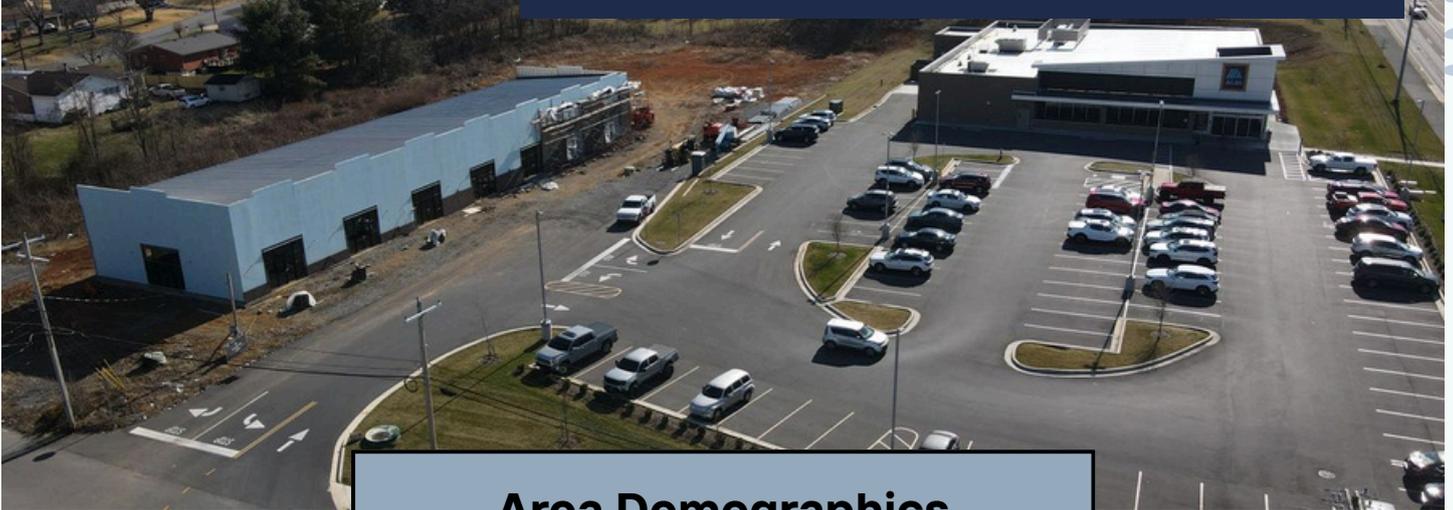




THE ELITE TEAM
AGENCY

Whitewood Blvd Johnson City, TN 37601



Area Demographics

SPACES

SIZE	Poluplation	AHHI
1-mile	3.8k	\$100.8k
3-mile	26.7k	\$114k
5-mile	64.8.k	\$98.8k

ABOUT THE PROPERTY 7 spaces available. Brand-new retail center located in the heart of a busy residential area. This 9,500 sq. ft. building offers seven individual storefronts, ideal for a mix of smaller tenants. Each space includes a grease trap line & sewer line. Excellent visibility and access with a traffic light at the entrance and ALDI right next door. The site is well-suited for retail, dining, office, banking, or medical use — a strong spot that’s sure to lease up fast!Owner/Agent



Bryan Sangid
Broker

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SPACE AVAILABLE

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1	1,350 SF	5 Years	\$29.50/ SF/YR	Triple Net (NNN)
2	1,350 SF	5 Years	\$26.50/ SF/YR	Triple Net (NNN)
3	1,350 SF	5 Years	\$26.50/ SF/YR	Triple Net (NNN)
4	1,350 SF	5 Years	\$26.50/ SF/YR	Triple Net (NNN)
5	1,350 SF	5 Years	\$26.50/ SF/YR	Triple Net (NNN)
6	1,350 SF	5 Years	\$26.50/ SF/YR	Triple Net (NNN)
7	1,350 SF	5 Years	\$29.50/ SF/YR	Triple Net (NNN)



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