

**FOR SALE**



## **MEDICAL OFFICE**

NEQ E. FRONT ST AND S. BECKHAM AVE | TYLER, TX

### **HENRY S. MILLER**

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## NEQ FRONT ST & BECKHAM AVE PROPERTY INFORMATION



### HIGHLIGHTS

- Located at the north entrance of Tyler's Medical District
- Competitively priced
- Existing finish out in good condition
- Monument signage on Front Street

### LOCATION

906 E. Front Street  
Tyler, TX (Medical District)

### BUILDING SIZE

±9,775 SF

### PRICE

Contact Frank or William for more details

### TRAFFIC COUNTS

VPD

@ E. Front Street	±18,465
@ S. Beckham Ave	±28,000

### DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Est. Population	10,077	59,620	106,696
Avg .HH Income	\$50,677	\$56,131	\$60,133
Est. Households	3,206	20,905	40,823

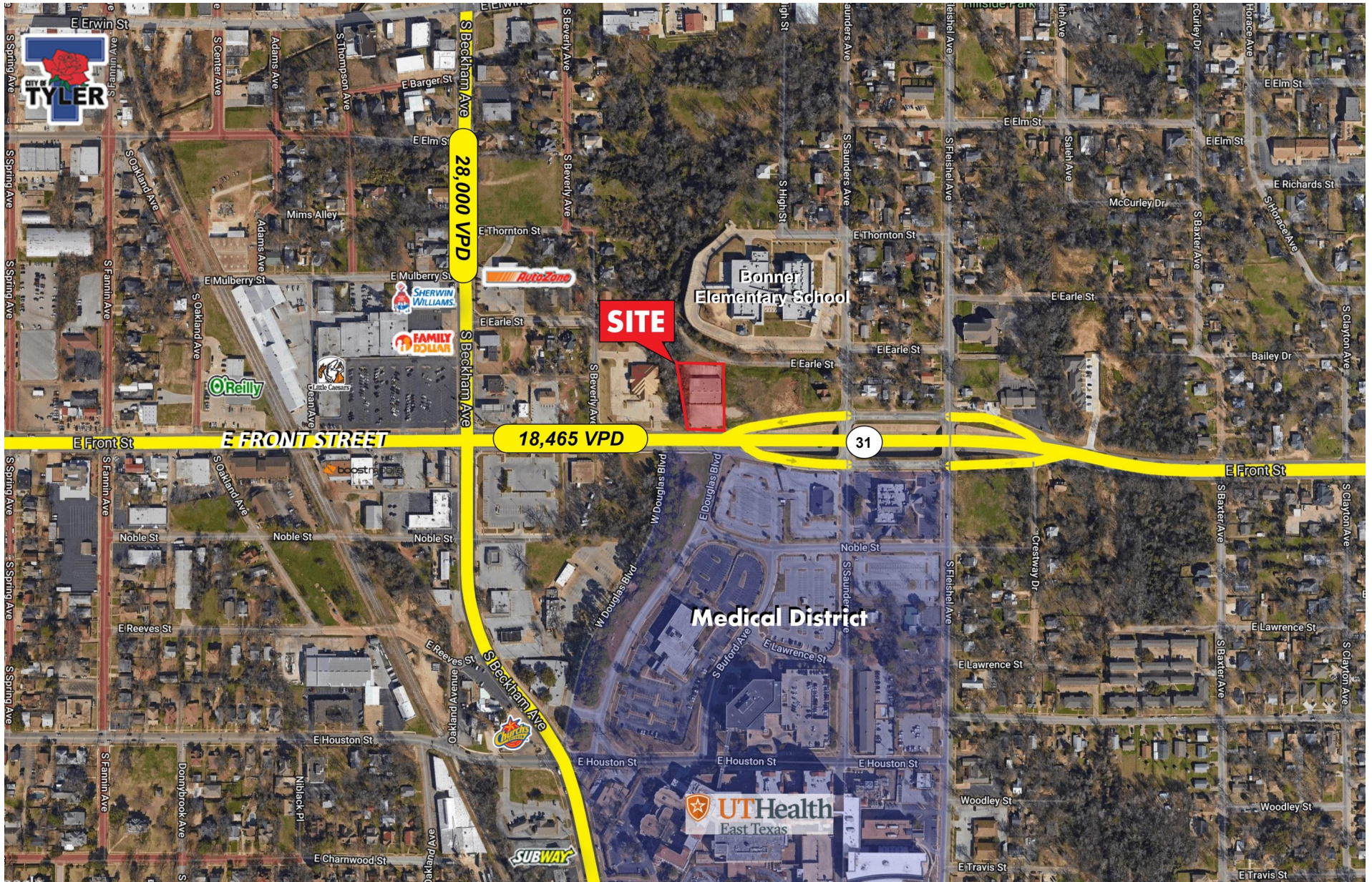
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# NEQ FRONT ST & BECKHAM AVE AERIAL



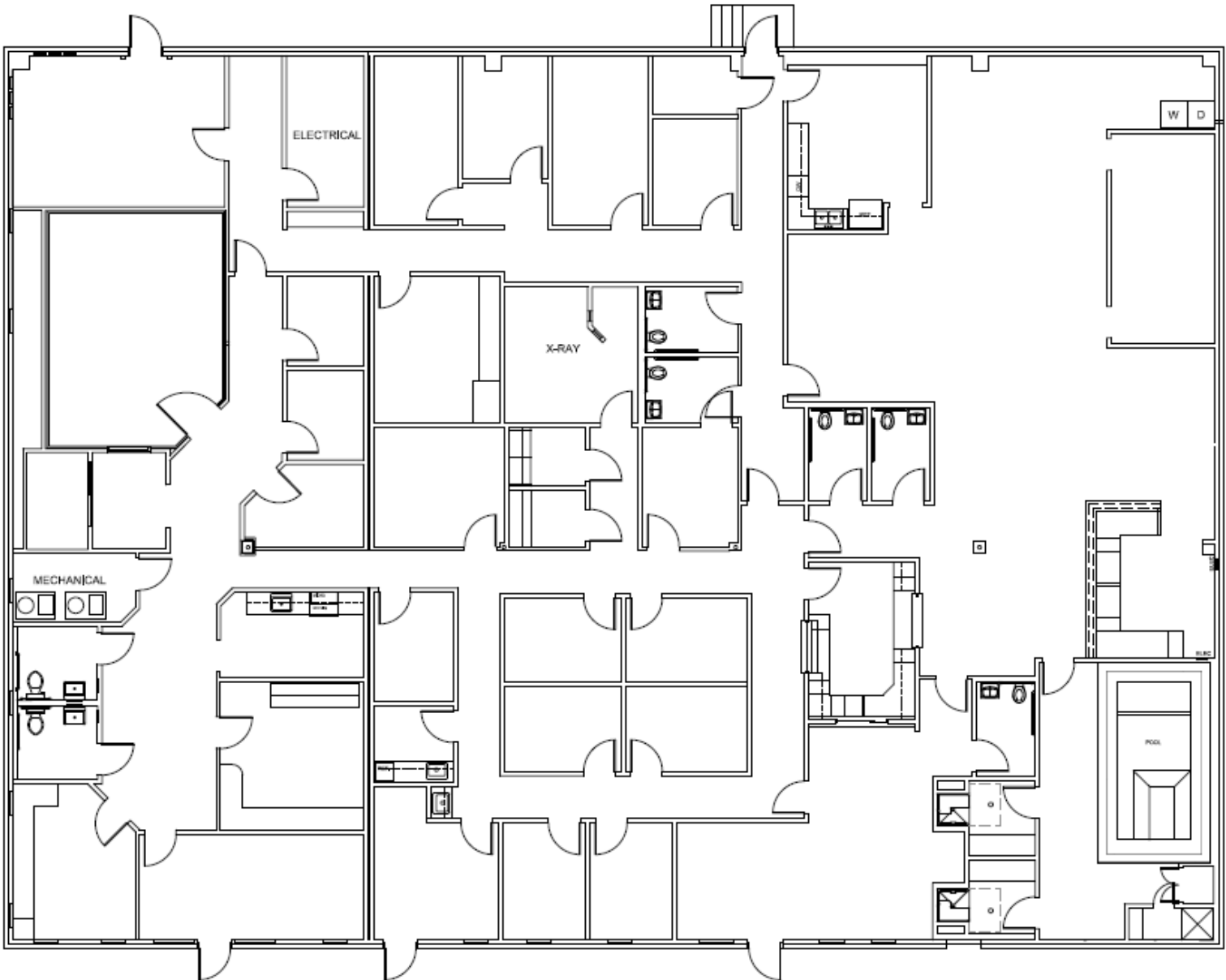
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**NEQ FRONT ST & BECKHAM AVE FLOOR PLAN**



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