



# SPACE FOR LEASE

920 N STATE OF FRANKLIN RD, JOHNSON CITY, TN 37604



## PROPERTY DESCRIPTION

Discover the perfect opportunity for your business at 920 N State of Franklin Rd in Johnson City, TN. This prime property offers a sought-after location, ideal for retail, office, or service based. Positioned in a thriving area, this property is grocery anchored and surrounded by retail, ensuring a steady flow of potential customers. With seamless accessibility, your clients and employees will appreciate the convenience. Don't miss the chance to lease this versatile space that is ready to accommodate your unique business needs.

## PROPERTY HIGHLIGHTS

- Prime location
- Grocery anchored
- Surrounded by retail

## TOMMY PERRIGAN

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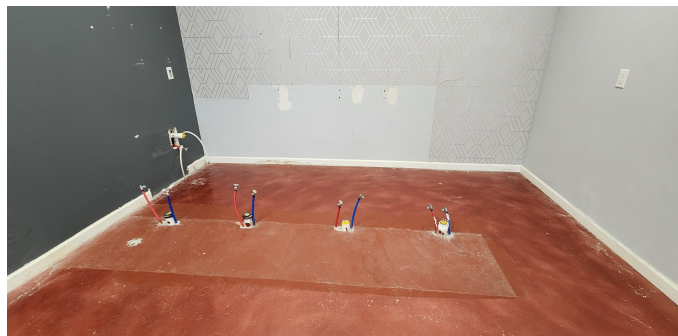
## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	3,790 SF
Lot Size:	503,554 SF
Building Size:	74,791 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,881	21,330	35,423
Total Population	5,908	50,377	82,894
Average HH Income	\$85,978	\$83,423	\$86,728



# SUITE 510



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# SHOPPING CENTER PHOTOS



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# LOCATION DESCRIPTION



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Embrace the vibrant surroundings of Johnson City, TN, offering a dynamic blend of business and leisure. With proximity to Franklin Woods Community Hospital and East Tennessee State University, the area boasts a thriving professional landscape and potential talent pool. Nearby retailers provide convenient amenities, while a variety of restaurants cater to diverse culinary tastes. Enjoy the lush beauty of Winged Deer Park for rejuvenating outdoor escapes or explore the rich history at the Tipton-Haynes State Historic Site. Experience the perfect balance of work and play in a location that fosters growth and opportunity for your business.

## LOCATION DETAILS

County	Washington
Cross Streets	Sunset Drive
Township	Johnson City
Signal Intersection	Yes
Road Type	Highway
Nearest Interstate	Interstate - 26
Nearest Airport	Tri Cities Airport



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# RETAIL AERIAL



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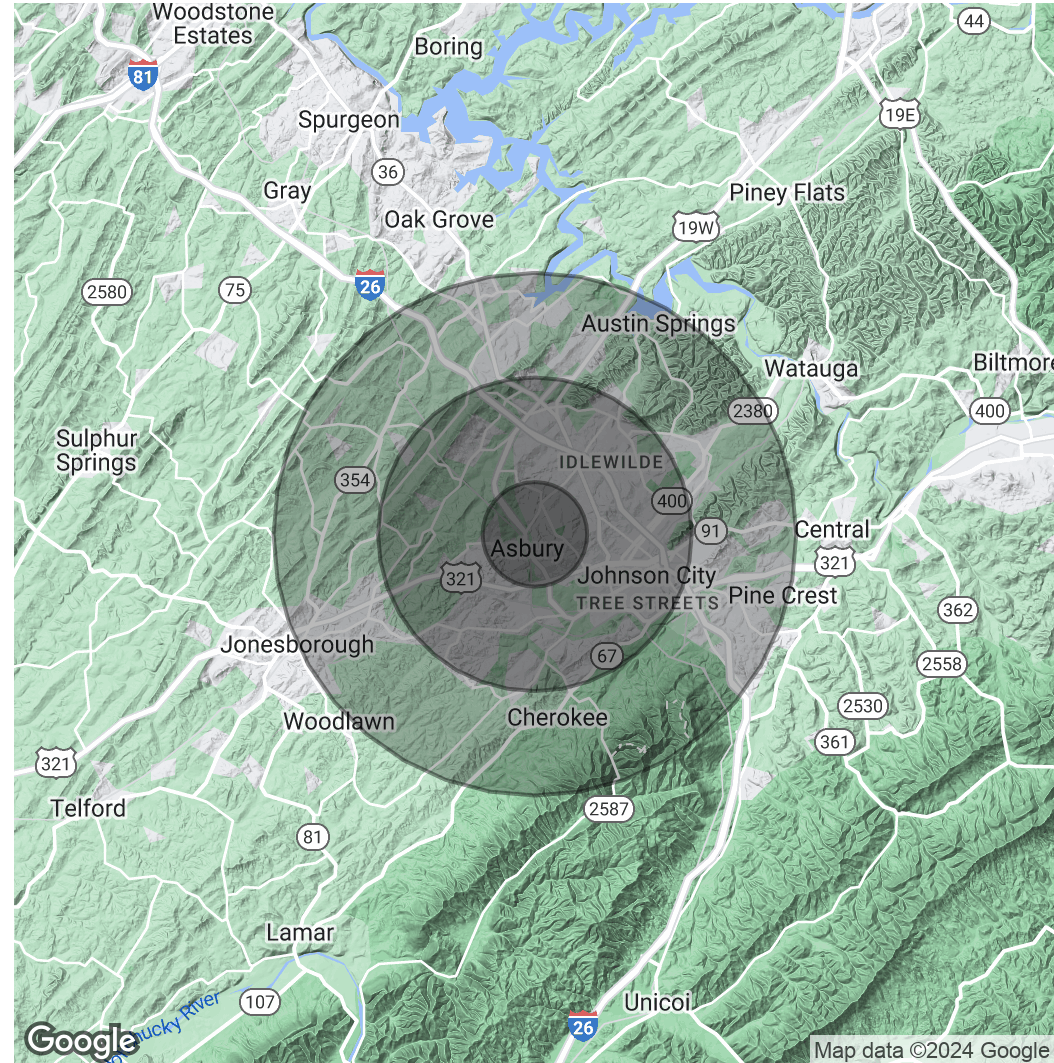
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,908	50,377	82,894
Average Age	45	40	41
Average Age (Male)	44	39	40
Average Age (Female)	47	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,881	21,330	35,423
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$85,978	\$83,423	\$86,728
Average House Value	\$351,824	\$278,294	\$289,494

Demographics data derived from AlphaMap



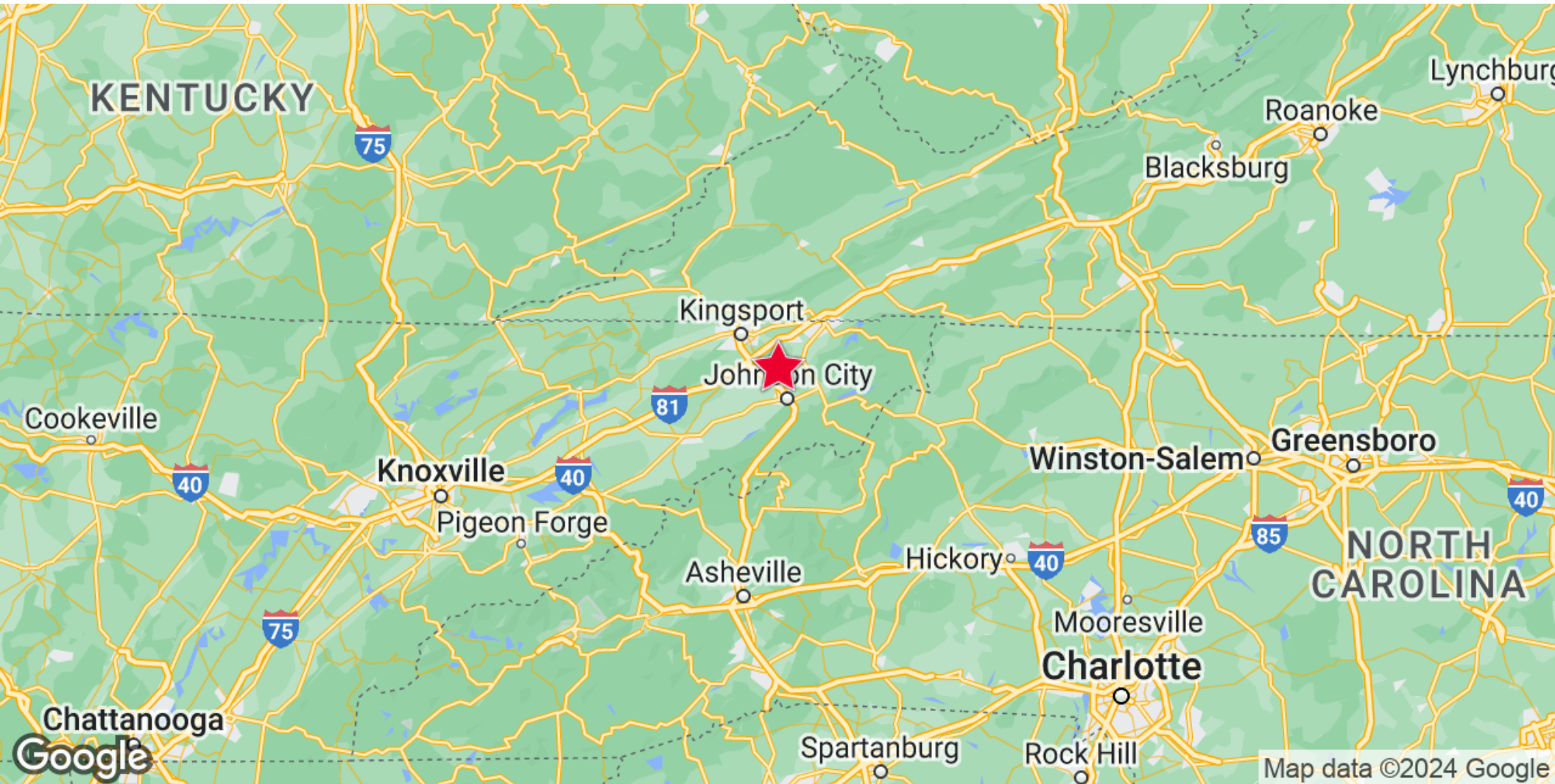
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# LOCATION MAP



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