

# FRENCH QUARTER SHOPPING CENTER

## FOR LEASE

### TYLER, TEXAS

4500 S. BROADWAY AVENUE

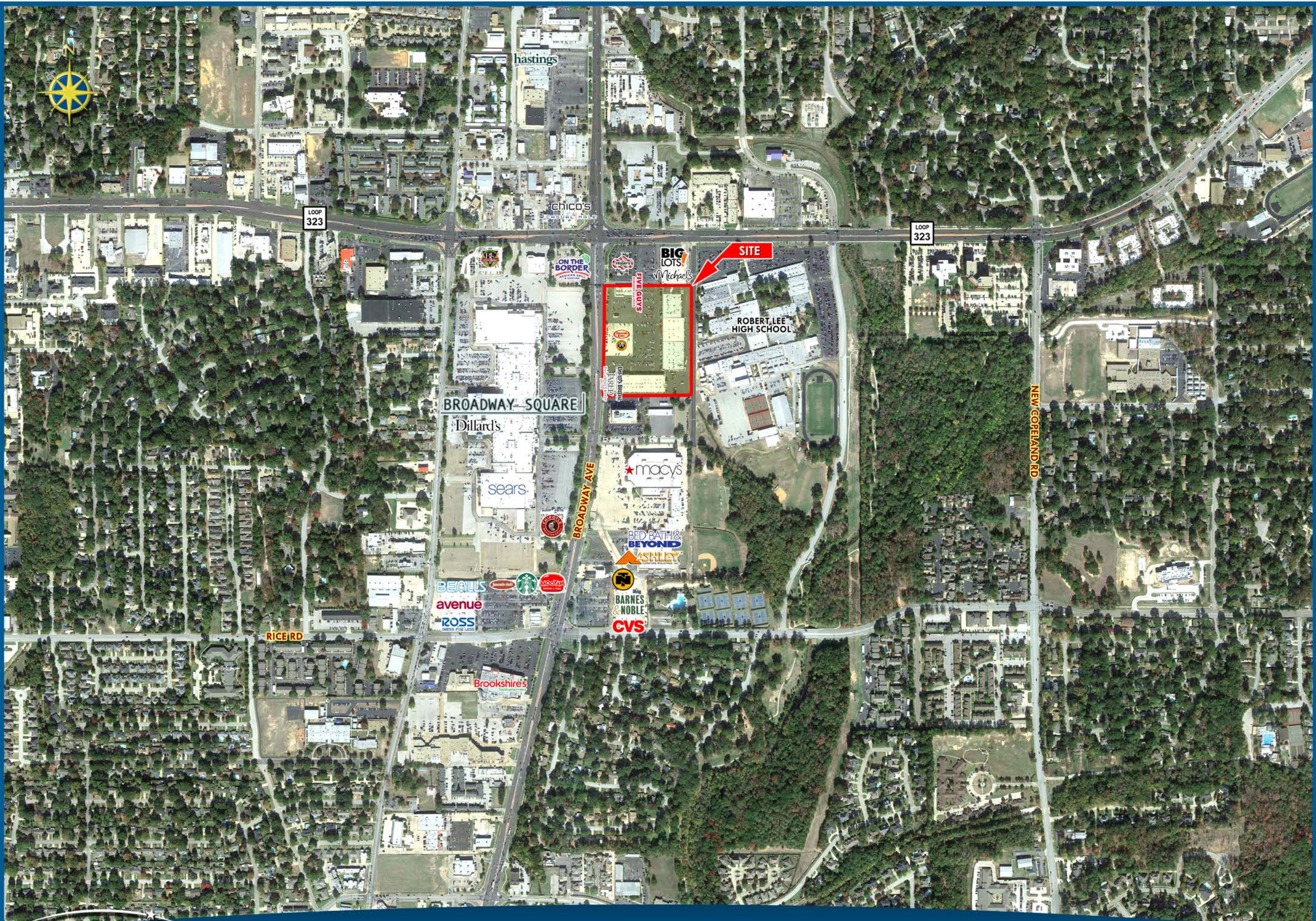
TIM HENSON

BEN HINES

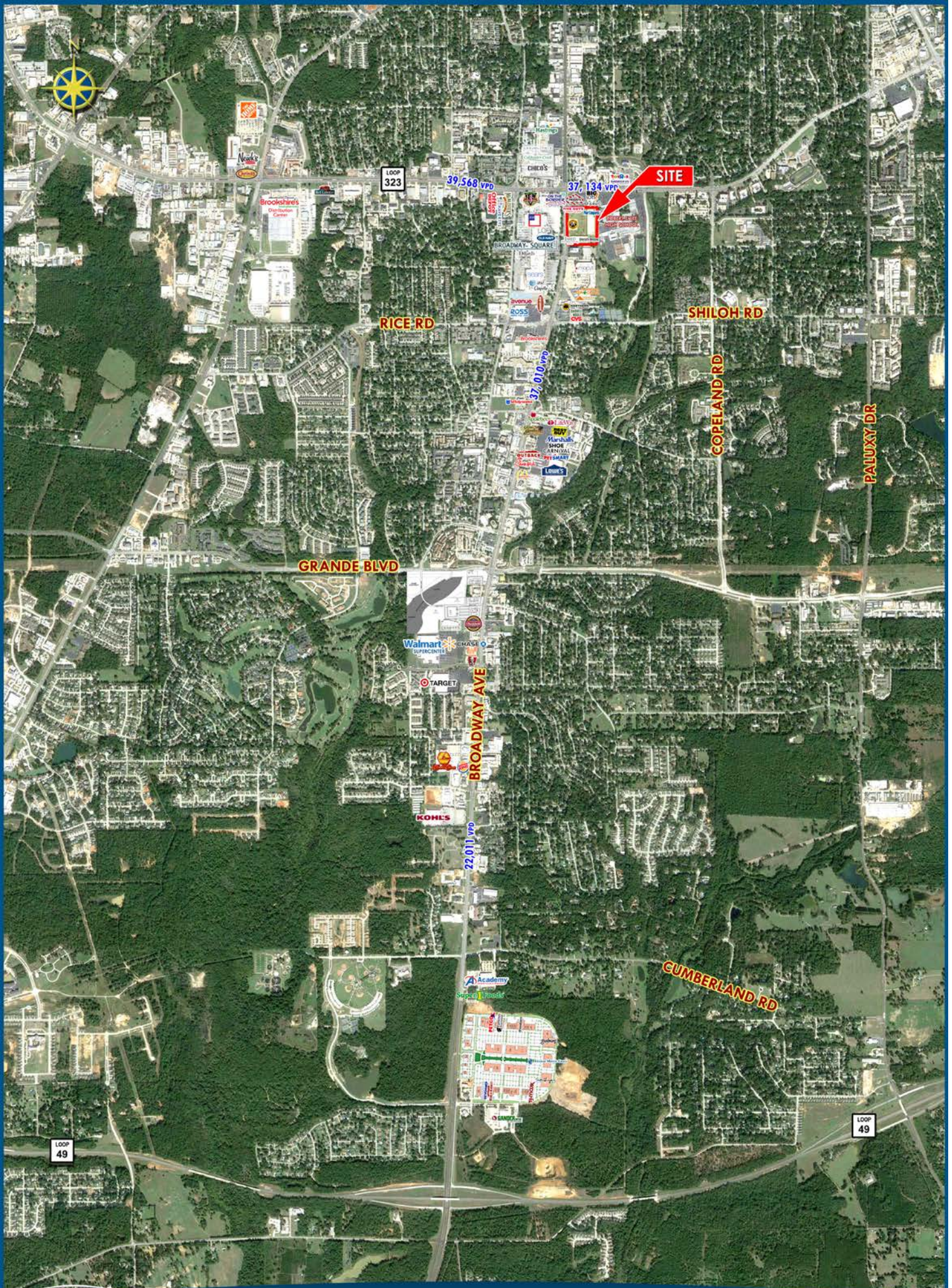


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



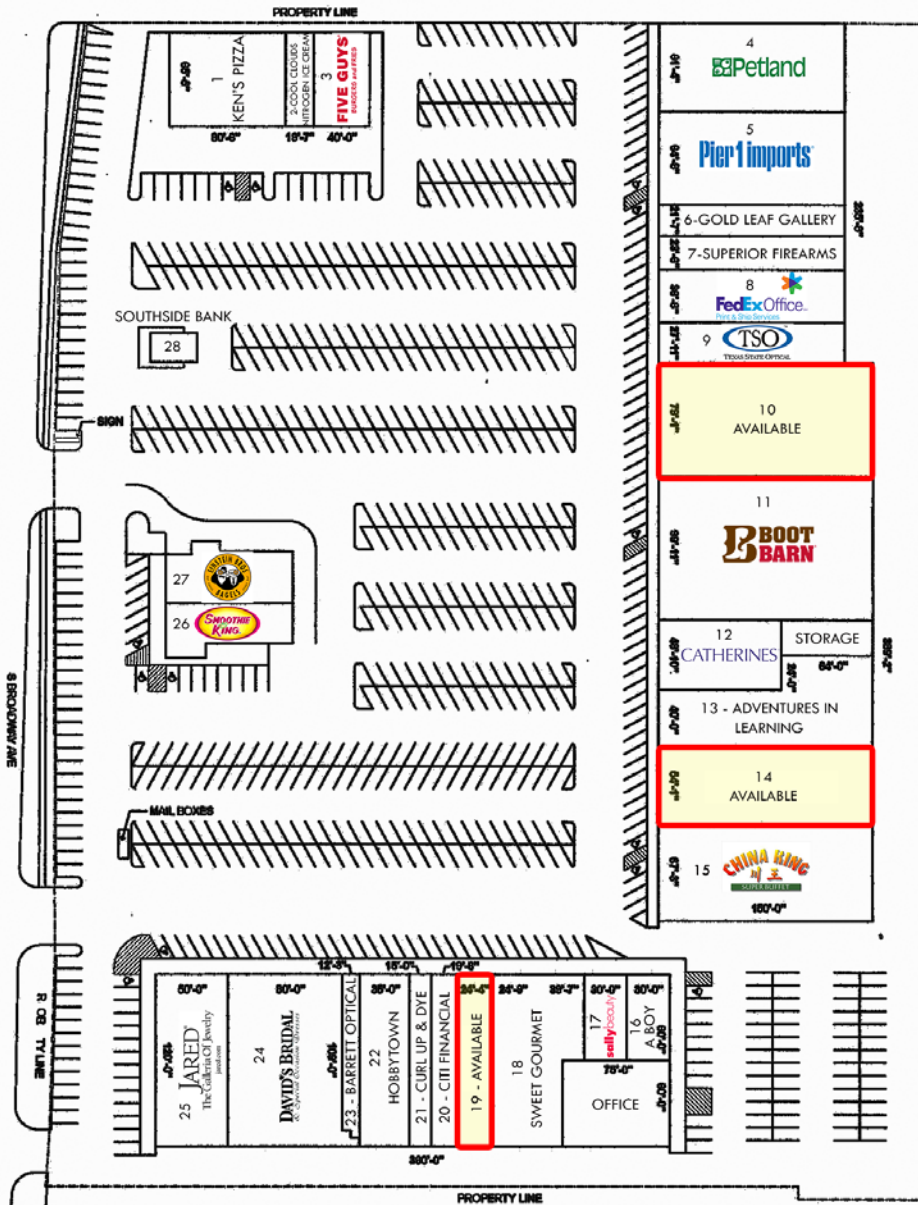








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#	Tenant	SF
1	Ken's Pizza	5,168
2	Cool Clouds Nitrogen Ice Cream	1,800
3	Five Guys	2,600
4	Petland	7,930
5	Pier 1 Imports	8,320
6	Gold Leaf Gallery	2,821
7	Superior Firearms	3,029
8	FedEx Office	4,898
9	TSO	3,600
10	AVAILABLE	12,000
11	Boot Barn	15,000
12	Catherines	4,926
13	Adventures in Learning	7,450
14	AVAILABLE	8,100
15	China King	9,919
16	A Boy	1,800
17	Sally Beauty	1,800
18	Sweet Gourmet	6,850
19	AVAILABLE	2,880
20	Citi Financial	2,400
21	Curl Up & Dye	1,800
22	Hobby Town	4,200
23	Barrett Optical	1,355
24	David's Bridal	9,600
25	Jared	5,975
26	Smoothie King	1,716
27	Einstein Bros Bagels	4,363
28	Southside Bank	ATM

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2016 EST POPULATION	7,248	61,097	102,387
2016 EST AVG HH INCOME	\$77,886	\$69,040	\$66,982

## TRAFFIC COUNTS

LOOP 323	38,628 VPD
BROADWAY	37,184 VPD

## HIGHLIGHTS

- Adjacent to Broadway Square Mall, a highly productive mall in East Texas.
- Great visibility at a signalized intersection.
- Located on Broadway Avenue, a high traffic road.
- Tyler, Texas has seen an annual employment growth of 2.4%.

