rice Road

**ADDRESS:**

4901-4949 S. Broadway  
Tyler, TX 75703

**TRADE AREA DEMOGRAPHICS**

	2-mile	5-mile	10-mile
Population:	34,055	105,611	175,845
Average HH Income:	\$77,848	\$77,206	\$77,552
Number of Households:	15,253	41,331	65,738

**AVAILABILITY:**

Suite 4919 - 2,566 SF

**NNN:**

\$5.51 PSF

**TRAFFIC COUNTS:**

S. Broadway 40,191 vpd  
Old Bullard 13,399 vpd

**TRAFFIC GENERATORS:**



# Broadway Market Center Site Plan



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Tyler, TX 75703

**Leasing Contact:**

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