

# MOUNTCASTLE DRIVE BUILDING

110 East Mountcastle Drive  
Johnson City, TN 37604

## Location

E Mountcastle Drive near the Mall at Johnson City

## Available for Lease

Suite A: 2,501 SF  
Suite B: 2,468 SF  
Combined: 4,969 SF  
\$16/SF/year NNN

## Highlights

Landlord to deliver space in vanilla box condition

First floor space

Spaces can be leased separately or combined

Located in a high-density retail district

0.5 miles from I-26, exit 20

Zoned B-4

## Traffic Counts

North Roan Street: 20,498 (2022)

Mountcastle Drive: 8,752 (2022)

Interstate 26: 56,157 (2022)

## Demographics

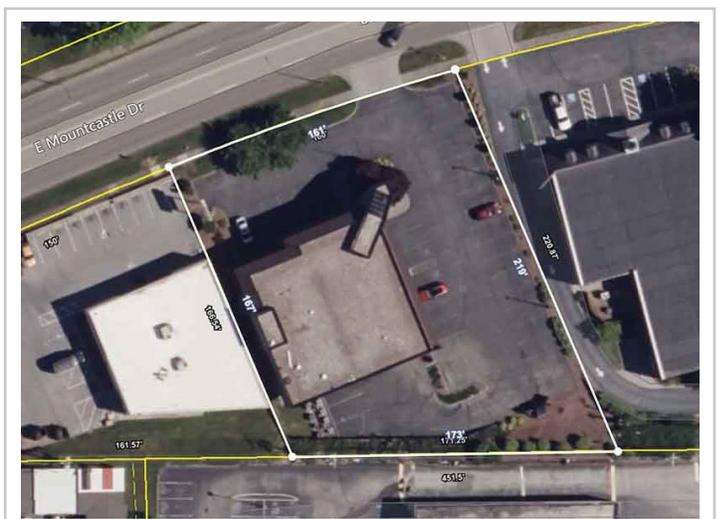
(2025 Est.)	3 mile	5 mile	10 mile
Population	48,652	86,822	170,187
Median HH Income	\$53,939	\$56,887	\$62,719
Median Age	36.9	38.2	41.8

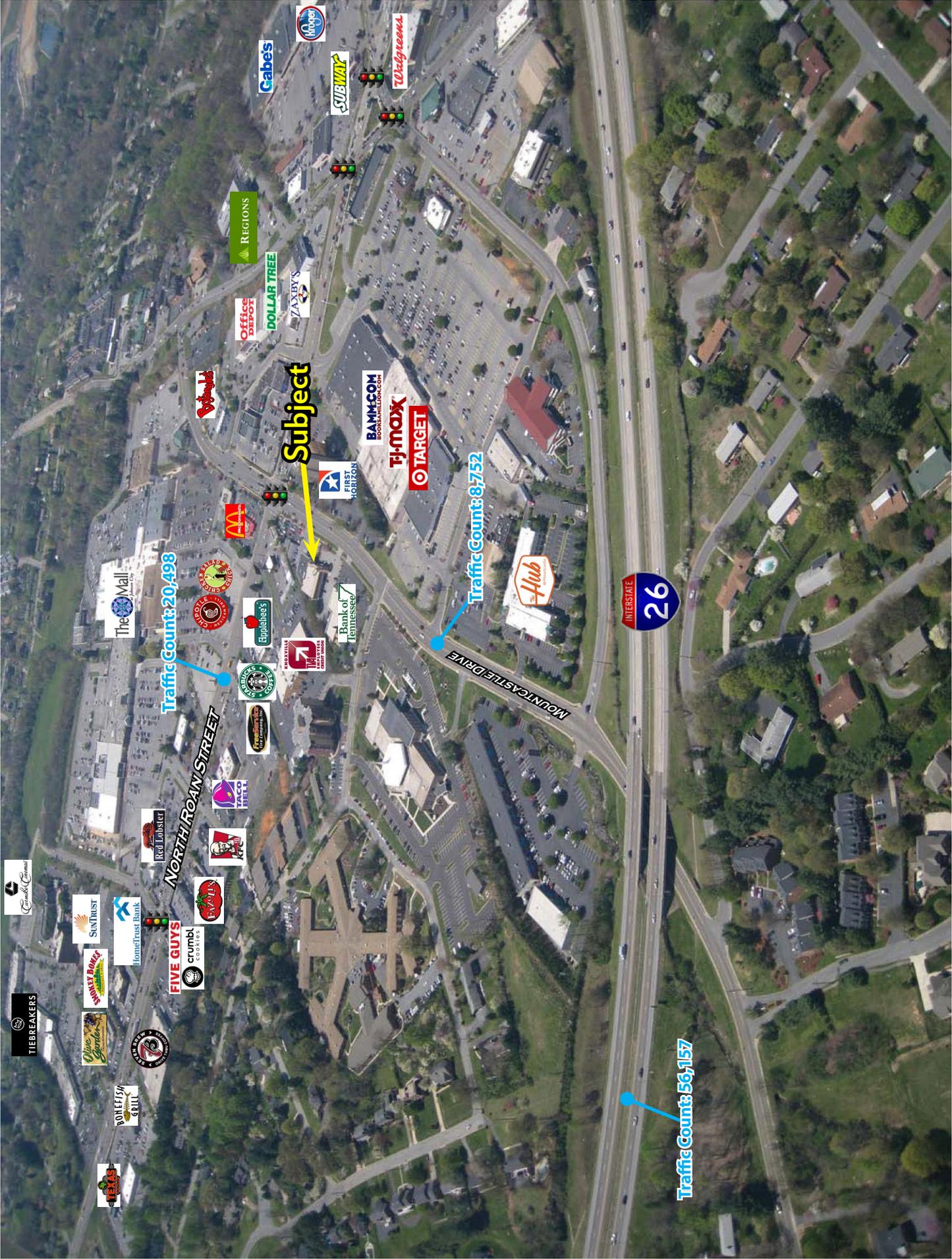
## Contact

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**Subject**

Traffic Count: 20,498

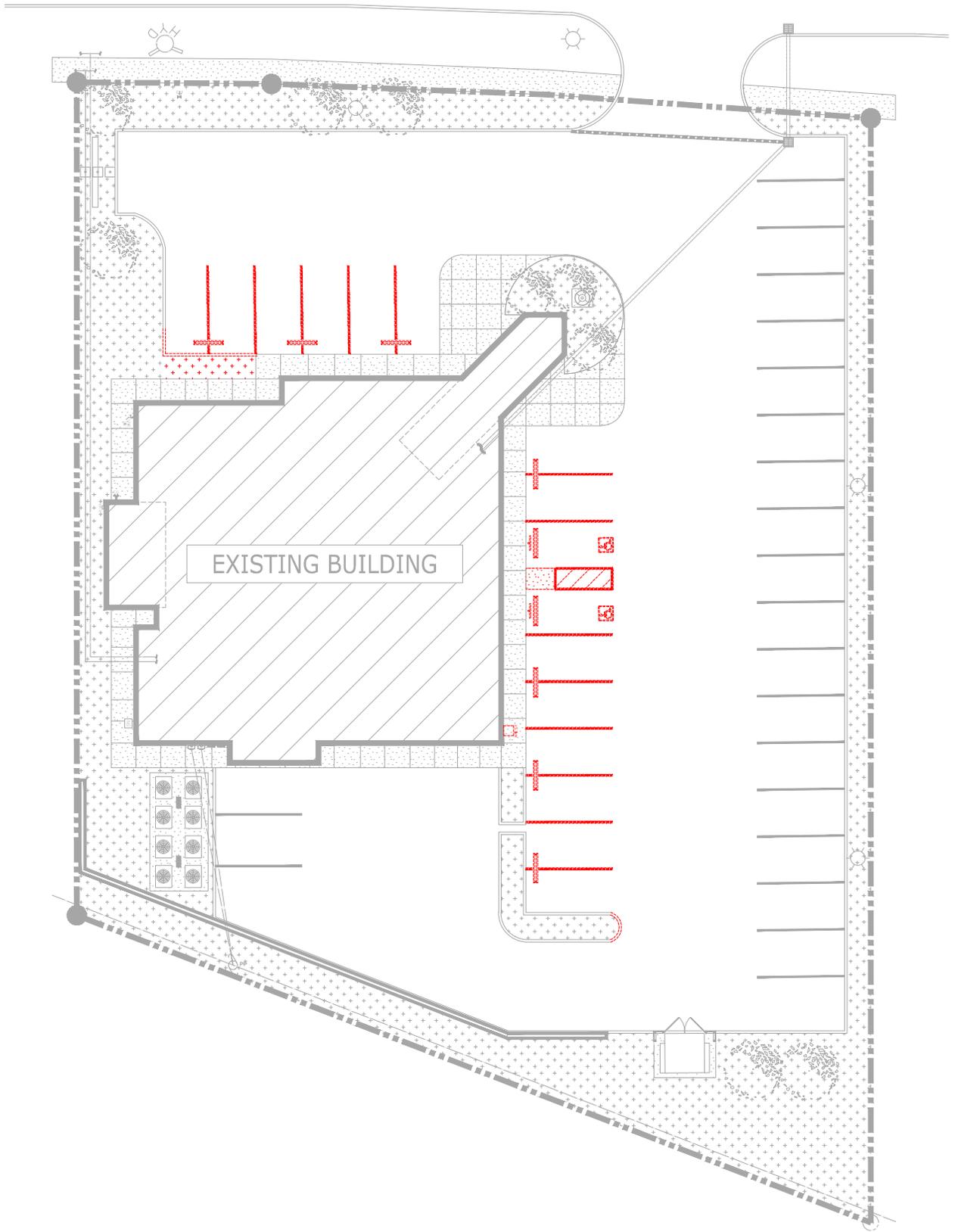
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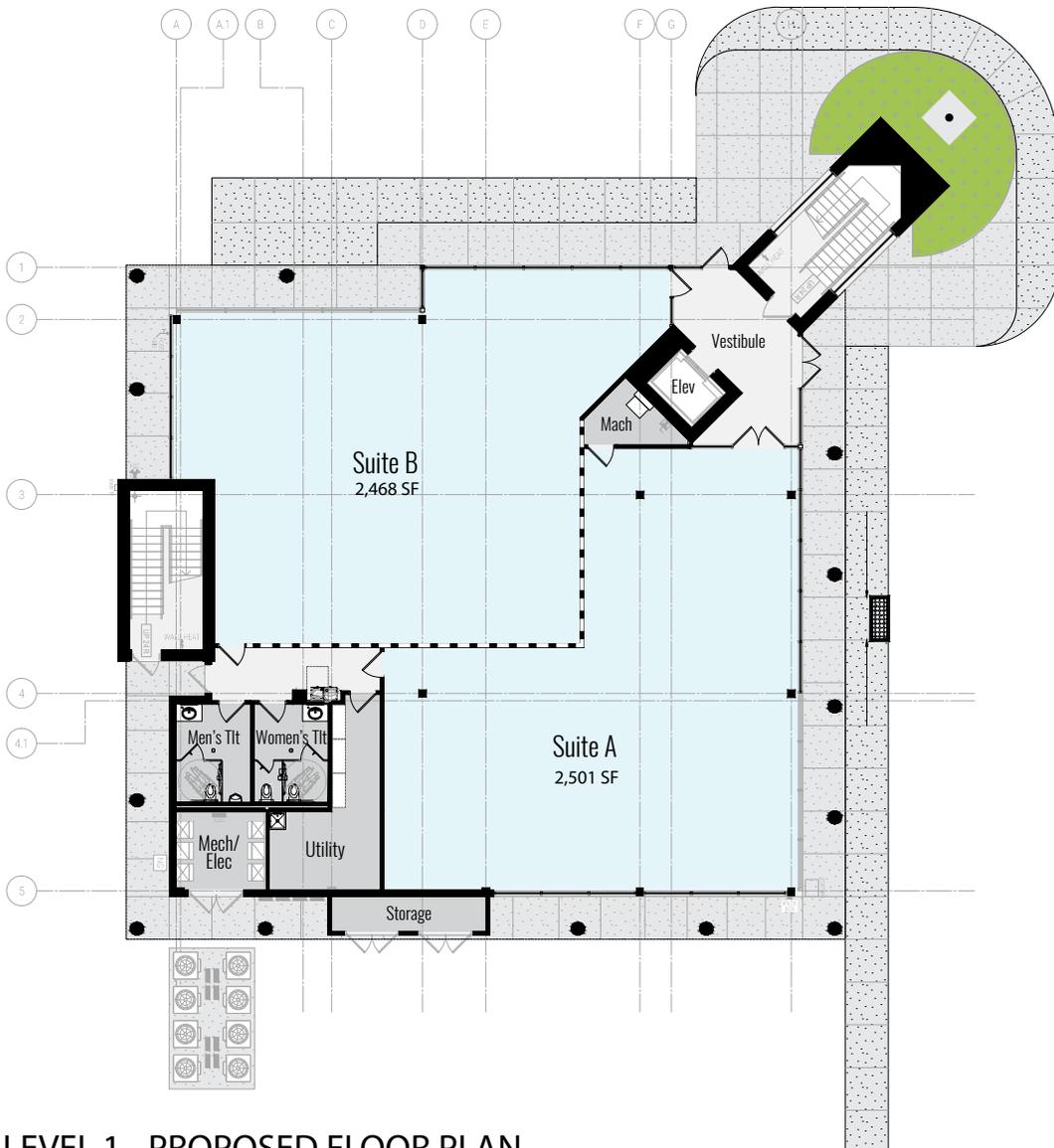
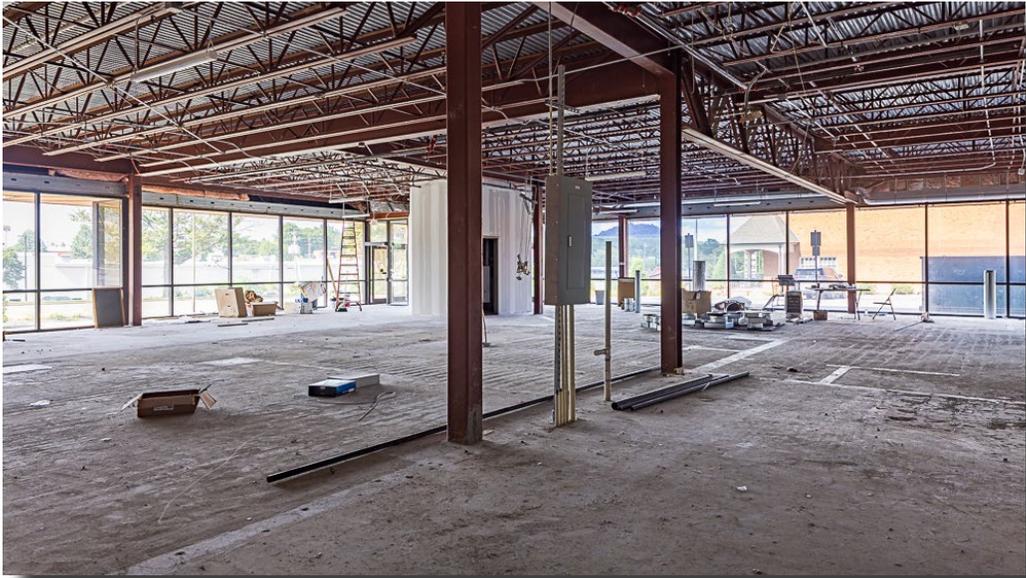
INTERSTATE 26

NORTH ROAN STREET

MOUNTCASTLE DRIVE



EXISTING BUILDING



LEVEL 1 - PROPOSED FLOOR PLAN



**MITCH COX**  
REALTOR, INC.

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