

# LIMITED CENTRE OFFICE

4 Limited Centre Street  
Johnson City, TN 37604

## Location

Central North Johnson City right off Sunset Drive

## Available for Lease

Suite 102: 1,325 SF - \$13/SF/year NNN

## Highlights

Reception & waiting area

2 restrooms

4 private offices

Storage

Approx. 0.6 miles from I-26, exit 20

In the middle of N Roan St retail corridor

## Traffic Counts

Sunset Drive: 15,649 (2024)

## Demographics

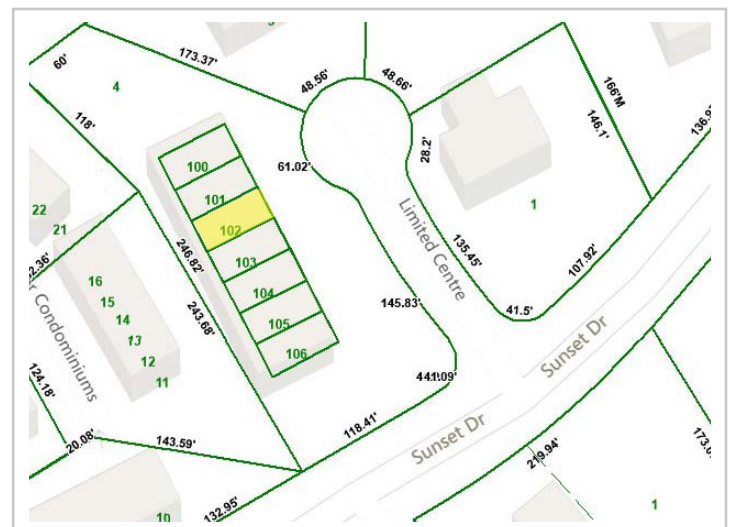
(2025 Est.)	3 mile	5 mile	10 mile
Population	49,128	86,931	169,206
Median HH Income	\$54,998	\$57,560	\$63,172
Median Age	37.1	38.2	41.8

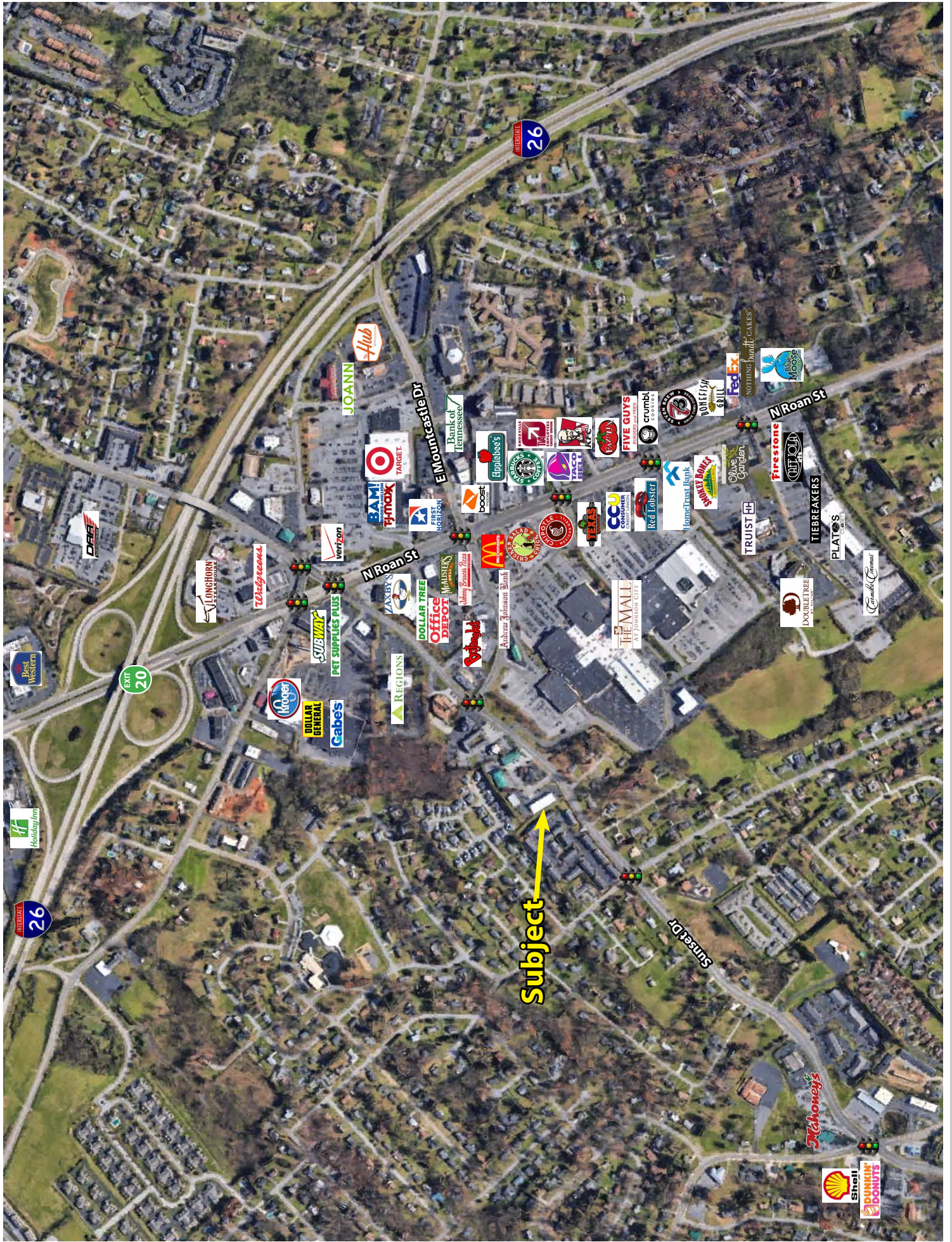
## Contact

**John Speropulos, CCIM, SIOR**  
john@mitchcox.com

**Marc Murphy, CCIM**  
mmurphy@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903  
www.mitchcox.com





**Subject**

INVESTMENT 26

EXIT 20

INVESTMENT 26

Hub

JOANN

E Mountcastle Dr

Target

BAM! T-Mobile

Verizon

N Roan St

Office Depot

Regions

Kroger

Dollar General

Cabot's

Subway

Pet Supplies Plus

Max By's

Dollar Tree

Office Depot

Regions

Kroger

Dollar General

Cabot's

Subway

Pet Supplies Plus

Max By's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

Bank of Tennessee

Bobcat

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

McDonald's

Wendy's

Applebee's

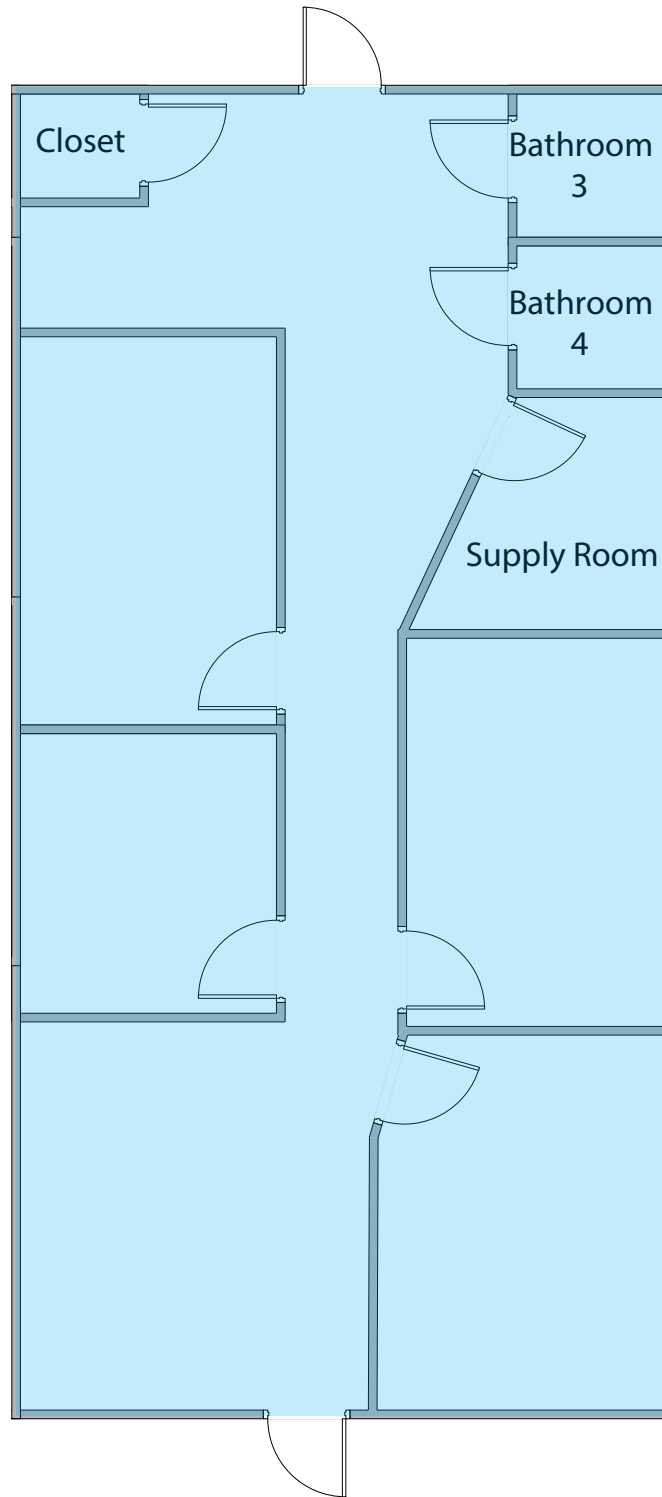
Bank of Tennessee

Bobcat

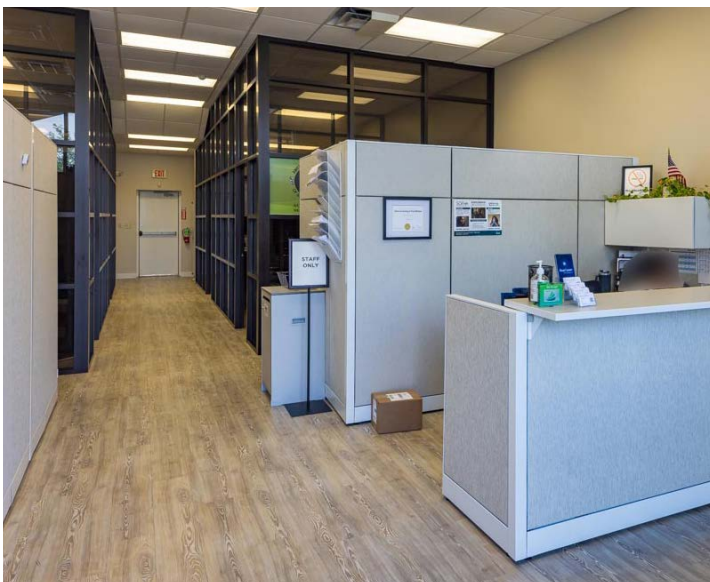
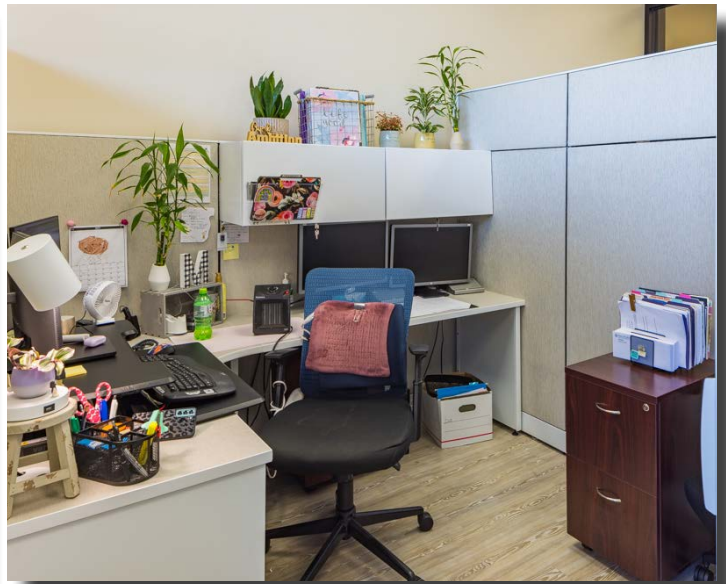
McDonald's

Wendy's

**Suite 102**  
1,325 SF



*\* Not an architectural floor plan. For marketing purposes only.*



**MITCH COX**  
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601  
423-282-6582 (o) 423-282-5903 (f) [www.mitchcox.com](http://www.mitchcox.com)