



LOCATION

531 W SW Loop 323,
Tyler, TX 75701



SIZE

6,176 SF Available



RATE

Please Call for Pricing



TRAFFIC COUNT 2022

30,000 VPD



ABOUT TYLER

Tyler recently recorded a population of 107,815 and is growing at a rate of nearly 1% annually. The average household income is \$77,196, which is well above state and national averages for similar-sized communities.

AREA RETAILERS

Hobby Lobby, Natural Grocers, Dick's Sporting Goods, Orange Theory Fitness, la Madeleine, Dunkin', Chuck E. Cheese, Schlotzsky's, McAlister's Deli, IHOP, On The Border, Raising Canes, Dickey's Barbecue Pit, Red Lobster

2022 DEMOGRAPHIC SNAPSHOT

| | 3 MILE | 5 MILE | MSA |
|-----------------------|----------|----------|----------|
| EST. POPULATION | 66,364 | 109,662 | 238,000 |
| EST. AVG. HH INCOME | \$75,794 | \$71,655 | \$81,000 |
| EST. MEDIAN HH INCOME | \$65,540 | \$63,939 | \$60,000 |

PROPERTY INFORMATION

Located in South Tyler on Loop 323, five minutes from Tyler Legacy High School. Casual dining layout. This is a fully equipped second generation restaurant. Call for more information.



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