



## 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

For leasing information:

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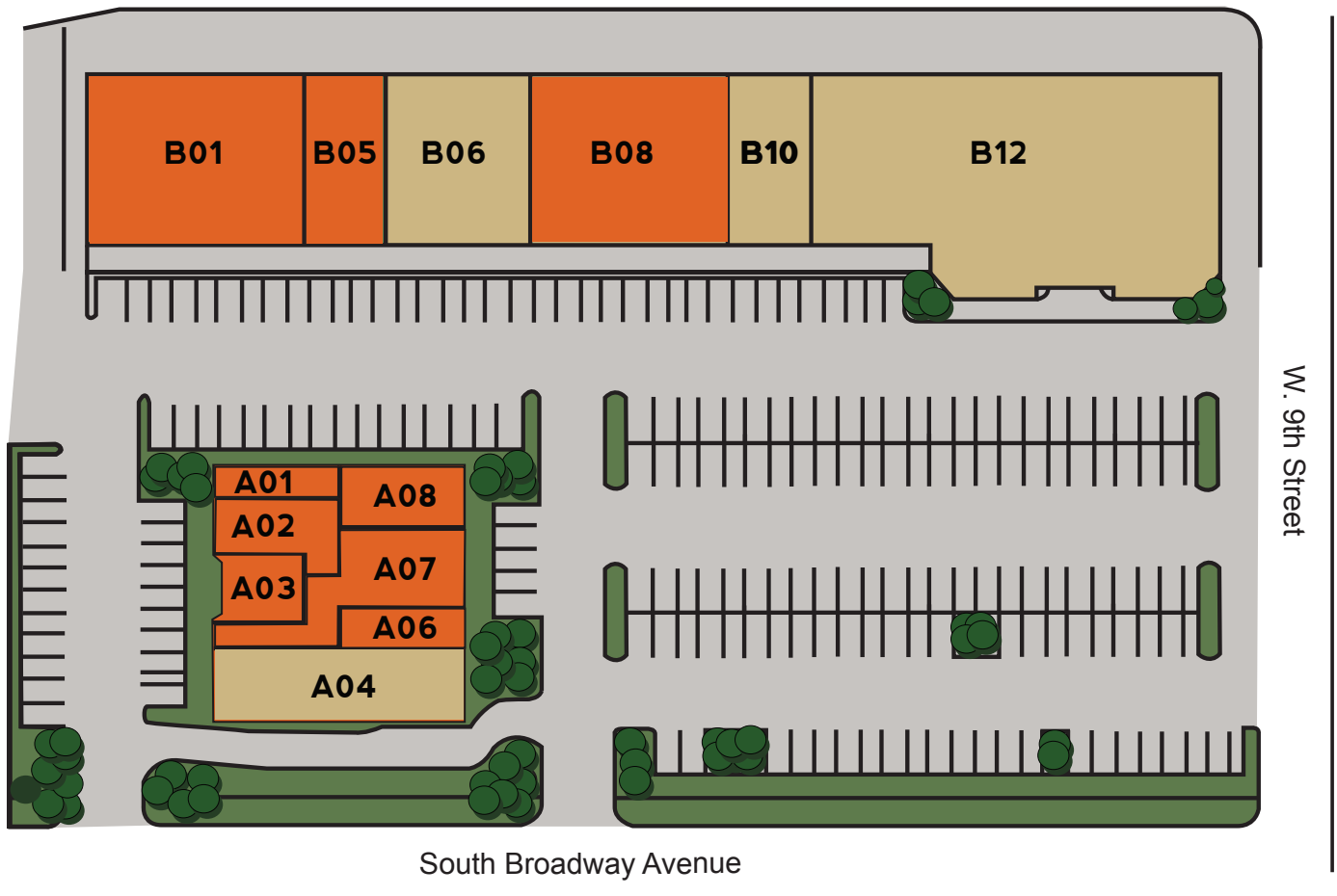
[rosebriar.com](http://rosebriar.com)

## 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



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