

UNIVERSITY CENTRE

1120 West State of Franklin Road
Johnson City, TN 37604

Location

At the intersection of West State of Franklin Road and University Parkway, across from ETSU

Available for Lease

Suite 40: 1,529 SF retail/office space
\$34/SF/year NNN

Highlights

14,953 SF shopping center completed in 2018

Located at a busy, lighted intersection

Dedicated space on monument sign

Proximal to 3 major employers - ETSU, VA and Johnson City Medical Center

Other tenants include Verizon, Bubbakoo's Burritos, Subway, First Watch, Ubreakifix and Starbucks

Approx. 1.5 miles from I-26, exit 23

Approx. 0.5 miles from Model Mills redevelopment

Traffic Counts

W State of Franklin Rd: 14,870 (2022)
University Pkwy: 16,060 (2022)

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	53,278	80,122	163,665
Median HH Income	\$50,669	\$53,531	\$60,955
Median Age	35.0	37.8	41.6

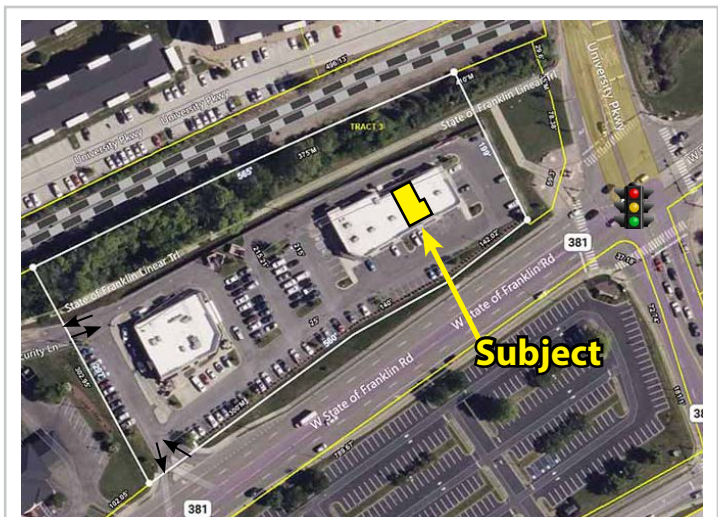
Contact

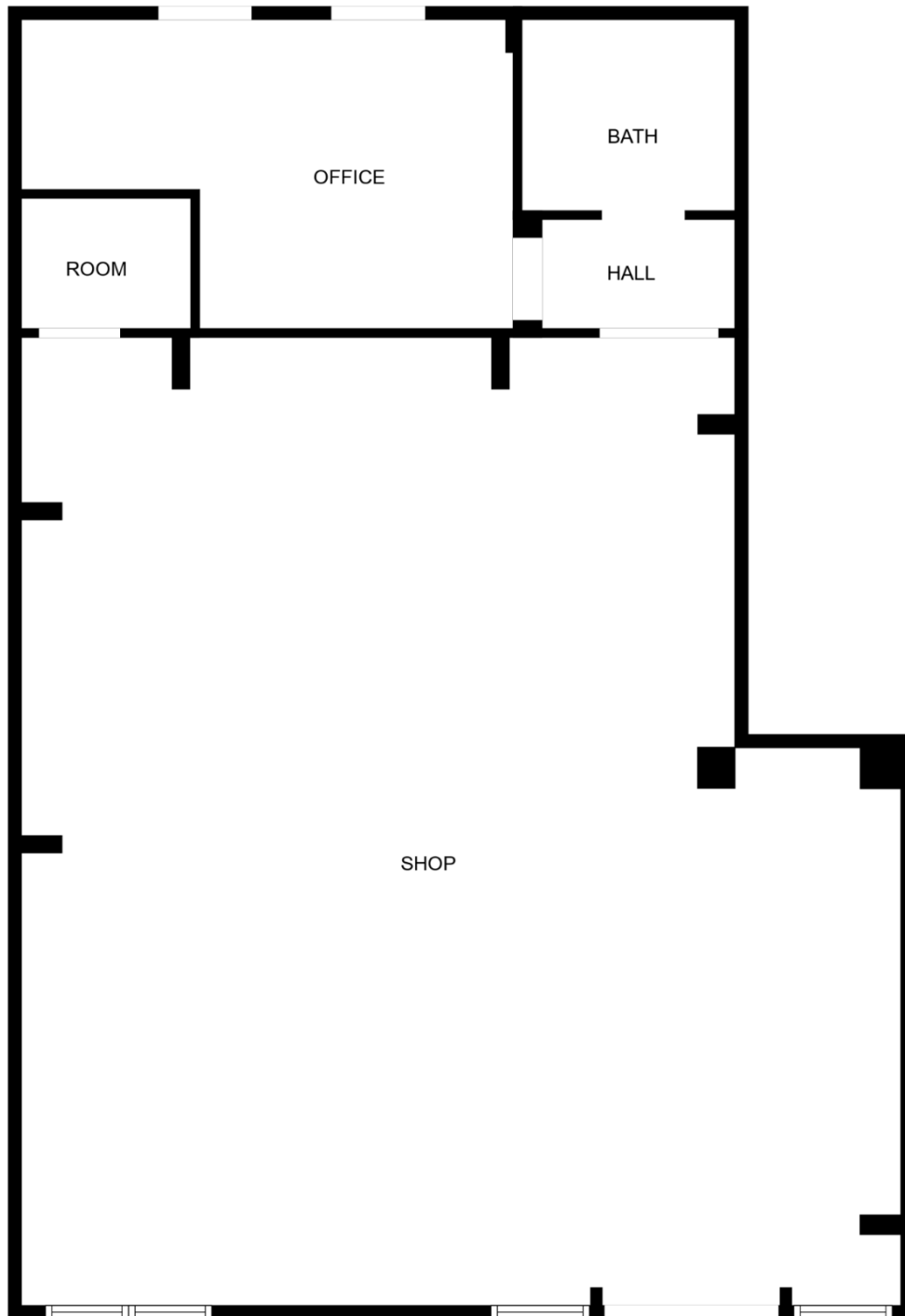
Shannon K. Castillo

Broker

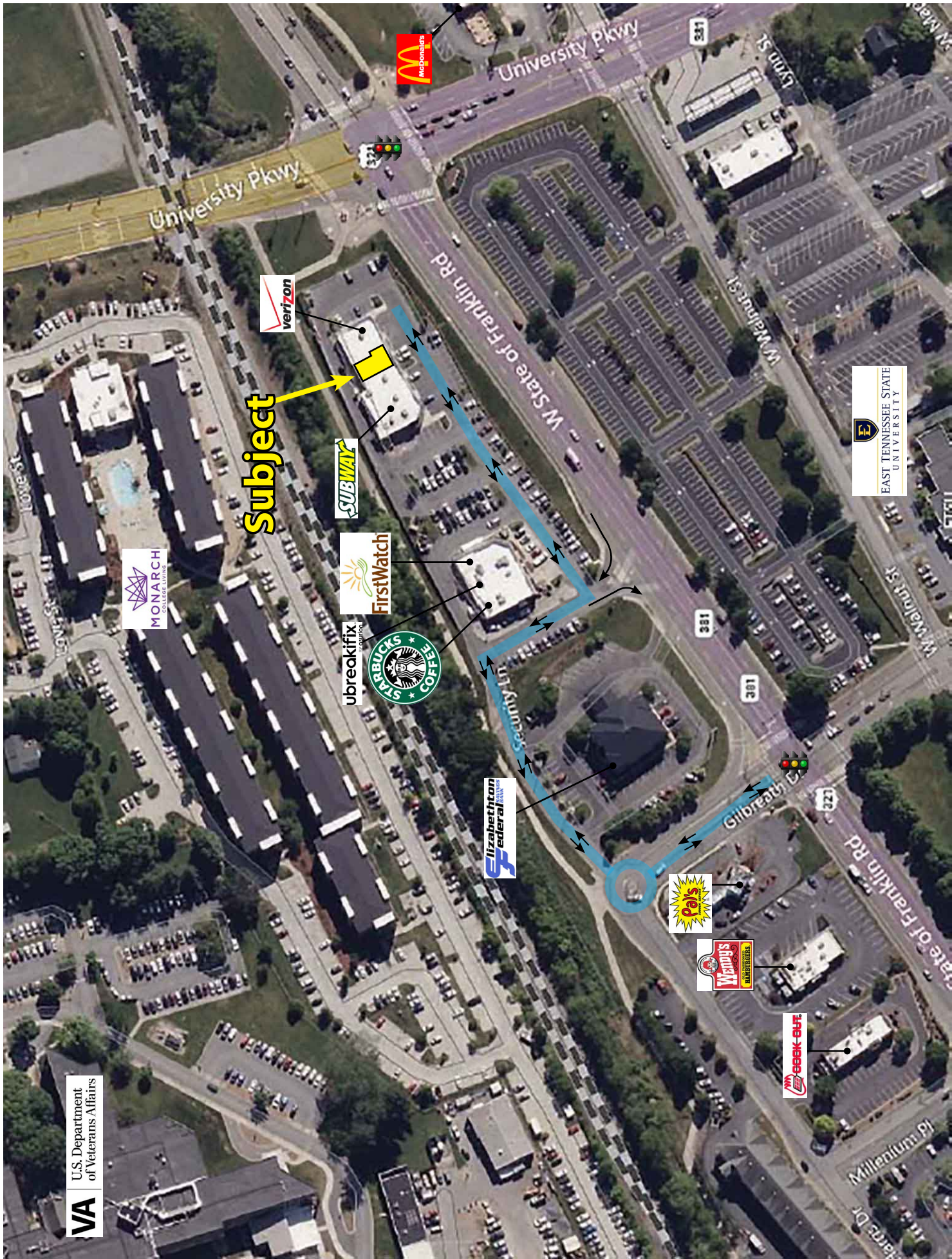
shannon@mitchcox.com

☎ 423-282-6582 | ☎ 423-282-5903
www.mitchcox.com



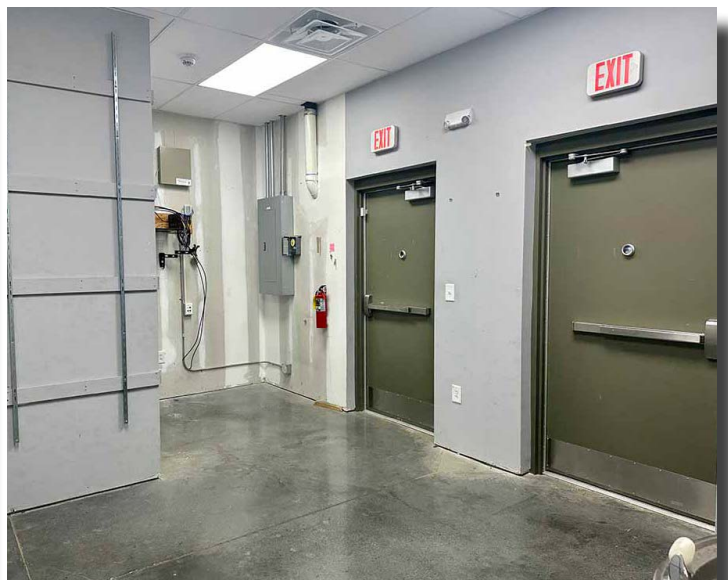
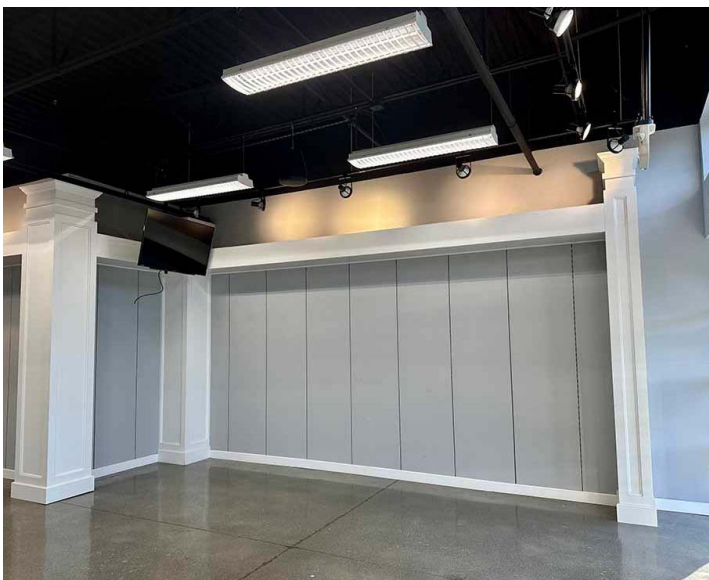


Suite 40: 1,529 SF



VA U.S. Department of Veterans Affairs

EAST TENNESSEE STATE UNIVERSITY



MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com