

# WALNUT ST RETAIL/RESTAURANT

413 West Walnut Street  
Johnson City, TN 37604

## Location

On W Walnut St at the intersection of Campbell St

## Available for Lease

1,850 SF retail/restaurant  
\$12/SF/year NNN

## Highlights

Prime location in W Walnut St redevelopment district  
Next to Timber! restaurant  
1 block from Model Mill redevelopment  
Prominent sign on building  
Large display windows  
Open floor plan with small stage, 2 restrooms and storage  
Less than one mile from I-26, exit 23

## Traffic Counts

W State of Franklin Rd: 15,793 (2025)

## Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	53,772	80,745	161,881
Median HH Income	\$49,813	\$53,192	\$60,440
Median Age	35.1	37.6	41.6

## Contact

**Shannon K. Castillo**

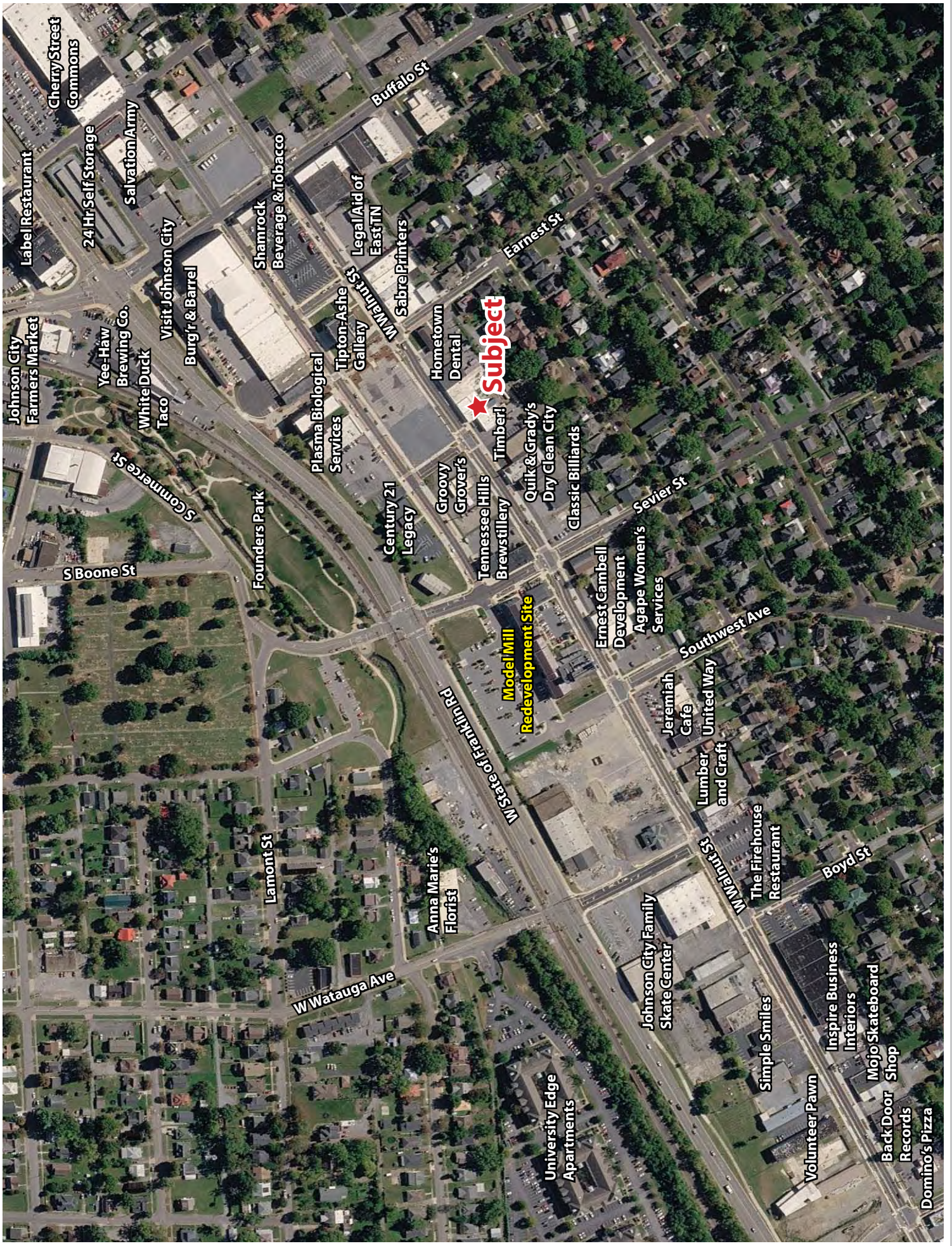
Broker

shannon@mitchcox.com

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www.mitchcox.com



**MITCH COX**  
REALTOR, INC.



Cherry Street Commons

Label Restaurant

24 Hr Self Storage

Salvation Army

Johnson City Farmers Market

Yee-Haw Brewing Co.

White Duck Taco

Visit Johnson City

Burg'r & Barrel

Shamrock Beverage & Tobacco

Plasma Biological Services

Tipton-Ashe Gallery

Legal Aid of East TN

W Walnut St

Sabre Printers

Hometown Dental

Subject

Founders Park

S Commerce St

S Boone St

Century 21 Legacy

Groovy Grover's

Tennessee Hills Brewstillery

Timber!

Quik & Grady's Dry Clean City

Classic Billiards

Ernest Cambell Development

Agape Women's Services

Jeremiah Cafe

United Way

Lumber and Craft

The Firehouse Restaurant

Lamont St

W State of Franklin Rd

Anna Marie's Florist

W Watauga Ave

University Edge Apartments

Johnson City Family Skate Center

Simple Smiles

Volunteer Pawn

Inspire Business Interiors

Mojo Skateboard Shop

Back Door Records

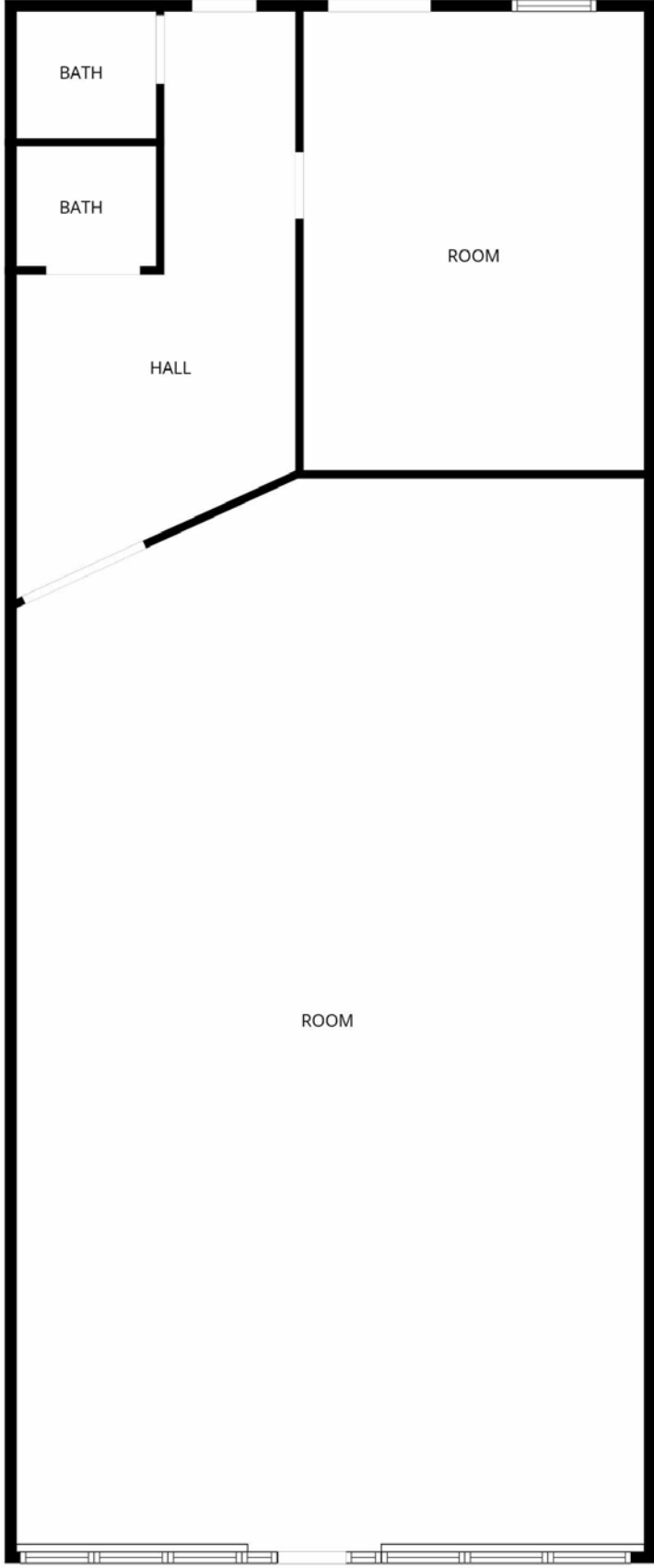
Domino's Pizza

Model Mill Redevelopment Site

W Walnut St

Southwest Ave

Boy St





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