

# LIMITED CENTRE OFFICE

4 Limited Centre Street  
Johnson City, TN 37604

## Location

Central North Johnson City right off Sunset Drive

## Available for Lease

Suite 101: 1,325 SF - Available January 2027  
\$14/SF/year NNN

## Highlights

Large, open work area with floor-to-ceiling windows

Large break room with sink

Storage area with 6x8' roll-up delivery door

Restroom

Storage closet and mechanical closet

Approx. 0.6 miles from I-26, exit 20

In the middle of N Roan St retail corridor

## Traffic Counts

Sunset Drive: 16,422 (2025)

## Demographics

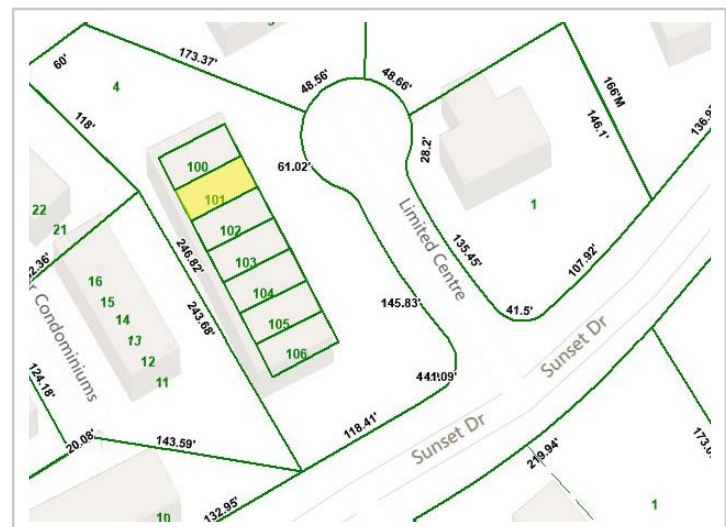
| (2026 Est.)      | 3 mile   | 5 mile   | 10 mile  |
|------------------|----------|----------|----------|
| Population       | 49,033   | 87,031   | 170,569  |
| Median HH Income | \$58,383 | \$60,998 | \$66,569 |
| Median Age       | 37.3     | 38.3     | 41.9     |

## Contact

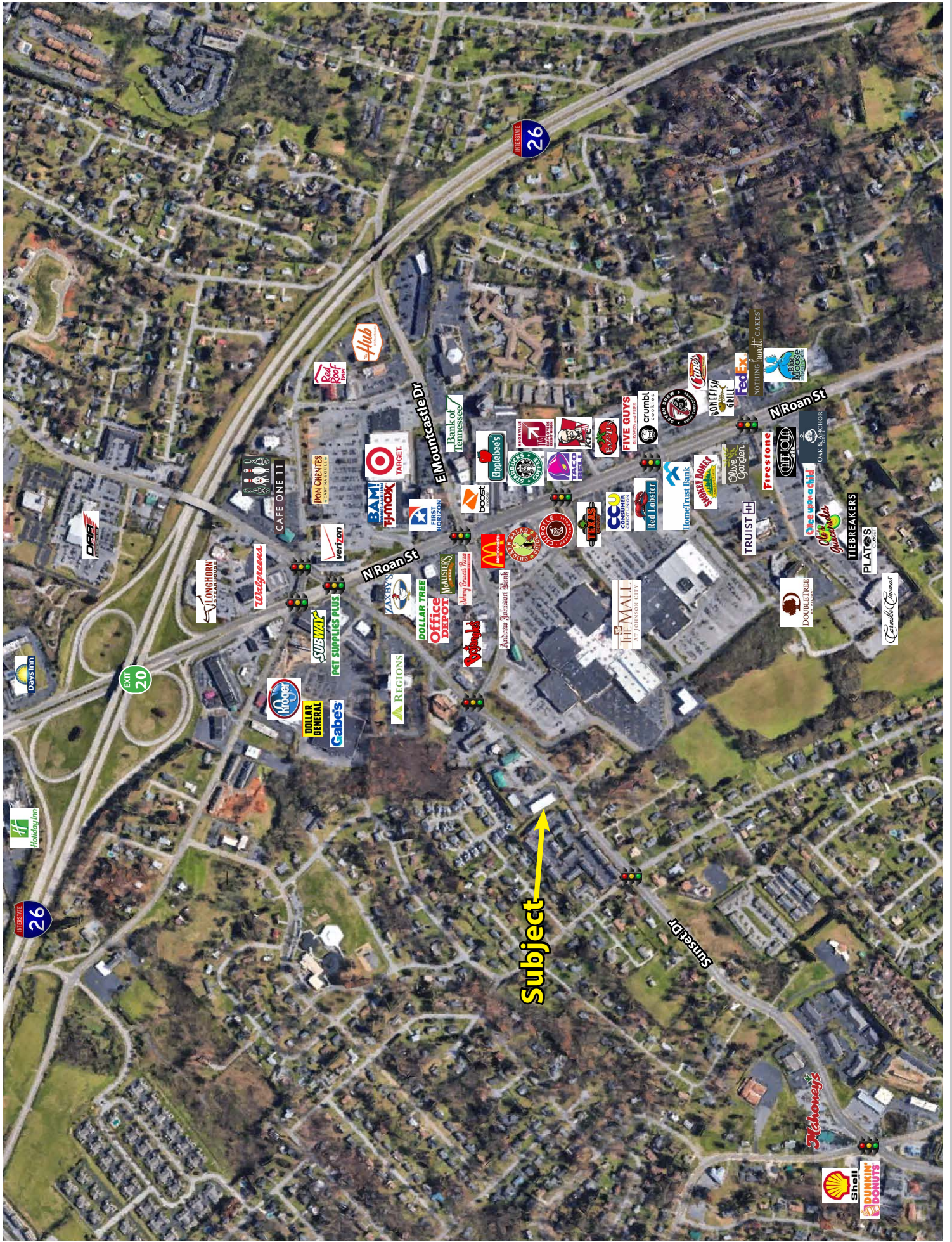
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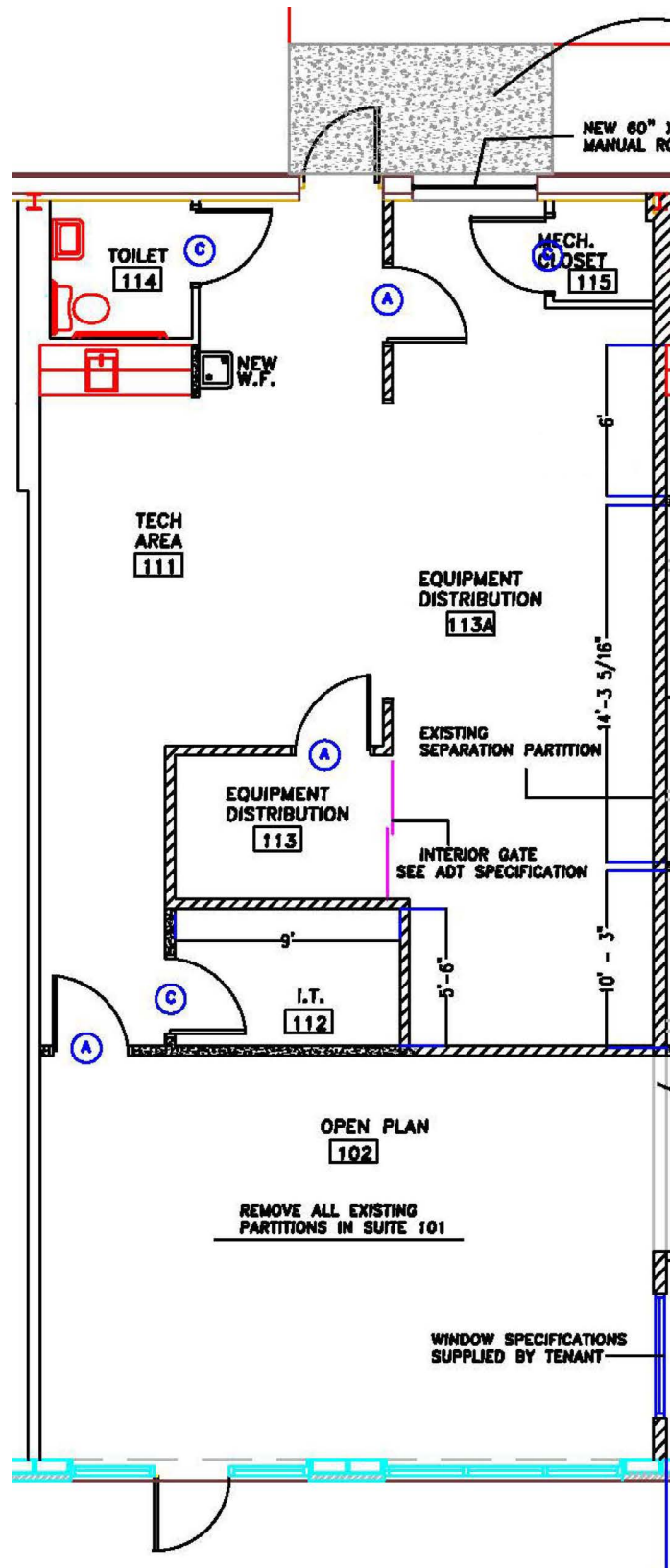


Subject



# Suite 101

1,325 SF





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