



## THE ROW

The Row Johnson City, located along Boones Creek Road (TN-354) offers exceptional visibility and access to I-26 (Exit 17) and TN SR-36. The location is centrally located along a developing commercial core with strong immediate access to restaurants and eateries, banks and retail immediately surrounding the Property including Ingles, Food City, Beef 'O' Brady's, Pal's, with a major regional retail trade center just 3.6 miles located along N State of Franklin Rd which includes Super Wal-Mart, Sam's Club, Home Depot, Lowes, Best Buy, Academy Sports, and many others.

## PROPERTY HIGHLIGHTS:

**Property SF:**

- +/- 46,916 SF
- 105 KLM Dr., Johnson City, TN - parcel ID 021-079.00 (+/- 30, 736 SF on 4.06 AC)
- 110 KLM Dr., Johnson City, TN - parcel ID 021-079.01 (+/- 16,180 SF on 2.75 AC)

**Available Building SF (105 KLM Dr):**

**Stories:**

**Space Type:**

**Available SF:**

- +/- 30,736 SF
- Single
- Office, Medical, Flex Warehouse
- +/- 2,001 SF to +/- 22,036 SF
- Suite 1, 2 & 4: 10,035 SF
- Suite 6: 2,001 SF
- Suite 7: 4,000 SF
- Suite 10: 6,000 SF

**Year Built:**

**Fire Suppression:**

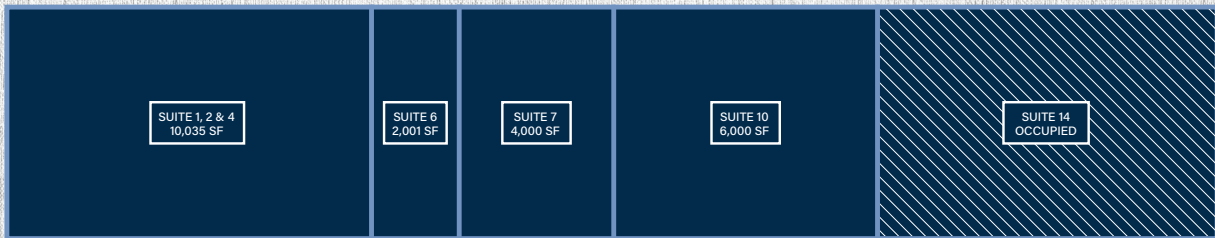
**Parking Ratio:**

**Asking Rate:**

**OpEx Estimates:**

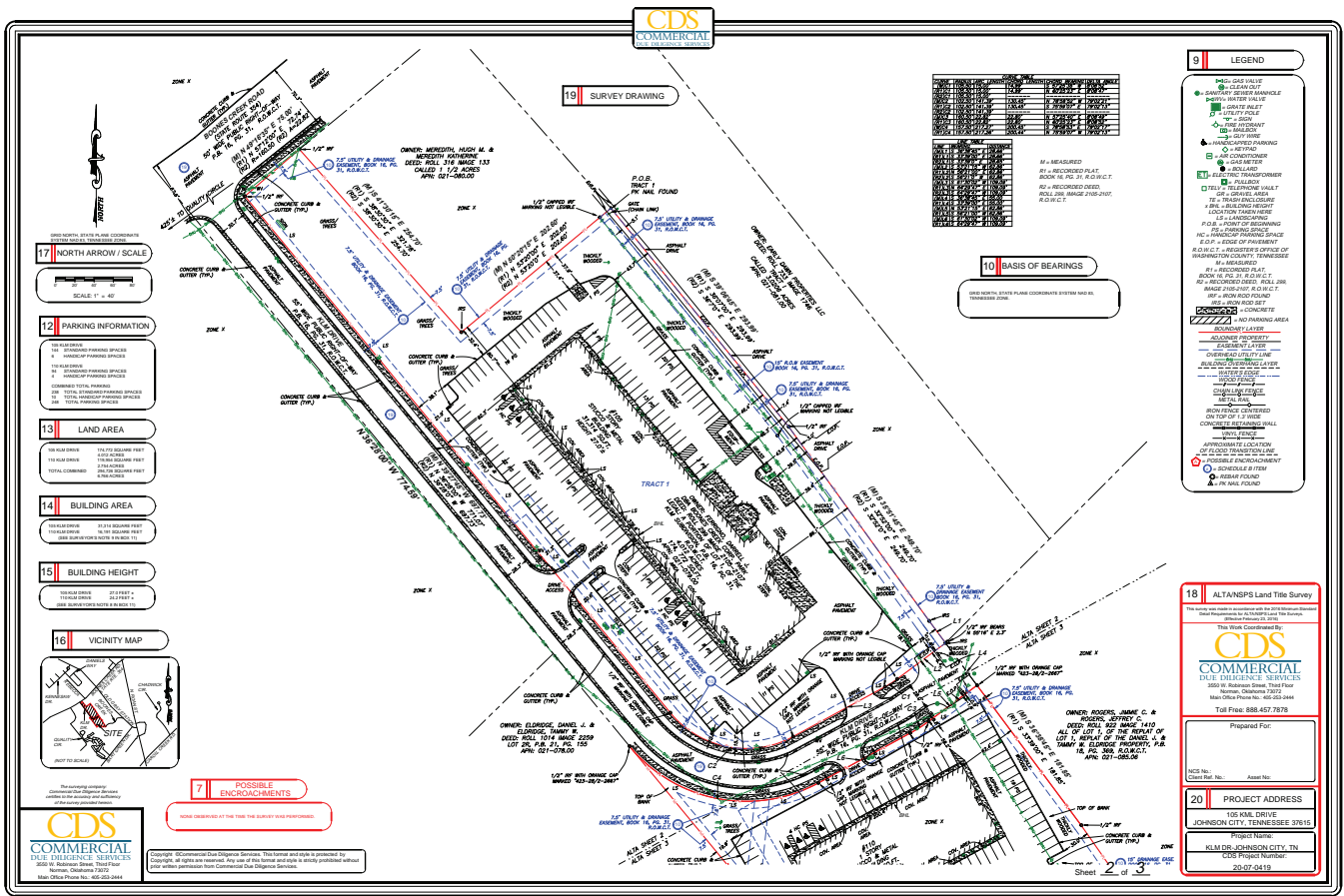
**Zoning:**

- 1999
- Wet System
- 5.6 spaces /1,000 SF
- \$14.00 NNN
- \$ 2.35 PSF
- B-4 Planned Arterial Business District



BUILDING FLOORPLAN - SUITES 1-14





# DEMOGRAPHICS:

INCOME	2 MILES	5 MILES	10 MILES
AVG HOUSEHOLD INCOME	\$98,463	\$85,522	\$76,109
MEDIAN HOUSEHOLD INCOME	\$82,611	\$61,919	\$54,917
<\$25,000	703	4,718	16,266
\$25,000 - \$50,000	846	5,242	16,047
\$50,000 - \$75,000	536	3,959	11,751
\$75,000 - \$100,000	606	2,462	7,006
\$100,000 - \$125,000	581	2,250	6,014
\$125,000 - \$150,000	457	1,835	4,469
\$150,000 - \$200,000	428	1,543	3,913
\$200,000+	382	1,746	3,624



**FOR MORE INFORMATION**  
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