

W MARKET ST & JOHN EXUM PKWY

523 & 525 West Market Street
Johnson City, TN 37604

Location

Intersection of W Market St and John Exum Pkwy

Available for Lease

523 W Market St: 2,898 SF retail/restaurant/flex
\$8/SF/year NNN

525 W Market St: 5,841 SF retail/office
\$8/SF/year NNN

Highlights

523 W Market St: commercial space with 3 drive-in doors

525 W Market St: partially built-out retail/office with
drive-in door, standard door and 2 restrooms

Approx. 1 mile from I-26, exit 22 or exit 23

Approx. 1 mile from East Tennessee State University

Approx. 1.5 miles from Johnson City Medical Center and
VA Medical Center

Approx. 2 miles from Freedom Hall Civic Center

Traffic Counts

John Exum Pkwy: 23,022 (2025)

Demographics

(2026 Est.)	3 mile	5 mile	10 mile
Population	55,287	83,940	166,754
Median HH Income	\$52,660	\$56,728	\$64,429
Median Age	35.3	38.0	41.7

Contact

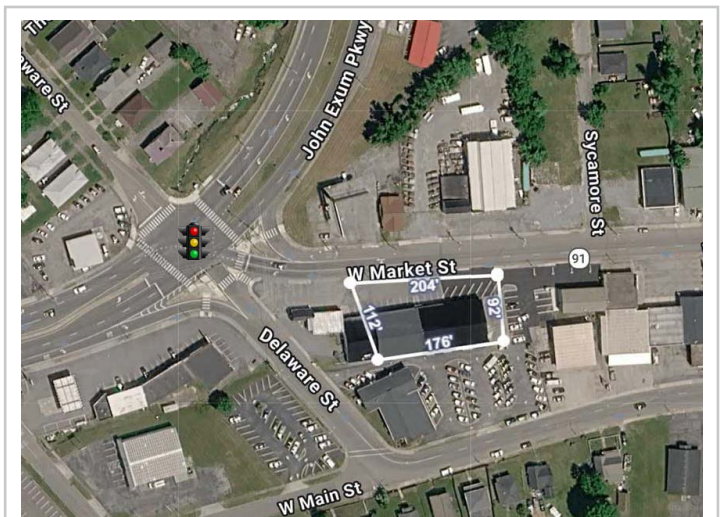
Shannon K. Castillo

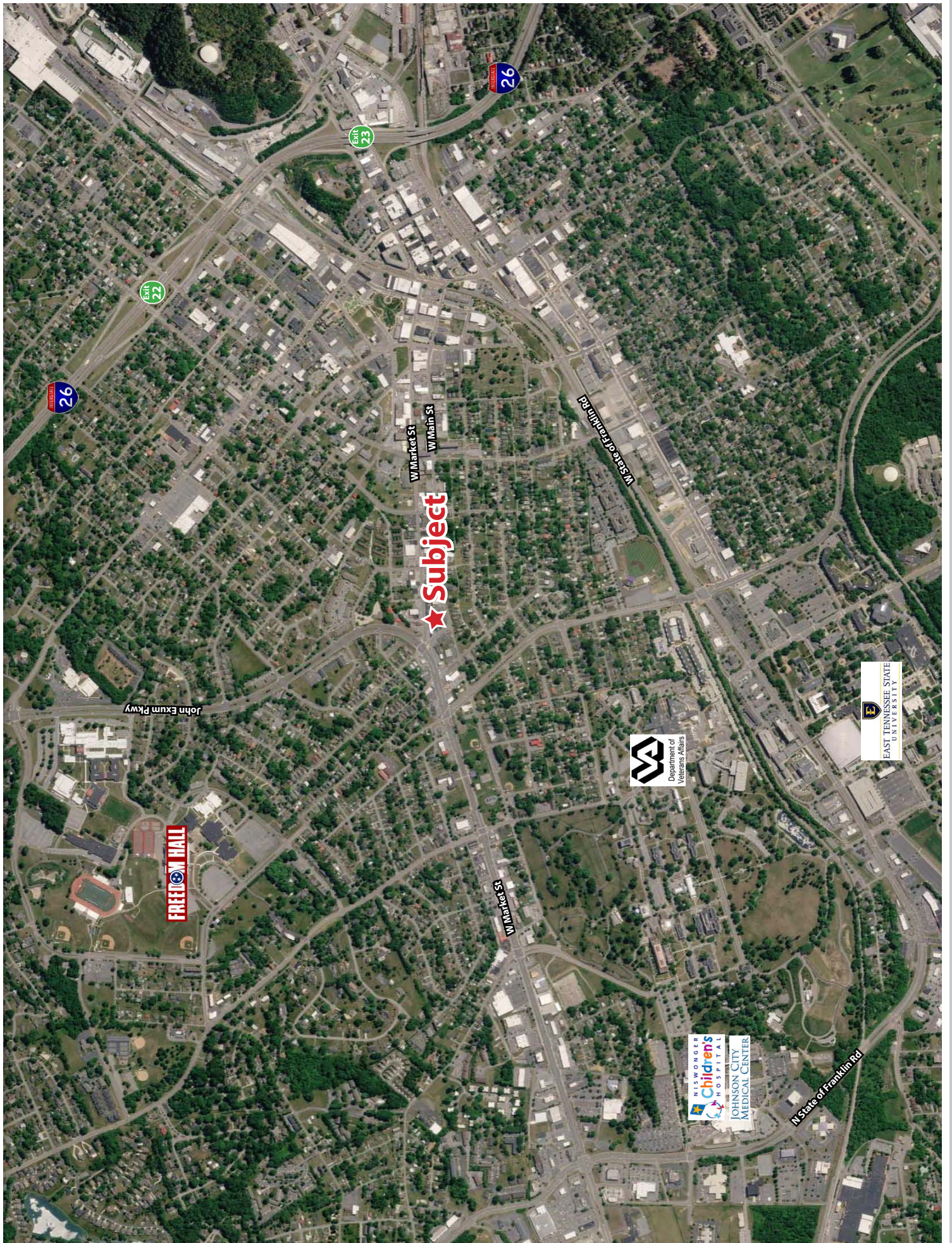
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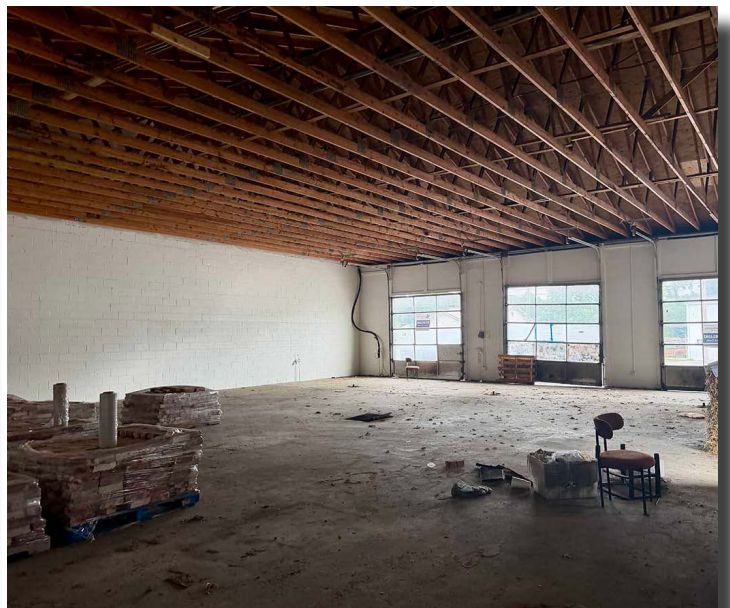
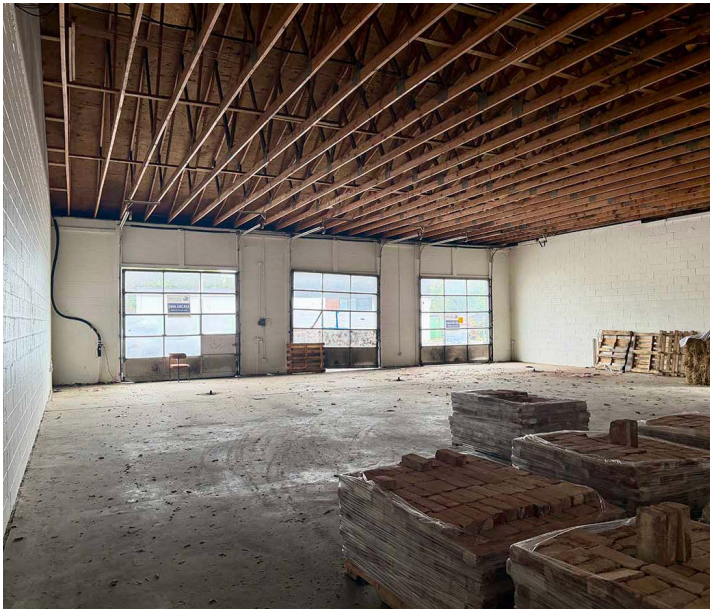
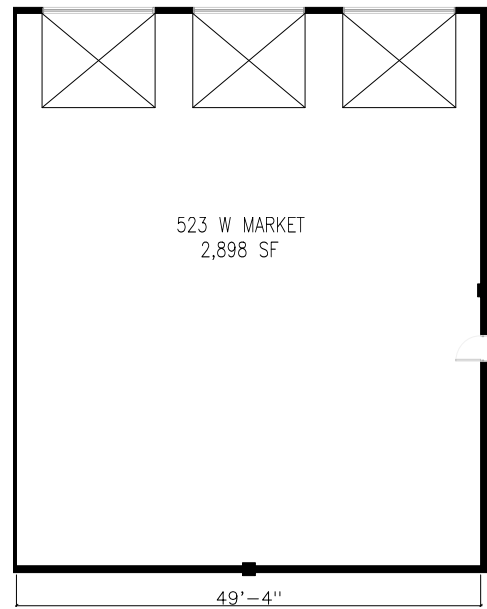
shannon@mitchcox.com

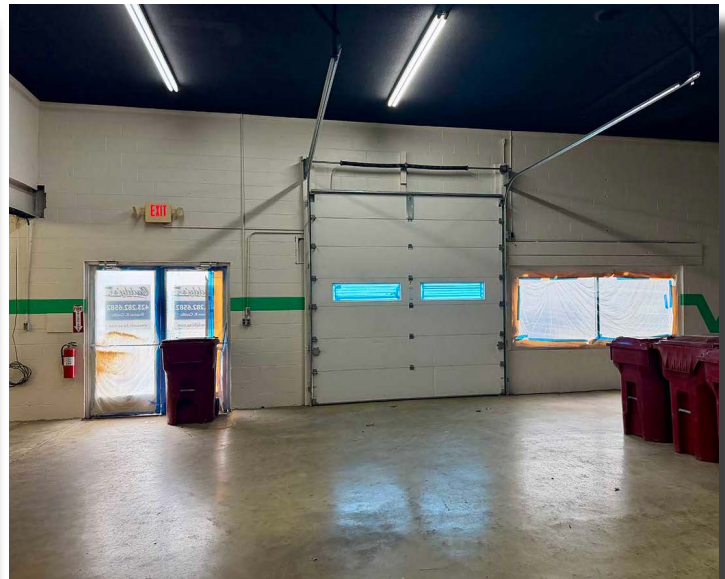
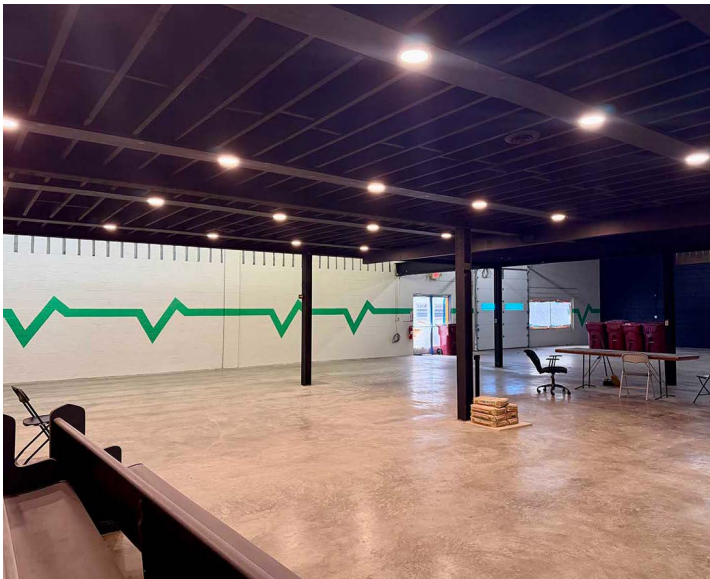
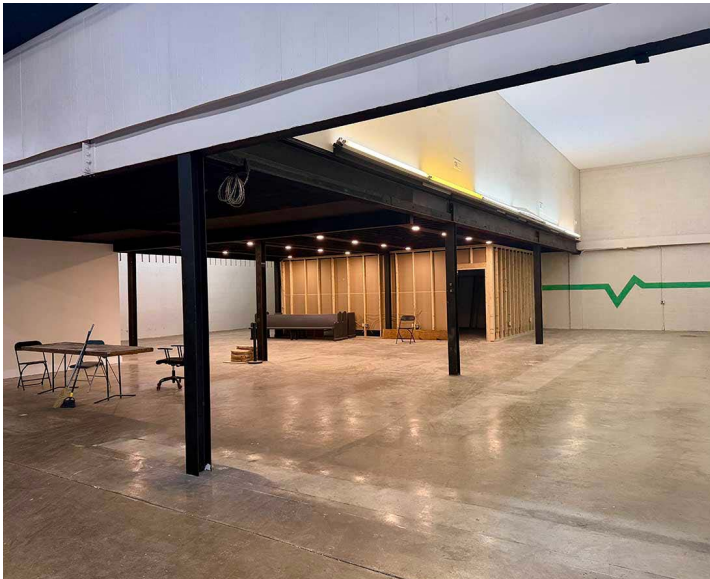
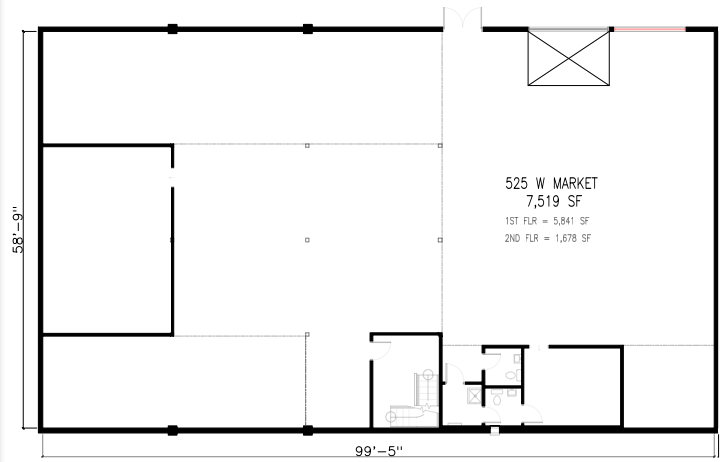
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