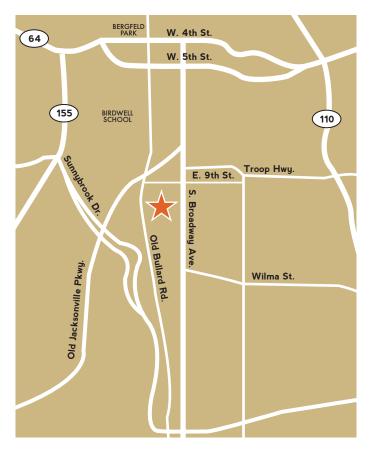
ROSEBRIAR PROPERTIES









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: 795- 9,804 SF
NNN's: \$3.13 PSF

TRAFFIC COUNTS

U.S. 69 Broadway: 30,858 CPD

DEMOGRAPHICS 1Mile 3Mile 5Mile Population: 13,051 88.679 191,477 Median Age: 30 31 31 Median HH Income: \$104,571 \$87,147 \$81,272



TENANT ROSTER

SUITE	TENANT	SF
A01	AVAILABLE	1,000
A02	AVAILABLE	1,683
A03	Christian Science	795
A04	Seafood Shack	2,390
A06	Allstate Insurance	737

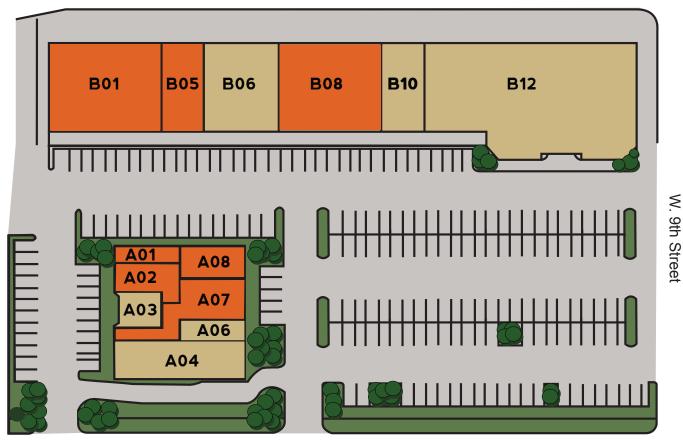
SUITE	TENANT	SF
A07	AVAILABLE	2,150
A08	AVAILABLE	1,053
B01	AVAILABLE	9,804
B05	AVAILABLE	1,542

	SUITE	TENANT	SF	
	B06	Style Salon and Day Spa	3,300	
	B08	AVAILABLE	3,550	
	B10	Healthy Smiles for Kids	2,660	
	B12	Gray's Home Fashion	14,400	

SITE PLAN

AVAILABLE RETAIL

LEASED



South Broadway Avenue