

FRENCH QUARTER SHOPPING CENTER

TYLER RESTAURANT SPACE FOR LEASE

TYLER, TEXAS

4500 S. BROADWAY AVENUE

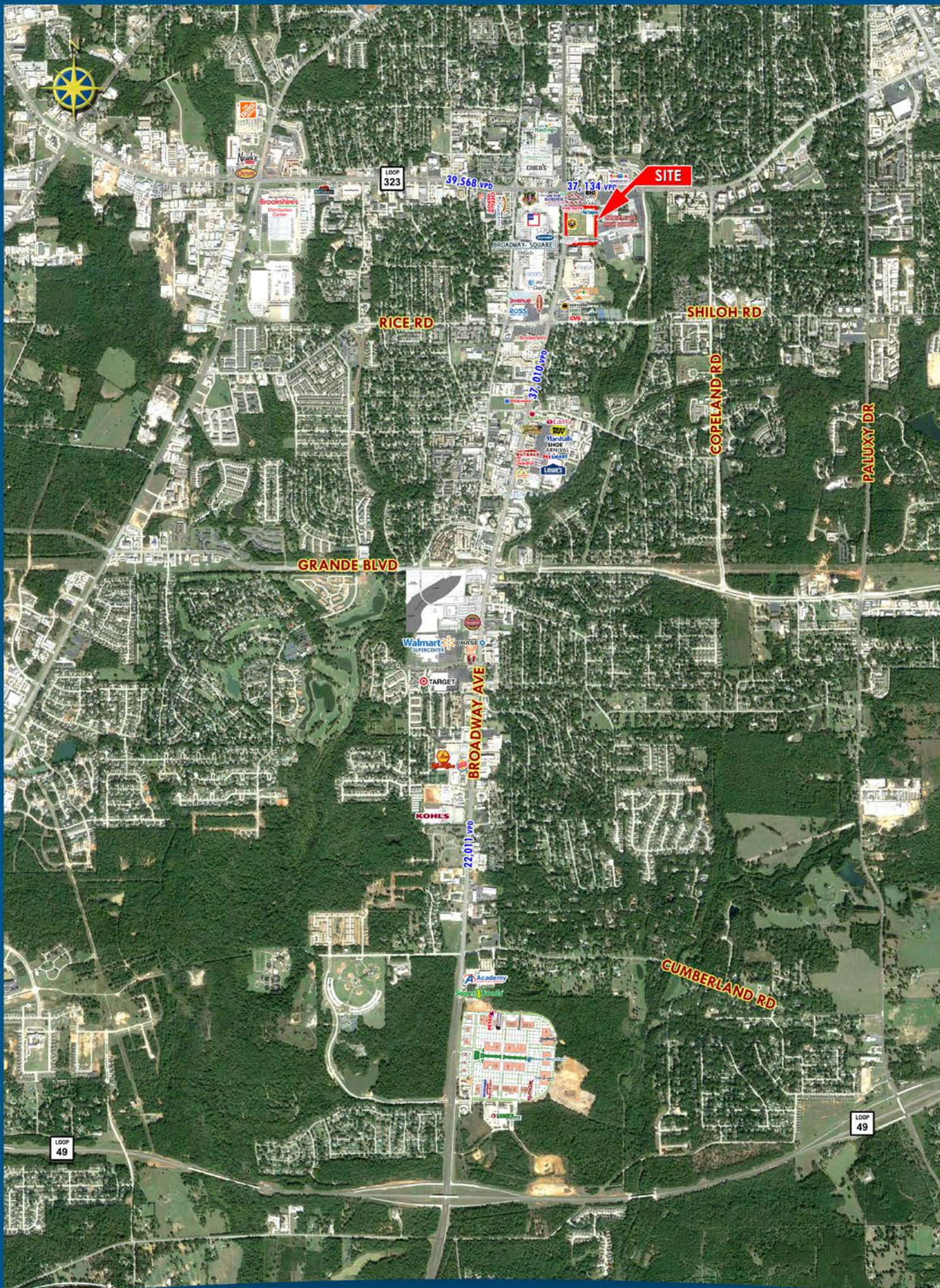
TIM HENSON

BEN HINES

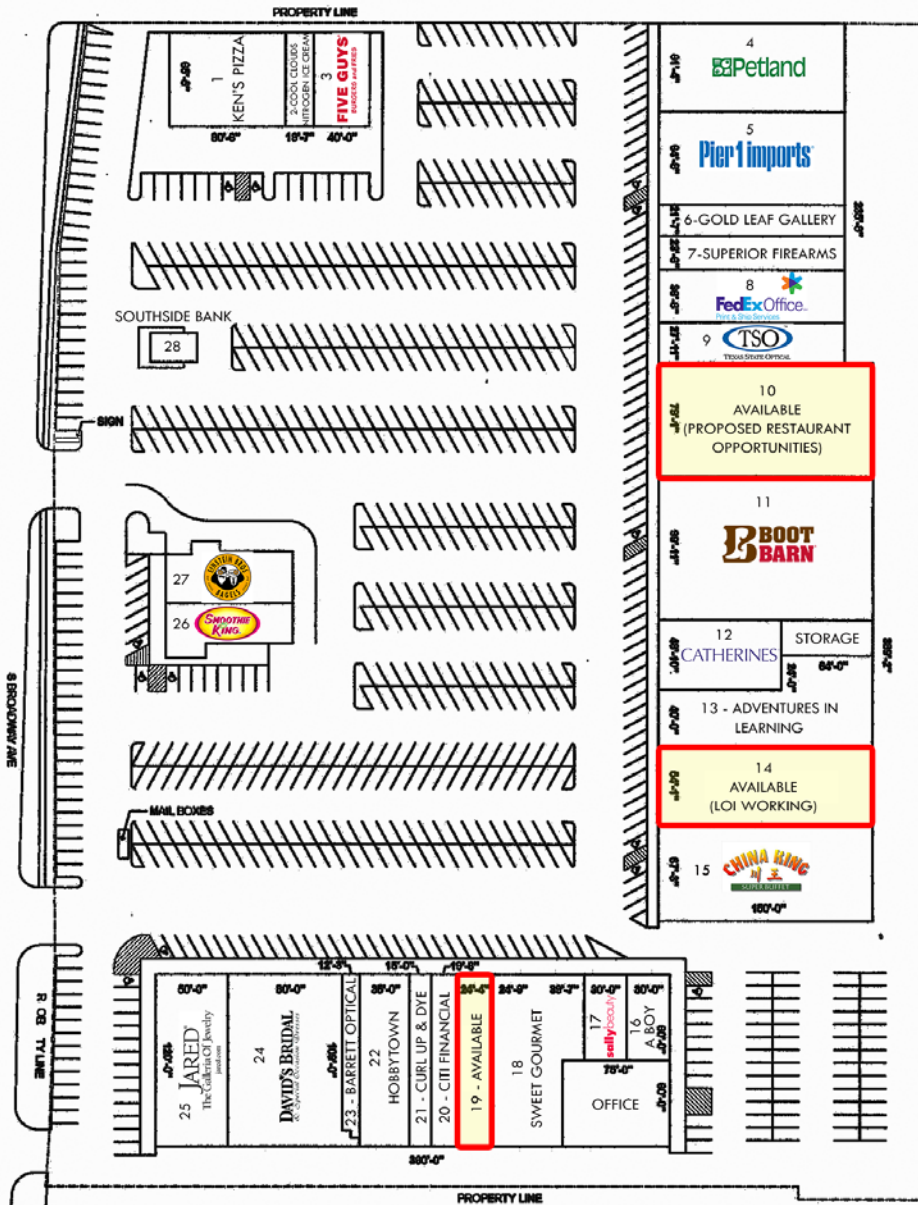


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT





FRENCH QUARTER SHOPPING CENTER



#	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 (PROPOSED RESTAURANT OPPORTUNITIES)	12,000
11	BOOT BARN	15,000
12	Catherines	4,926
13	Adventures in Learning	7,450
14	AVAILABLE (LOI WORKING)	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
2017 EST POPULATION	7,235	61,569	103,486
2017 EST AVG HH INCOME	\$82,525	\$71,298	\$69,178

TRAFFIC COUNTS

LOOP 323	38,628 VPD
BROADWAY	37,184 VPD

HIGHLIGHTS

- Planned redevelopment to include 2-3 restaurants with patio.
- 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.

