

UNIVERSITY CENTRE

1120 West State of Franklin Road
Johnson City, TN 37604

Location

At the intersection of West State of Franklin Road and University Parkway, across from ETSU

Available for Lease

Suite 40: 1,529 SF retail/office space
\$37/SF/year NNN

Highlights

14,953 SF shopping center completed in 2018

Located at a busy, lighted intersection

Dedicated space on monument sign

Proximal to 3 major employers - ETSU, VA and Johnson City Medical Center

Other tenants include Verizon, Bubbakoo's Burritos, Subway, First Watch, Ubreakifix and Starbucks

Approx. 1.5 miles from I-26, exit 23

Approx. 0.5 miles from Model Mills redevelopment

Traffic Counts

W State of Franklin Rd: 14,870 (2022)
University Pkwy: 16,060 (2022)

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	53,278	80,122	163,665
Median HH Income	\$50,669	\$53,531	\$60,955
Median Age	35.0	37.8	41.6

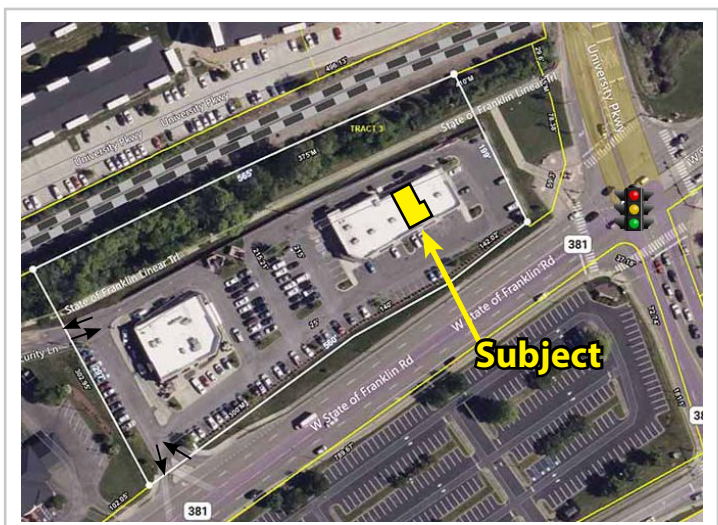
Contact

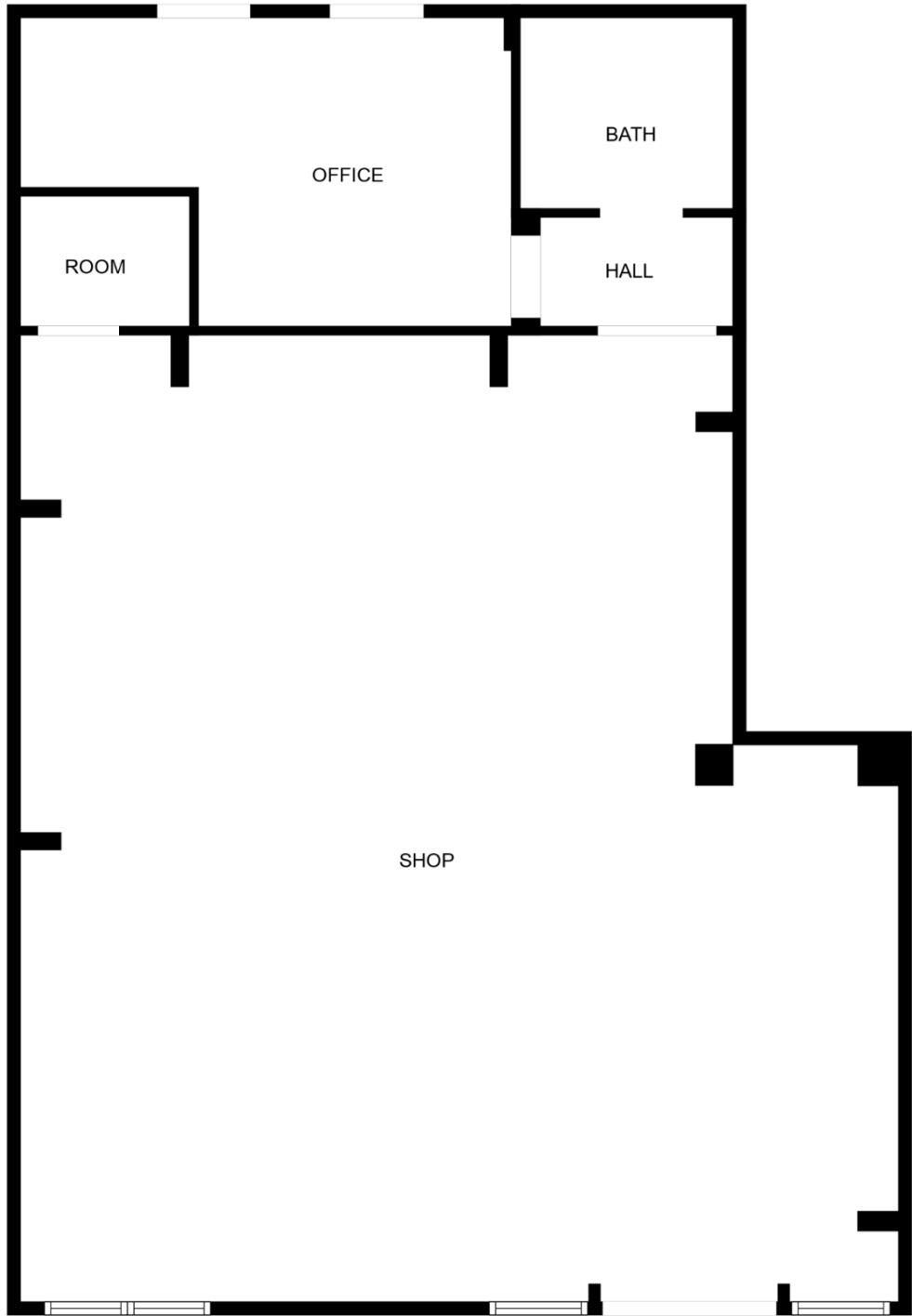
Shannon K. Castillo

Broker

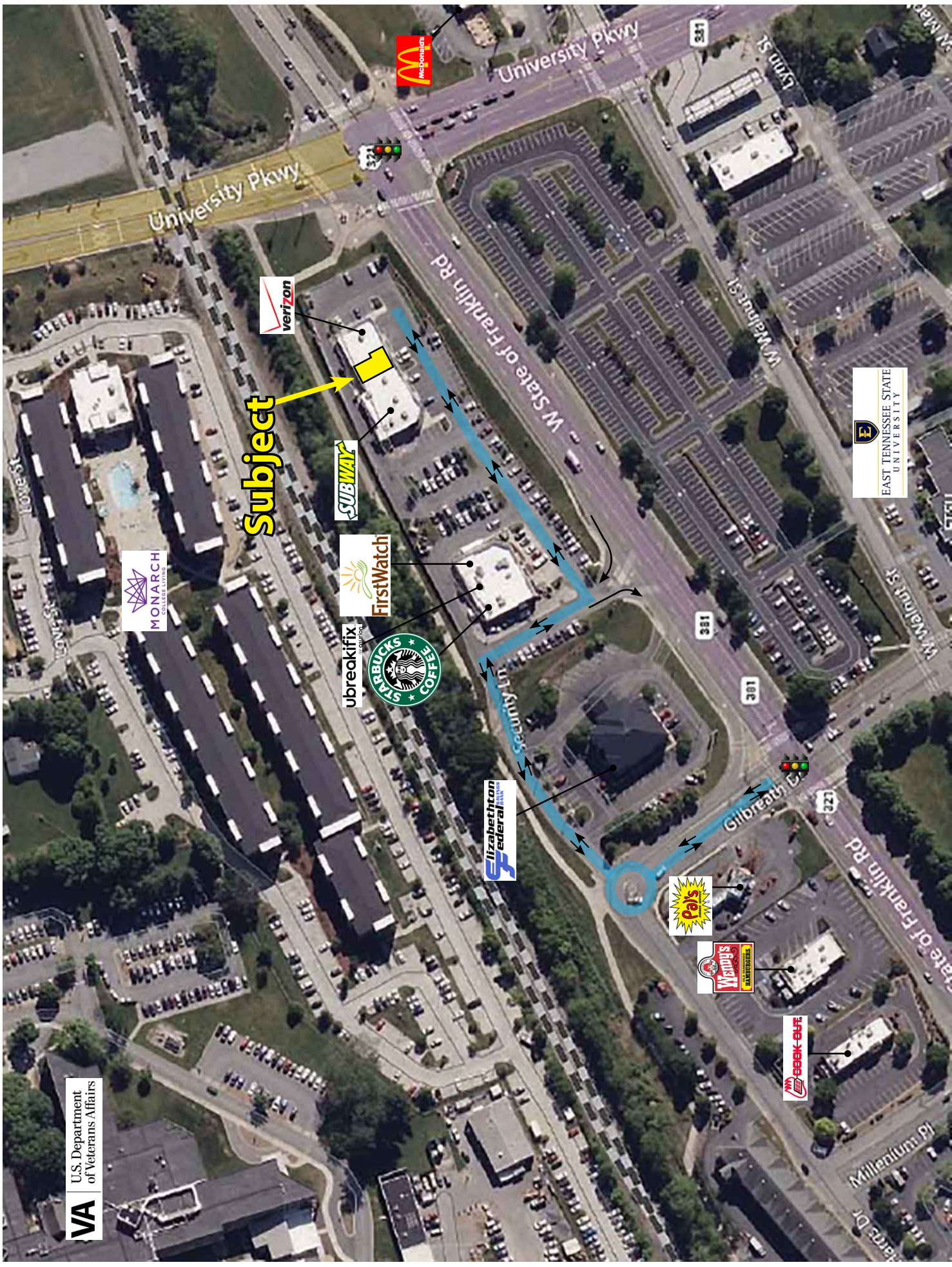
shannon@mitchcox.com

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Suite 40: 1,529 SF



VA U.S. Department of Veterans Affairs

MONARCH
COLLEGE LIVING

Subject

verizon

SUBWAY

FirstWatch

ubreakifix

STARBUCKS
COFFEE

Elizabeth Federal BANK

Papa's

Wendy's
OLD FASHIONED HAMBURGERS

Subway

McDonald's

EAST TENNESSEE STATE UNIVERSITY

University Pkwy

University Pkwy

W State of Franklin Rd

381

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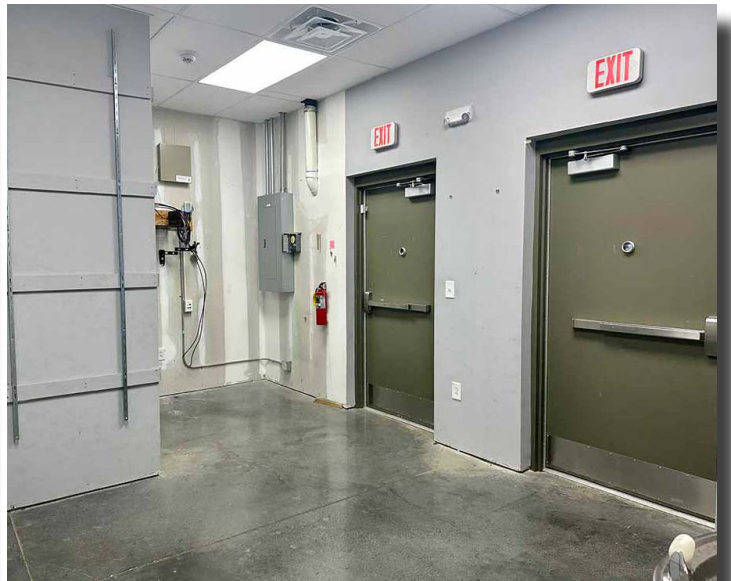
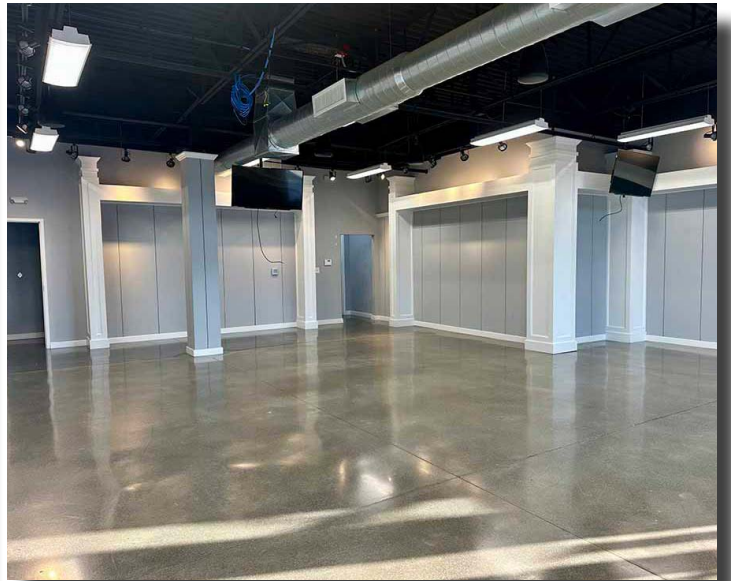
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Gilbreath Blvd

W Walburn St

Millennium Pl

State of Franklin Rd



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