

PINNACLE PARK OFFICE SPACE

268 Christian Church Road
Johnson City, TN 37615

Location

Just off I-26 in Boones Creek

Available for Lease

Suite 3: 1,371 SF
\$14/SF/year NNN

Highlights

Reception/waiting area

1 hard-walled office

Open work area

Break area

Storage

Office furniture can remain

Approx. 0.5 miles from I-26, exit 17

Zoned B-4

Traffic Counts

Boones Creek Rd: 16,530 (2022)

Demographics

| (2023 Est.) | 3 mile | 5 mile | 10 mile |
|------------------|----------|----------|----------|
| Population | 22,231 | 56,083 | 162,132 |
| Median HH Income | \$80,029 | \$69,138 | \$59,539 |
| Median Age | 44.9 | 44.7 | 42.5 |

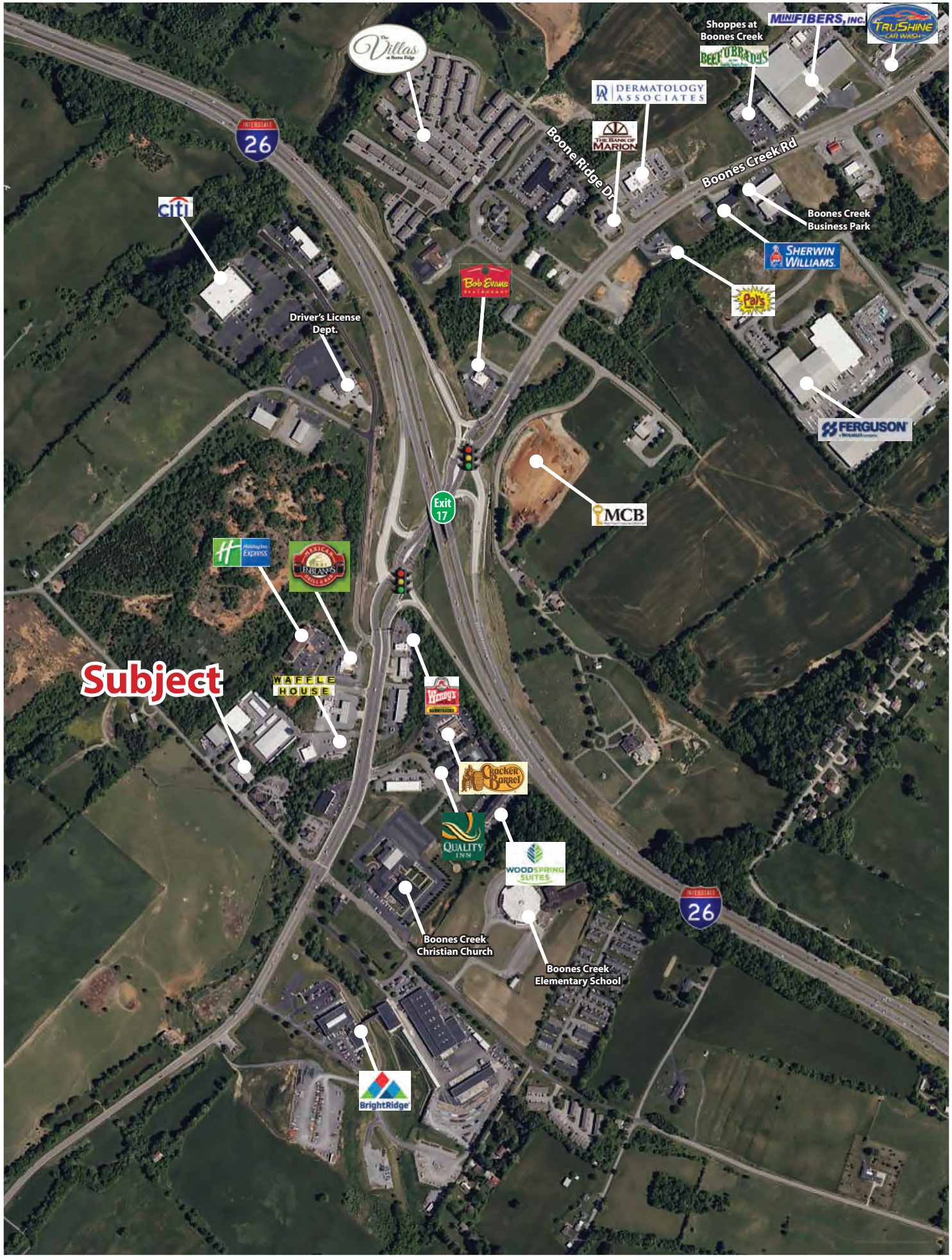
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Subject

Citi

Driver's License Dept.

Washington Express

AMERICAN
TRAVELERS
HOTEL

Waffle House

Wendy's

Rocker Barrel

Quality Inn

WOODSPRING SUITES

Boones Creek Christian Church

Boones Creek Elementary School

BrightRidge

The Villas
at Stone Ridge

Bob Evans

THE BANK OF MARIETTA

DERMATOLOGY ASSOCIATES

Shoppes at Boones Creek

BEER O'BRATES

MINIFIBERS, INC.

TRUSHINE
CAR WASH

Boones Creek Business Park

SHERWIN WILLIAMS

Pea's

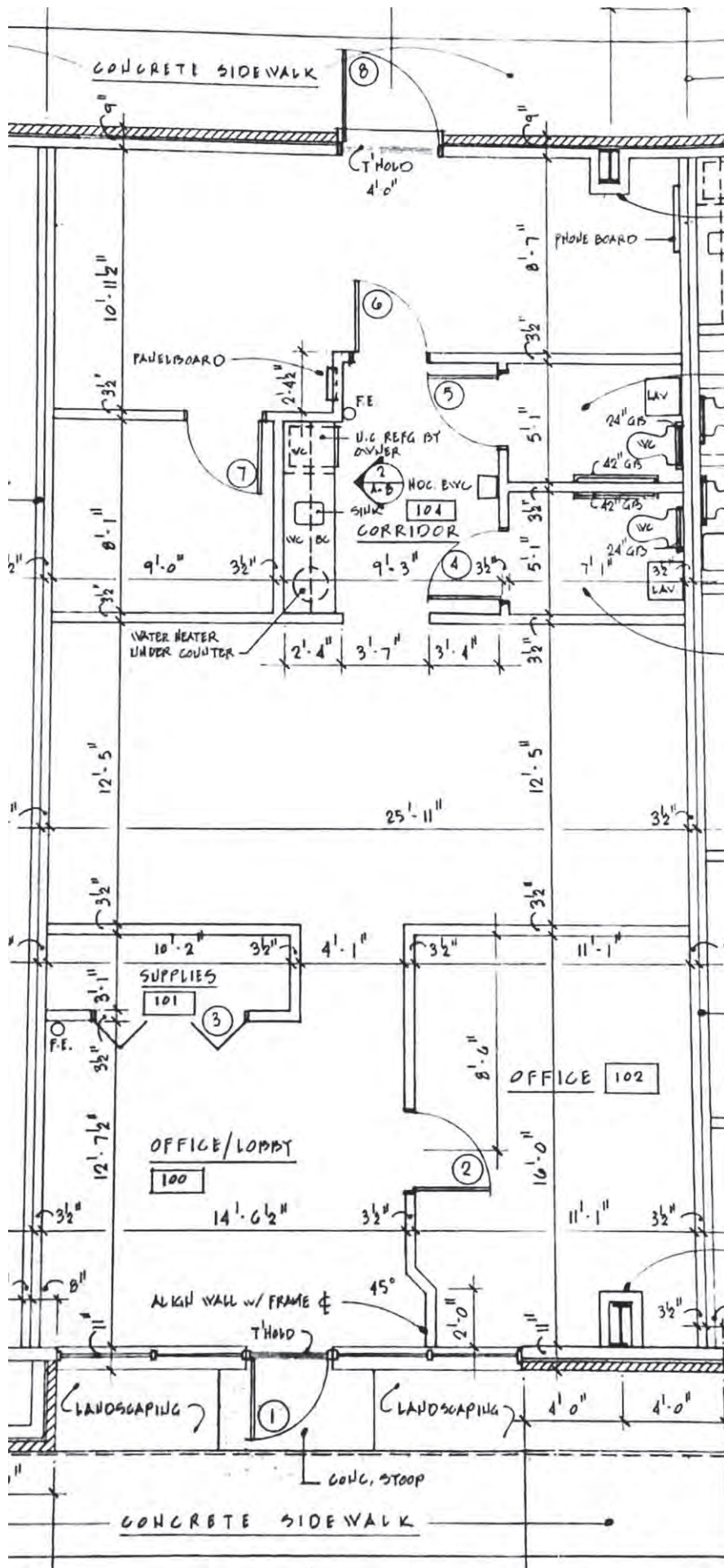
FERGUSON

MCB

Exit 17

INTERSTATE
26

INTERSTATE
26





MITCH COX
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