

# VILLAGE CENTER

1072 North Main Avenue  
Erwin, TN 37650

## Location

At the intersection of North Main Ave and N Elm Ave  
in Erwin

## Available for Lease

Suite 5: 900+/- SF office/retail - \$12/SF/year NNN

## Highlights

### Suite 5

- Waiting area
- Open work area
- 2 offices
- Storage/break room
- Restroom

Highly visible on North Main Avenue

Pylon sign

Approx. 1 mile from I-26, exits 36 and 37

Zoned B-2

## Traffic Counts

N Main Ave: 6,408 (2022)

I-26, near exit 36: 18,855 (2022)

## Demographics

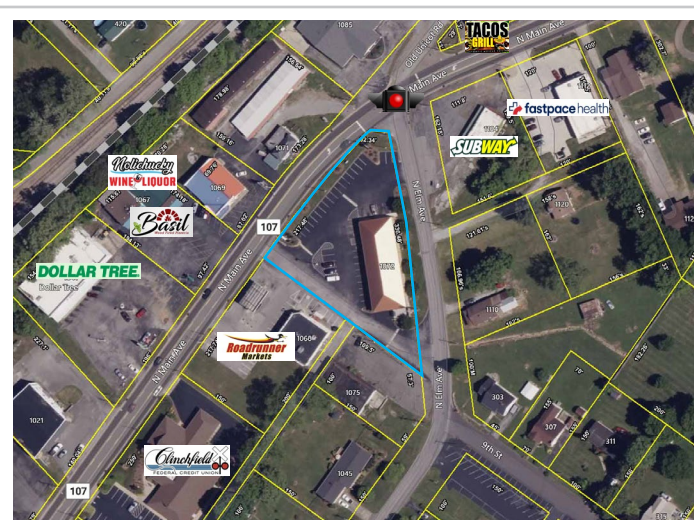
(2025 Est.)	3 mile	5 mile	10 mile
Population	10,209	13,201	47,505
Median HH Income	\$53,311	\$52,857	\$57,030
Median Age	47.4	47.4	44.3

## Contact

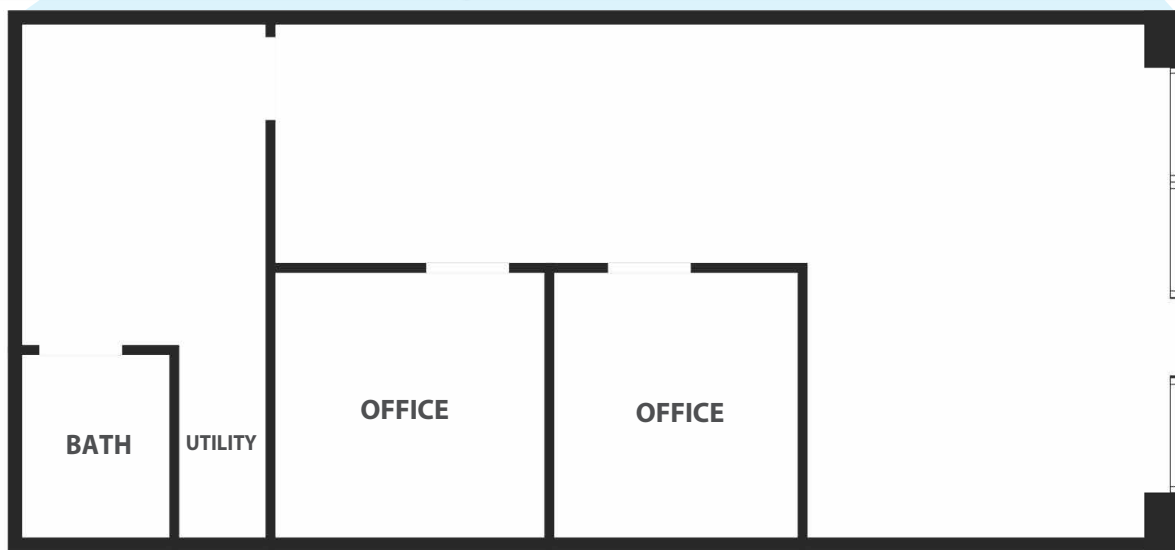
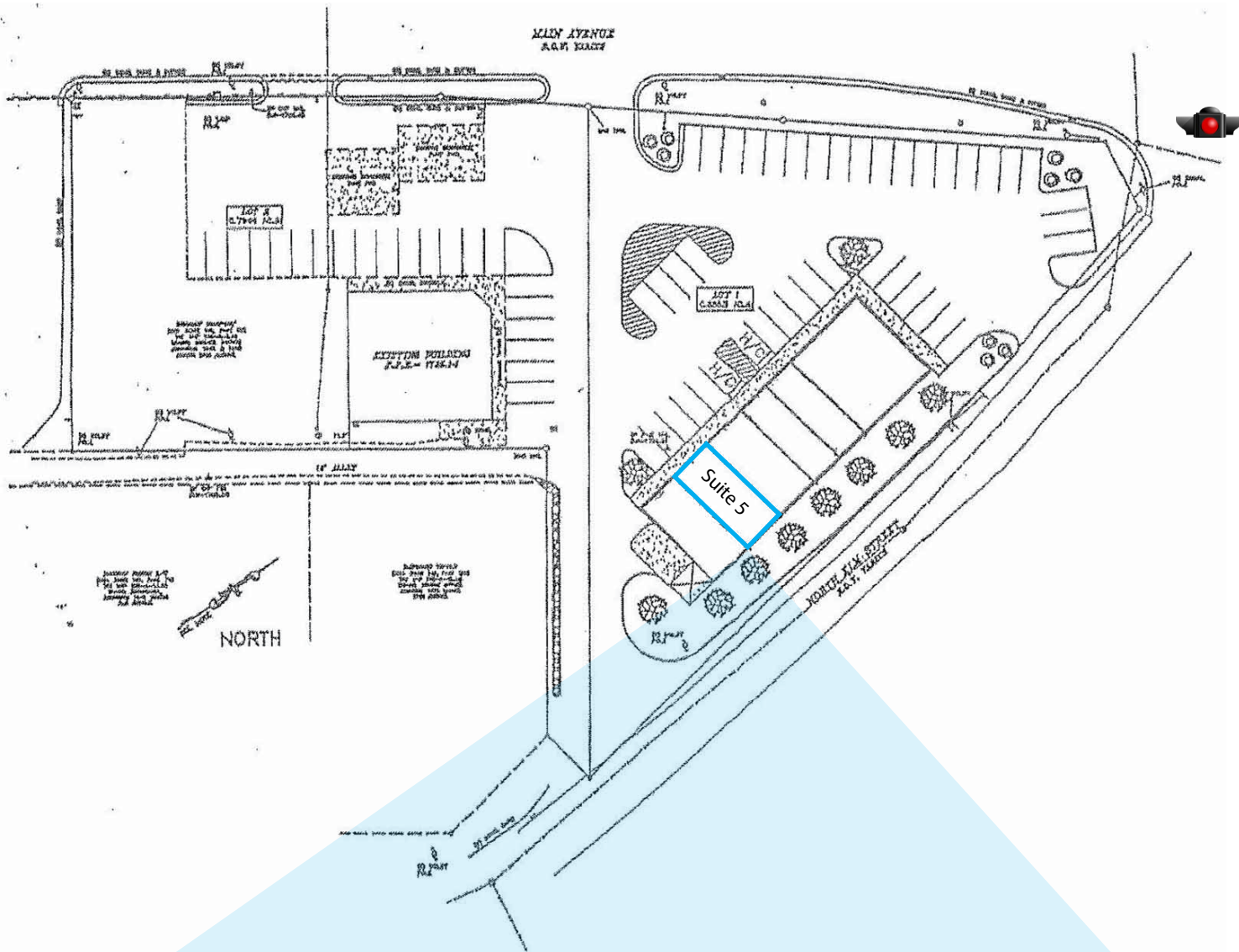
**John Speropulos, CCIM, SIOR**  
john@mitchcox.com

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

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

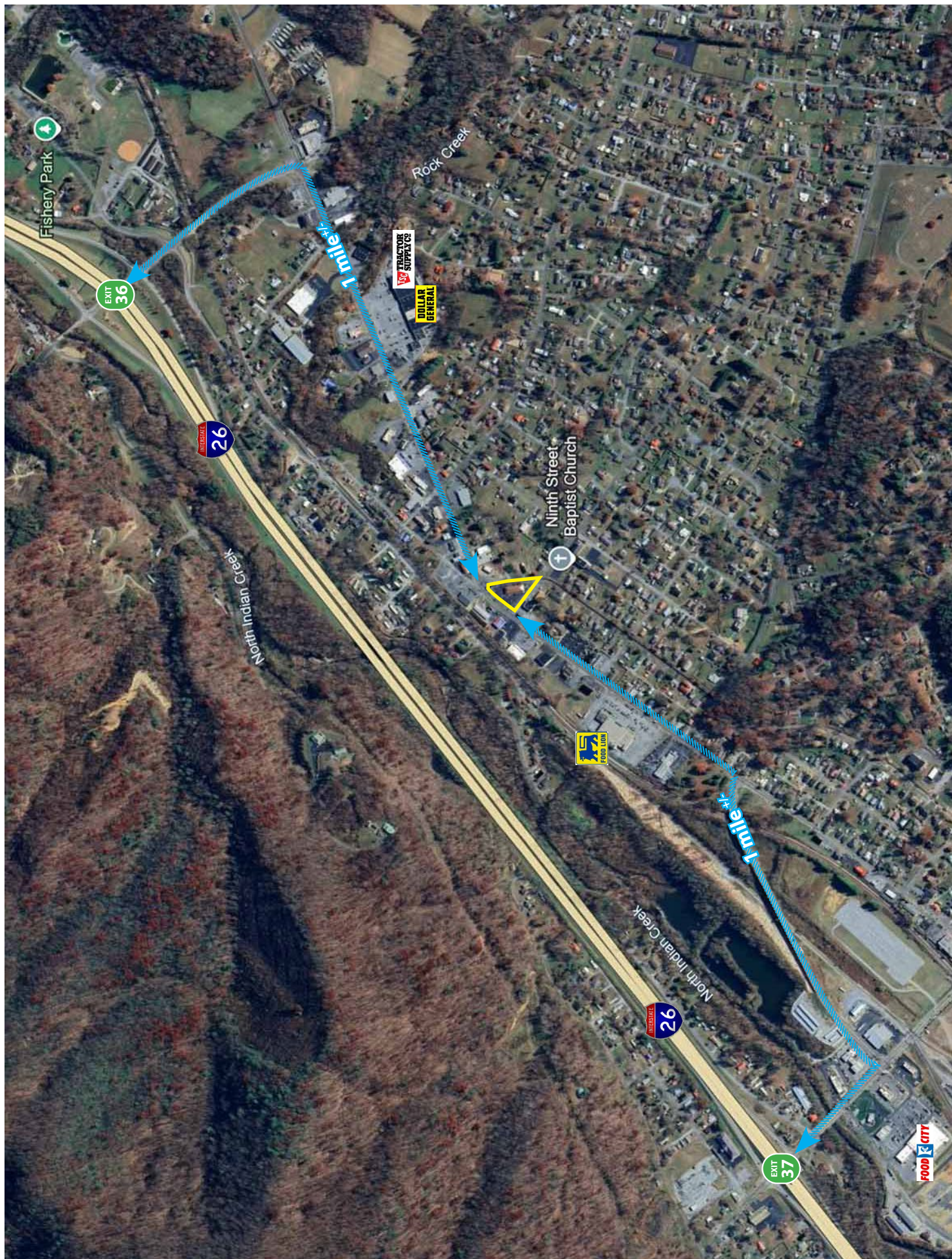


**MITCH COX**  
REALTOR, INC.



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)