



CENTURY PLAZA



PROPERTY DESCRIPTION

One space available for lease in Century Plaza, a high-visibility retail and professional hub anchored by Dollar Tree. Perfect for retail, office, or professional use, this property enjoys a strategic location on Volunteer Parkway, shadow-anchored by Walmart Supercenter along a major corridor connecting Johnson City and Bristol, TN.

PROPERTY HIGHLIGHTS

- Anchored by Dollar Tree
- Shadow -Anchored by Walmart Super Center
- Traffic Count Exceeds 21,000 cars per day

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr(NNN)
Number of Units:	6
Available SF:	1,820 SF
Lot Size:	3.97 Acres
Building Size:	19,320 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,619	19,781	41,934
Total Population	12,996	45,401	97,230
Average HH Income	\$74,585	\$68,649	\$80,358





RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,820 SF

Lease Term:	36 months
Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	1,820 SF	NNN	\$22.00 SF/yr	-

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CLOSE UP AERIAL



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RETAIL AERIAL



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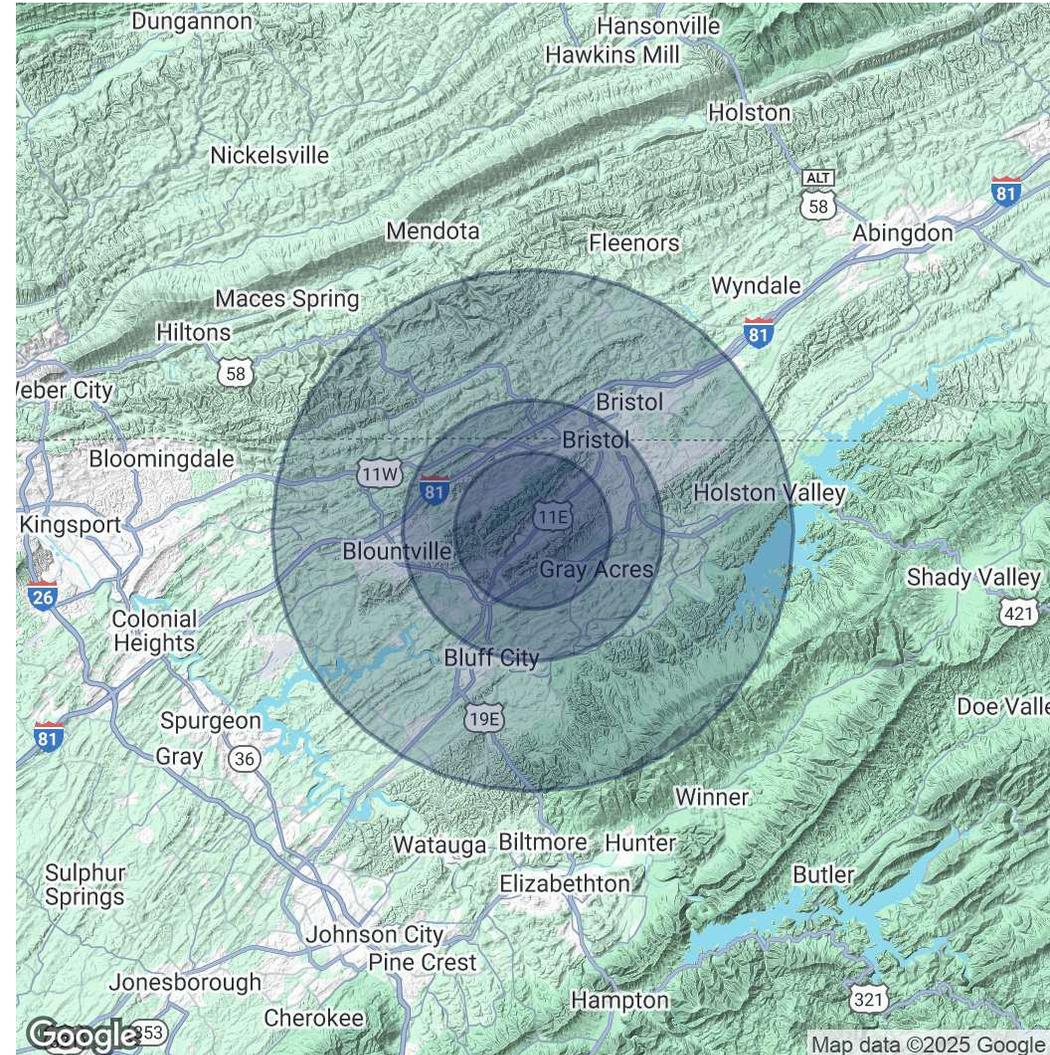


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,996	45,401	97,230
Average Age	45	44	45
Average Age (Male)	43	42	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,619	19,781	41,934
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,585	\$68,649	\$80,358
Average House Value	\$226,957	\$219,300	\$252,945

Demographics data derived from AlphaMap



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