

BRISTOL HWY RETAIL CENTER

3974, 3990 & 3998 Bristol Highway
Johnson City, TN 37601

Location

At the intersection of Bristol Hwy and Coldwater Dr in North Johnson City

Available for Lease

3974 Bristol Hwy: 1,179 SF - \$20/SF/year NNN
3990 Bristol Hwy: 2,500 SF - \$17/SF/year NNN
3998 Bristol Hwy: 1,272 SF - \$20/SF/year NNN

Highlights

Approx. 60 parking spaces
Highly visible on busy highway
Located across from Winged Deer Park
Proximal to Boone Lake
Zoned B-4: Planned Arterial Business District

Traffic Counts

Bristol Hwy: 23,255 (2022)

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	20,473	59,584	173,876
Median HH Income	\$74,525	\$65,985	\$63,192
Median Age	43.3	42.4	41.9

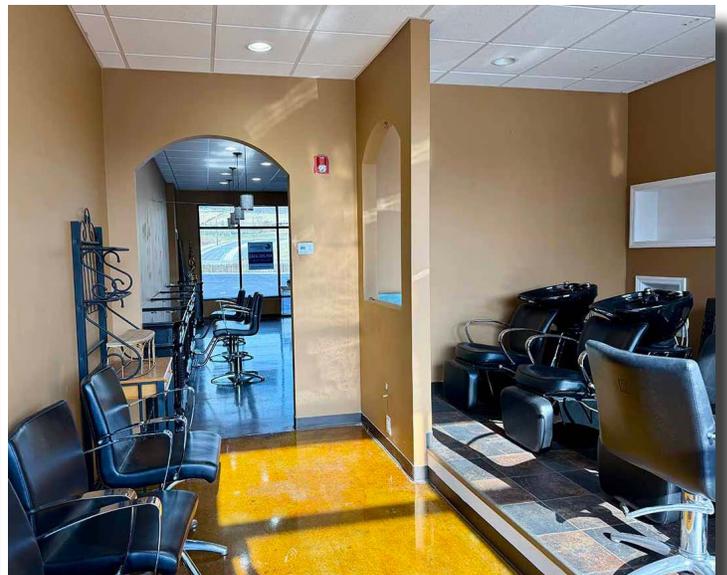
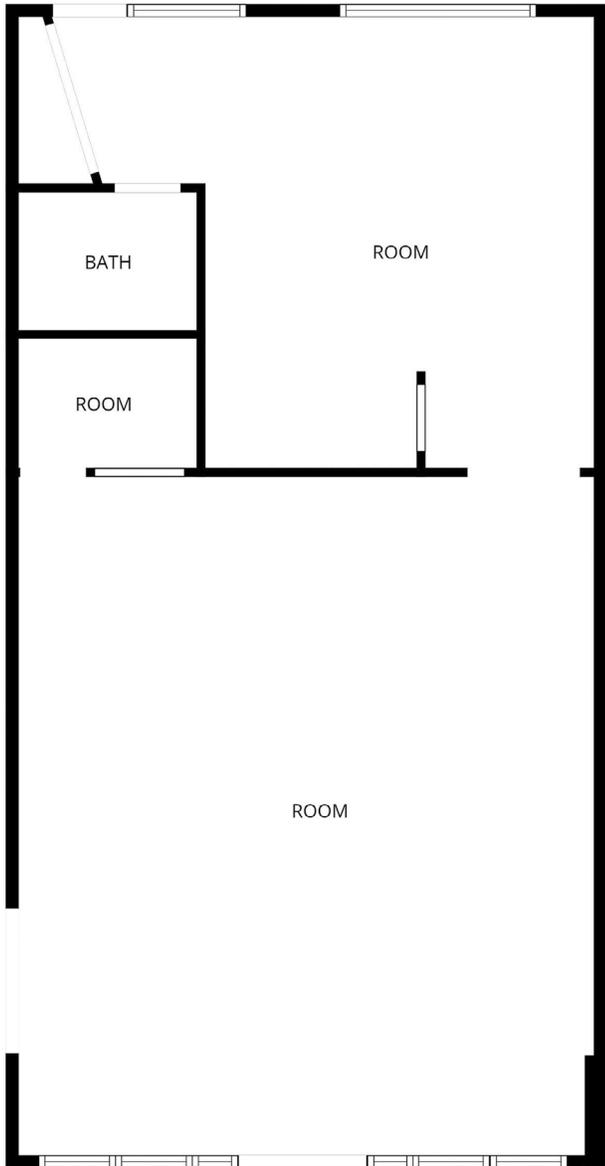
Contact

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Broker
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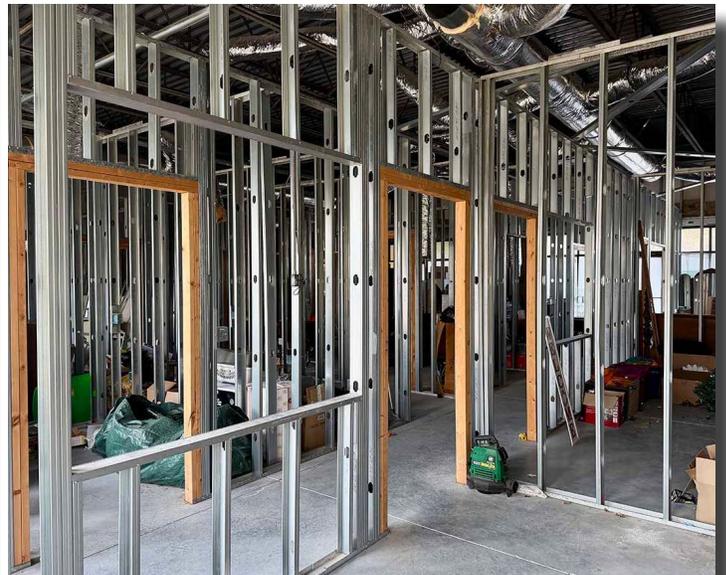
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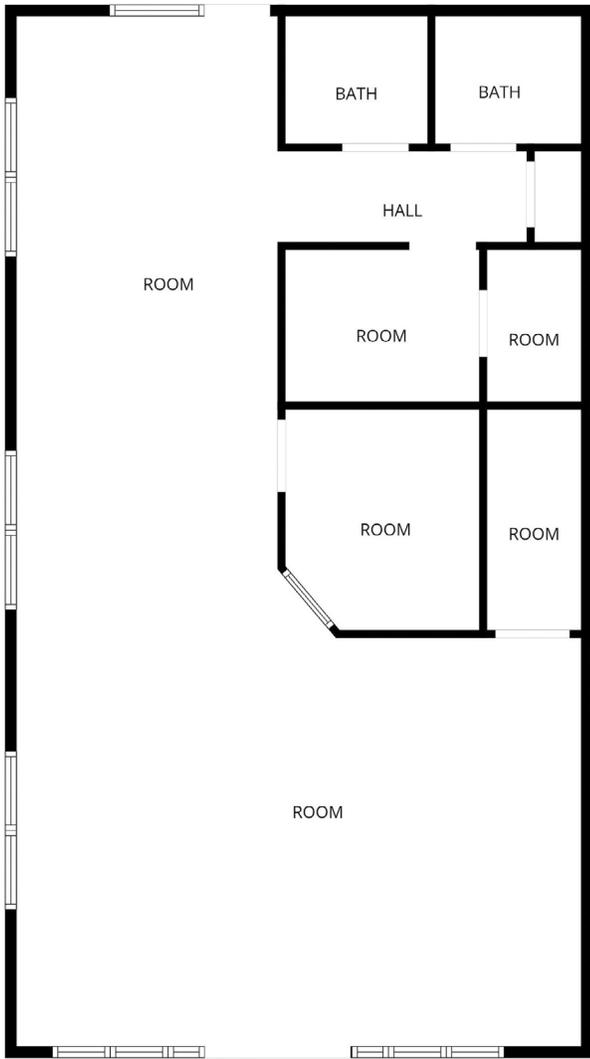
3974 Bristol Hwy



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