

# DOWNTOWN RETAIL

306 South Roan Street  
Johnson City, TN 37604

## Location

Corner of East Main Street and South Roan Street in downtown Johnson City

## Available for Lease

306 S Roan St: 500 SF - \$700/month NNN

## Highlights

Street level - great for retail

Beautiful hardwood floor and exposed brick walls

Large windows provide ample natural light

Located at a lighted intersection

Approx. 0.2 miles from I-26 exit 23

Walking distance to downtown restaurants and shops

## Traffic Counts

E Main St: 7,047 (2022)

N Roan St: 8,361 (2022)

## Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	51,482	79,603	158,939
Median HH Income	\$44,286	\$48,484	\$53,990
Median Age	36.8	39.2	42.2

## Contact

**Shannon K. Castillo**

Affiliate Broker

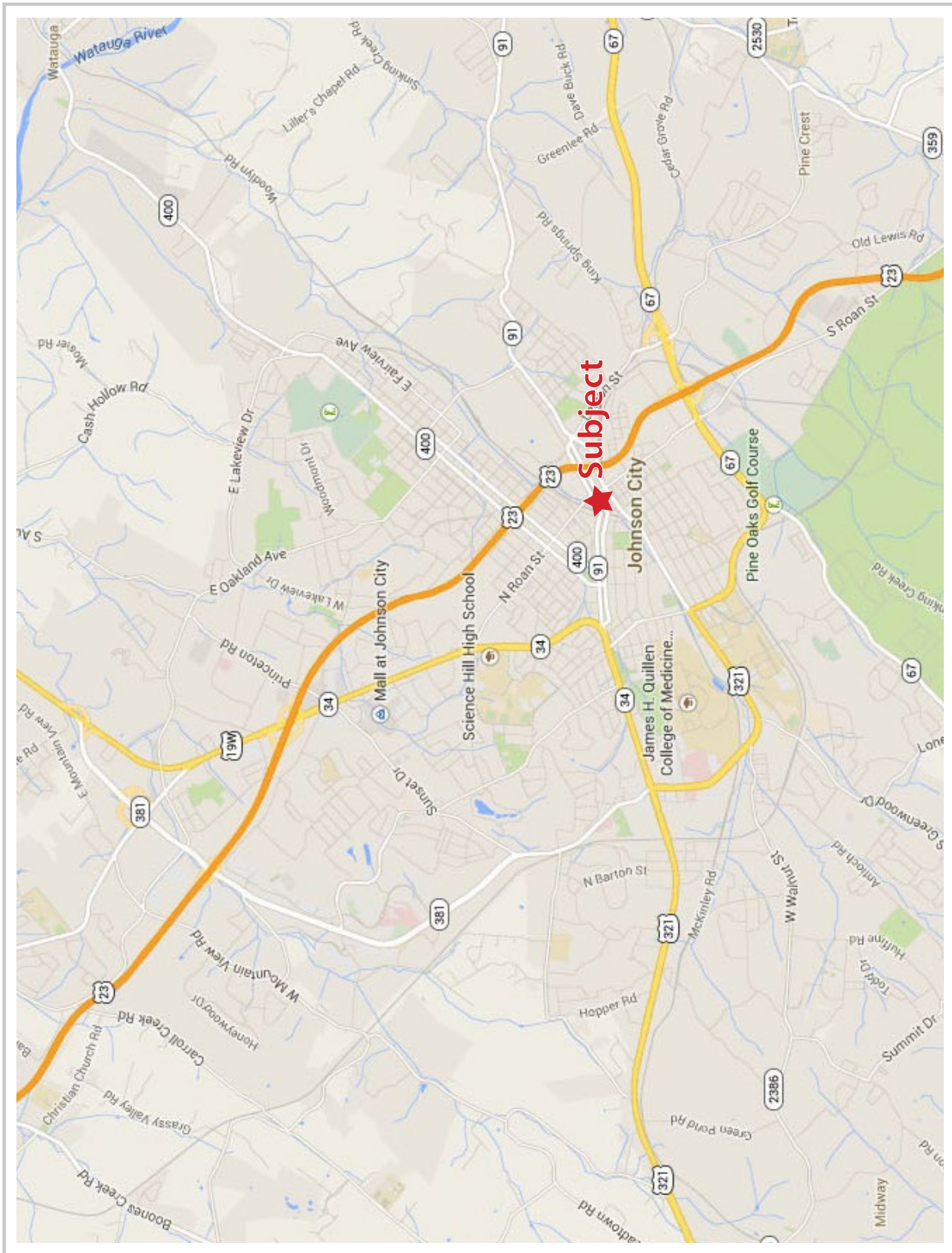
shannon@mitchcox.com

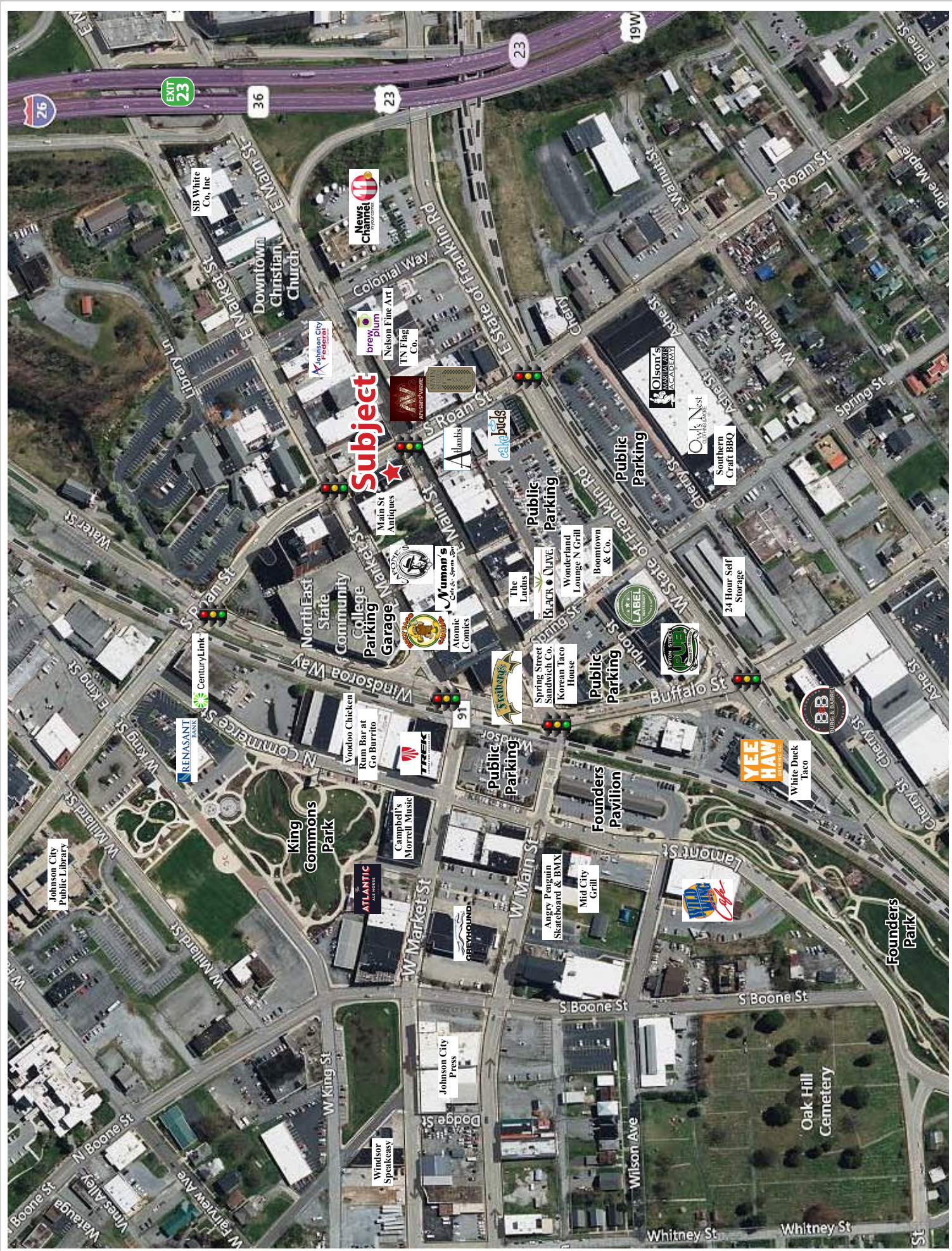
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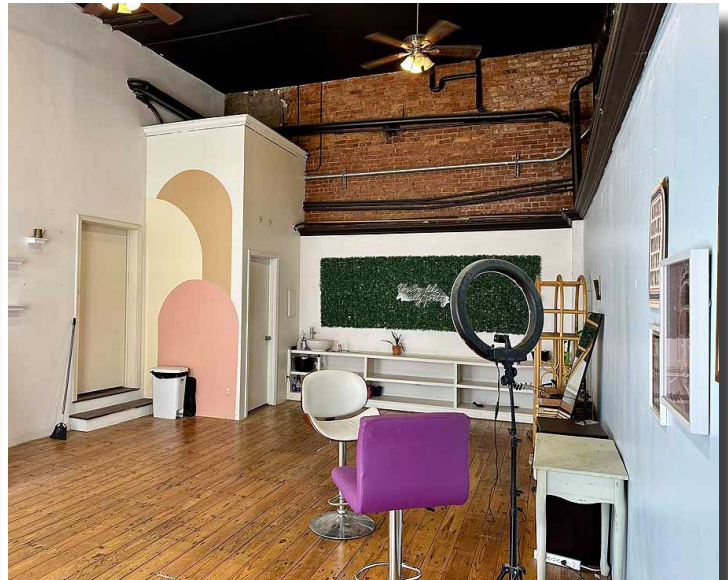
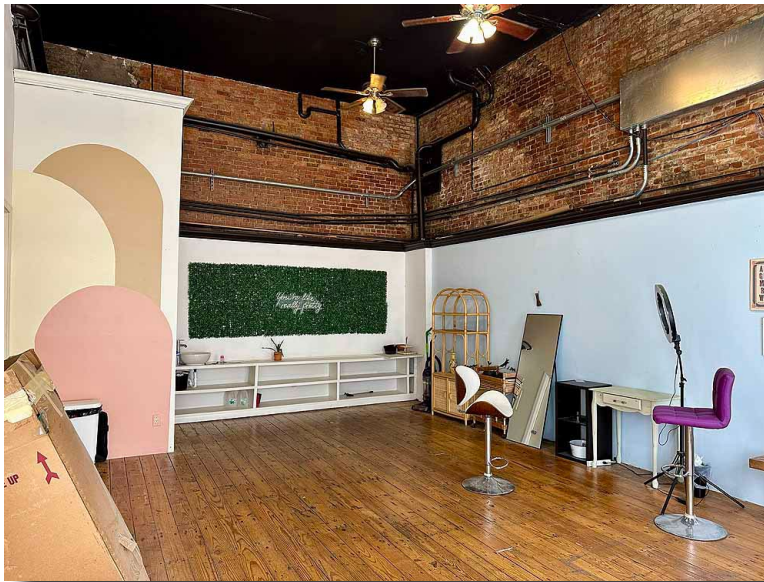
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**Subject**





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