

PRIME RETAIL SPACE ADJACENT TO KOHL'S

TYLER, TX 75703 | 7715 S. BROADWAY AVENUE | MID-BLOCK ON BROADWAY | #1184



- Most populated trade area in East Texas
- Best retail corridor in East Texas
- Located between Broadway Square Mall and The Village at Cumberland Park

AVAILABLE SF: 24,049 SF
FRONTAGE: 98'-0"
ZONING: C-"COMMERCIAL"
RATES: CALL FOR RATES

MAJOR ANCHORS:

KOHL'S
expect great things

ROSS
DRESS FOR LESS

LOWE'S
Home Improvement Warehouse

Super 1 Foods
& Discount Pharmacy

STUDIO
MOVIE GRILL
EAT · DRINK · MOVIES

Academy
SPORTS · OUTDOORS

five BELOW

PETCO
Pet Supplies

DSW

F21
F21^{REC}

H&M

JOANN

COST PLUS
WORLD MARKET

BED BATH & BEYOND

Burlington
coat Factory

TARGET

Dillard's

Walmart
Supercenter

ASHLEY
FURNITURE
HomeStore

BEST BUY

NATURAL GROCERS

OLD NAVY

DEMOGRAPHICS: 5 MILE 10 MILE 15 MILE 25 MILE

2018 Population	77,864	169,332	211,710	303,397
2018 Daytime Population	101,530	207,221	240,300	321,750
2018 Average HH Income	\$81,214	\$70,825	\$69,234	\$67,753
2018 Median HH Income	\$56,635	\$50,370	\$49,983	\$50,137

TRAFFIC COUNTS:

Broadway at Heritage Drive:
32,808 VPD

THE **retail** CONNECTION

STEVE GREENBERG
214.572.0777
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SUSAN RIDLEY
214.572.0777
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CHAINLINKS
RETAIL ADVISORS
Stan Johnson Co.

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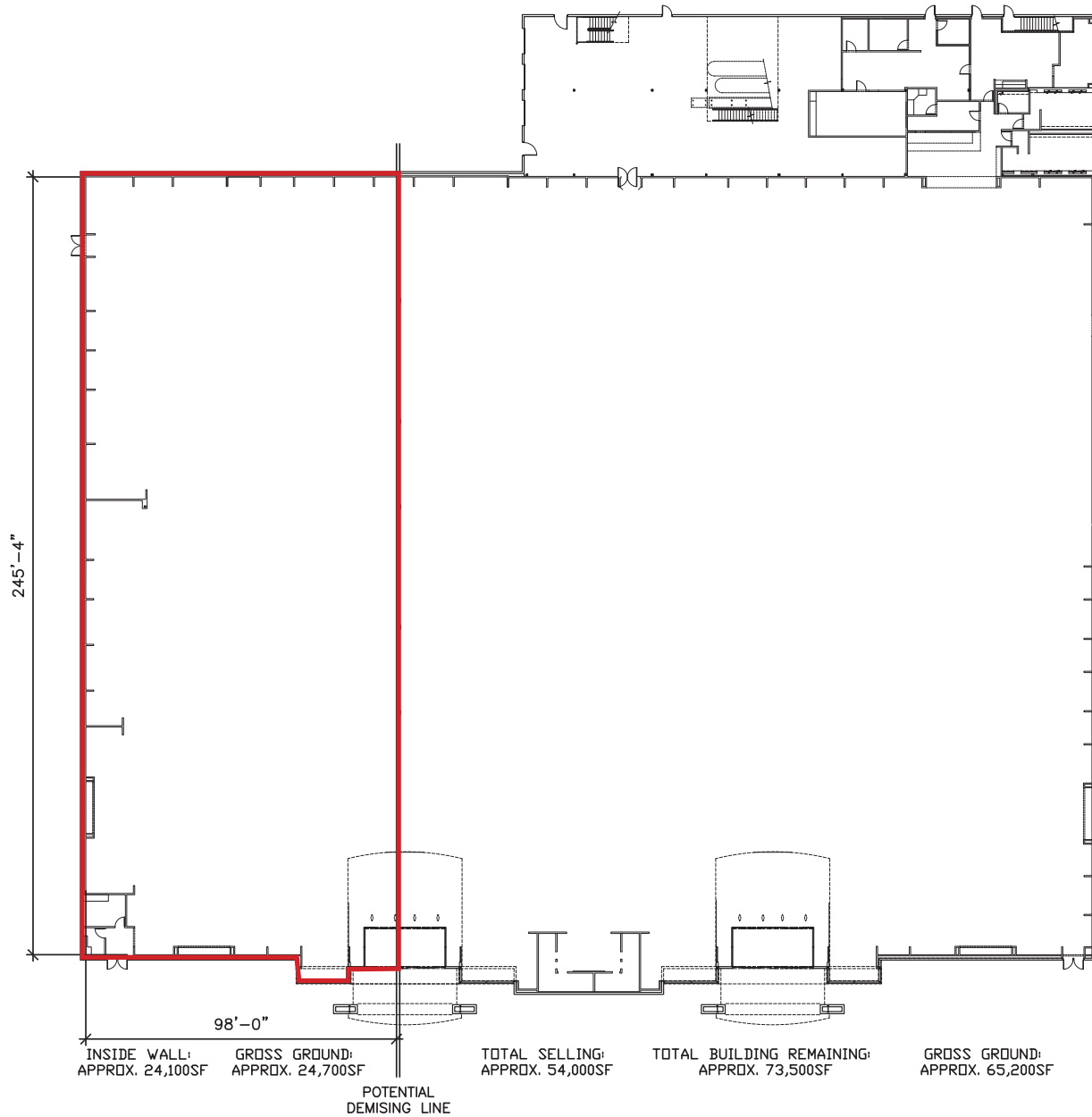
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