

# SPRINGBROOK DRIVE OFFICE

215 East Springbrook Drive  
Johnson City, TN 37601

## Location

East Springbrook Drive in North Johnson City  
Between North Roan Street & Oakland Avenue

## Available for Lease

Suite 1: 2,088 SF office  
\$13/SF/year NNN

## Highlights

- 4 offices
- 2 large offices/conference rooms
- Break area
- Large training room
- Entry lobby and restrooms
- Ample parking
- Proximal to North Roan Street major retail/dining corridor
- Less than one mile from I-26, exit 20
- Zoned B-4, Planned Arterial Business District

## Traffic Counts

N Roan Street: 25,301 (2024)  
E Oakland Avenue: 11,054 (2024)

## Demographics

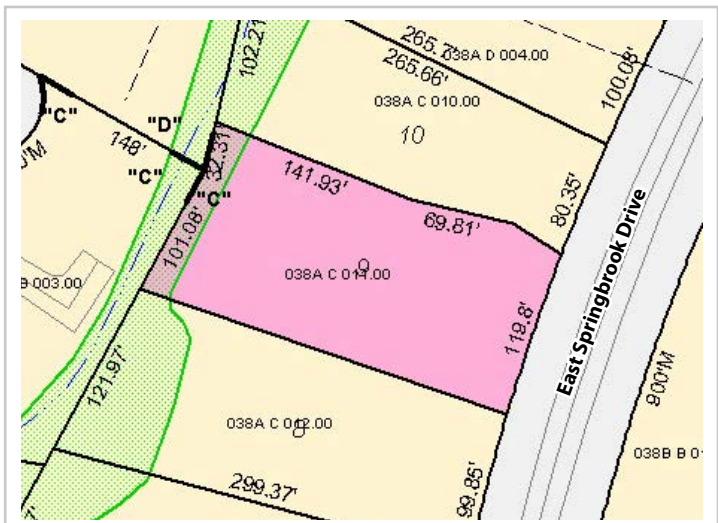
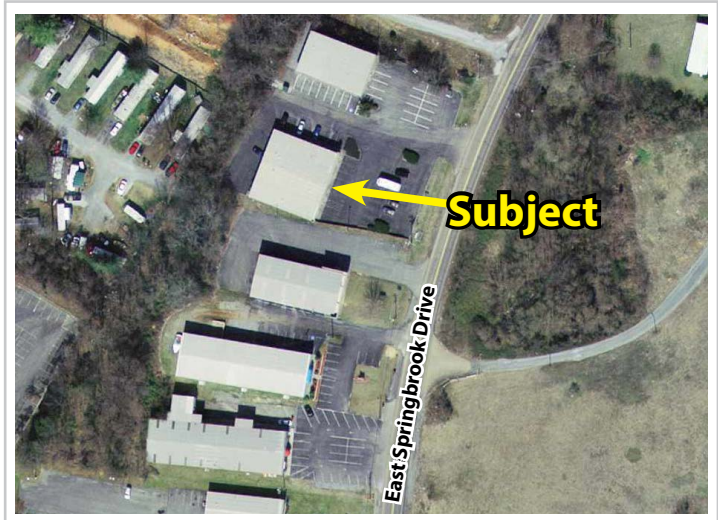
(2025 Est.)	3 mile	5 mile	10 mile
Population	37,269	83,886	172,584
Median HH Income	\$62,287	\$59,105	\$63,436
Median Age	42.5	38.1	41.8

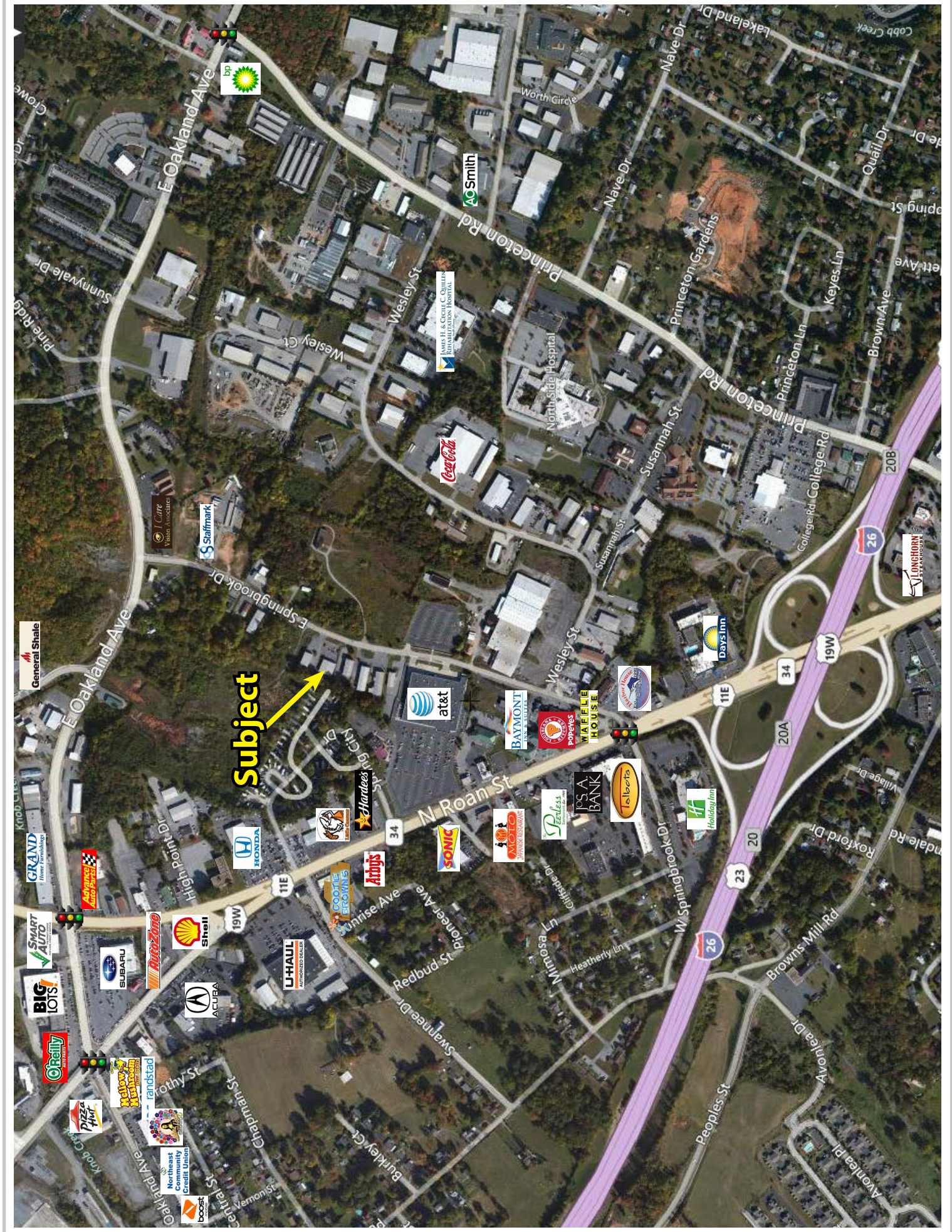
## Contact

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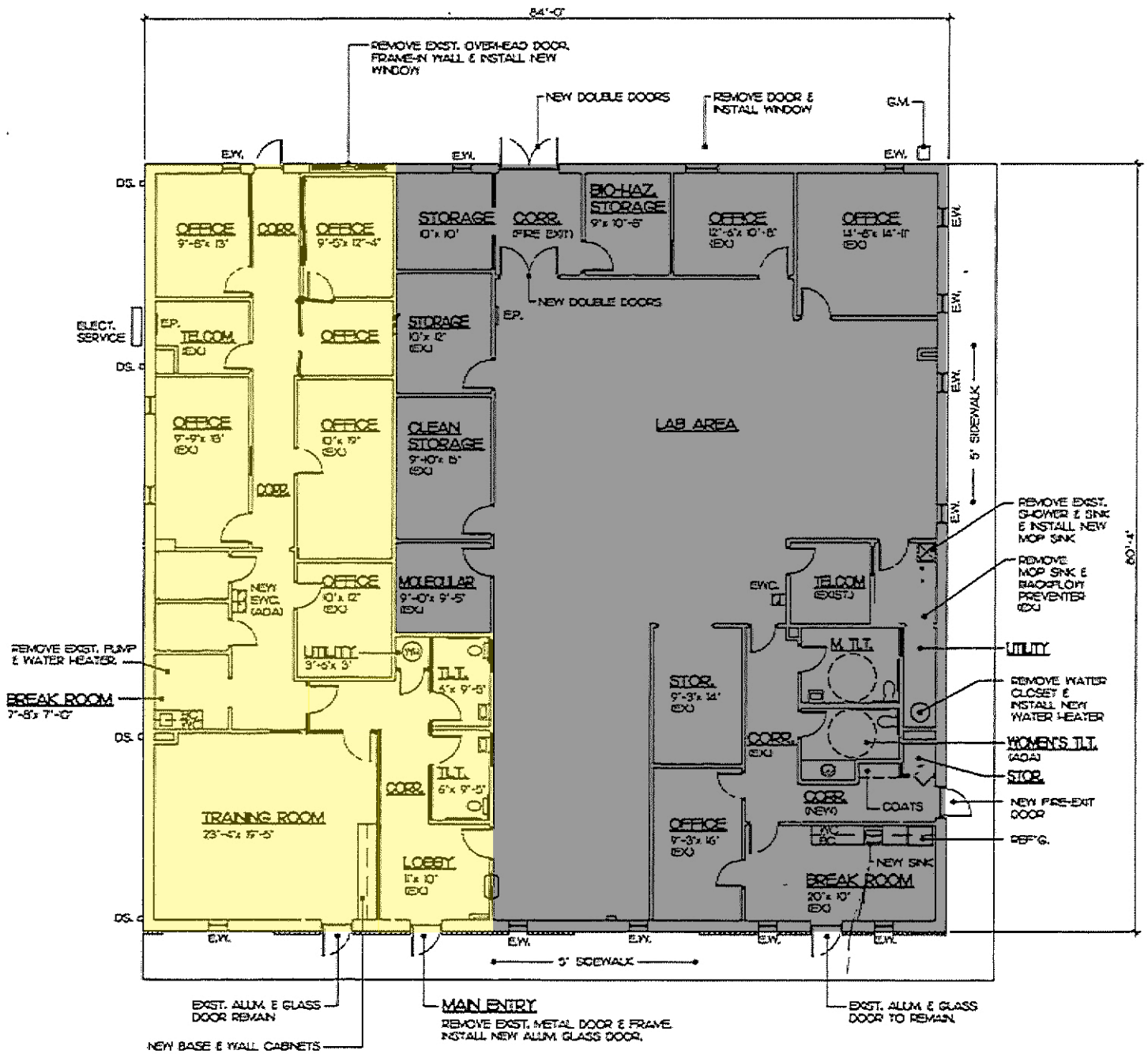
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www.mitchcox.com



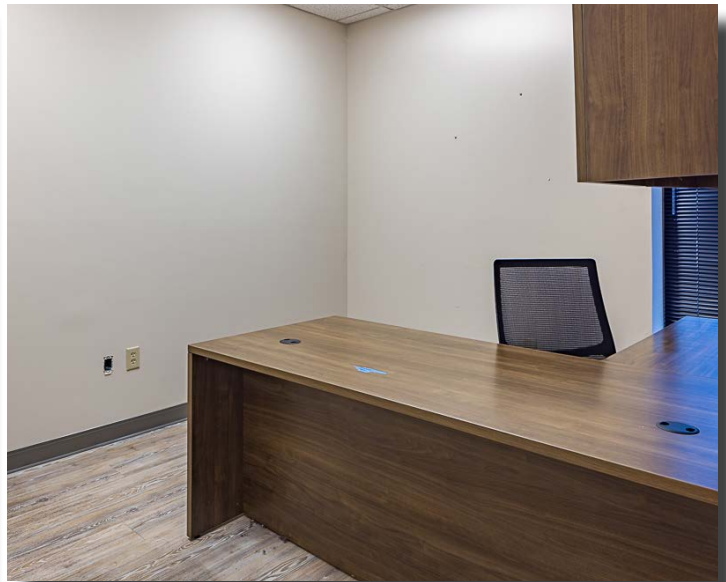
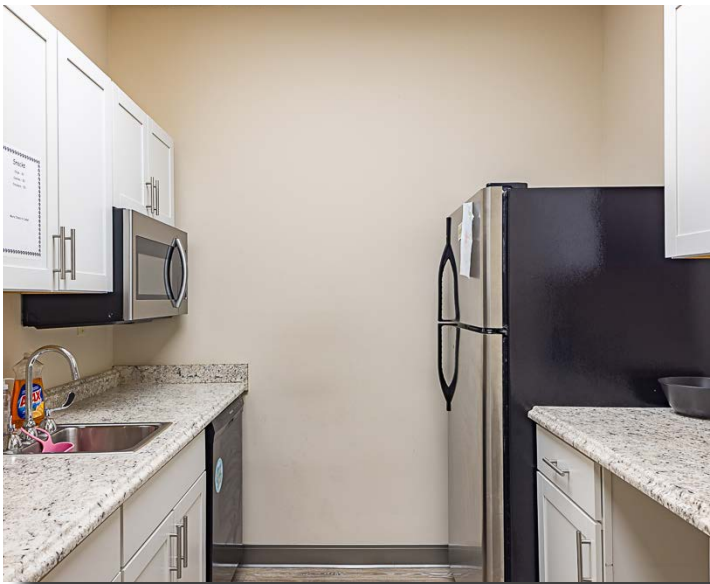


**Subject**





■ Suite 1: 2,088 SF



**MITCH COX**  
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