



FAMILY-ORIENTED TENANT MIX

Off Broadway is located in one of the highest income areas in Tyler, Texas. Shadow-anchored by Steinmart and anchored by well-known local furniture retailer Gray's Home Fashion, the site boasts on-site maintenance and great visibility to a major North/South thoroughfare. Renovated in the fall of 2008, Off Broadway includes a new monument sign and beautiful, up-to-date facades.

PROPERTY OVERVIEW

Rental Rates: Negotiable
Available Space: 737 - 9,804 SF
NNN's: \$2.68 PSF

TRAFFIC COUNTS
U.S. 69 Broadway: 30,858 CPD

| DEMOGRAPHICS | 1Mile | 3Mile | 5Mile |
|-------------------|-----------|----------|----------|
| Population: | 13,051 | 88,679 | 191,477 |
| Median Age: | 38 | 33 | 34 |
| Median HH Income: | \$104,571 | \$87,147 | \$81,272 |

TENANT ROSTER

| SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF |
|-------|---------------------------|-------|------------|------------------|--------------|------------|-------------------------|--------------|
| A01 | Available | 1,000 | A07 | Available | 2,150 | B06 | Style Salon and Day Spa | 3,300 |
| A02 | Available | 1,683 | A08 | Available | 1,053 | B08 | Available | 3,550 |
| A03 | Available | 795 | B01 | Available | 9,804 | B10 | Healthy Smiles for Kids | 2,660 |
| A04 | Poch's Phoenix Express | 2,390 | B05 | Available | 1,542 | B12 | Gray's Home Fashion | 14,400 |
| A06 | Elite Ceramics Dental Lab | 737 | | | | | | |

SITE PLAN

- AVAILABLE RETAIL
- LEASED

