

FORMER JC PENNEY DOWNTOWN

309 East Main Street
Johnson City, TN 37601

Location

On East Main Street between South Roan Street and Colonial Way in Downtown Johnson City

Available for Sale or Lease

13,412 SF retail/office
Space available is approximate and subject to change
\$8/SF/year NNN
\$795,000

Highlights

Part of The Henry, a renovation/revitalization project
Basement not included, but can be made available
Sprinklered; 17' ceiling height
Just off I-26, exit 23
Approx. 1.5 miles from East Tennessee State University
Walking distance to downtown restaurants and shops

Traffic Counts

E Main St: 7,047 (2022)
E Market St: 6,392 (2022)

Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	52,382	80,927	160,696
Median HH Income	\$49,616	\$53,695	\$60,952
Median Age	34.9	37.6	41.5

Contact

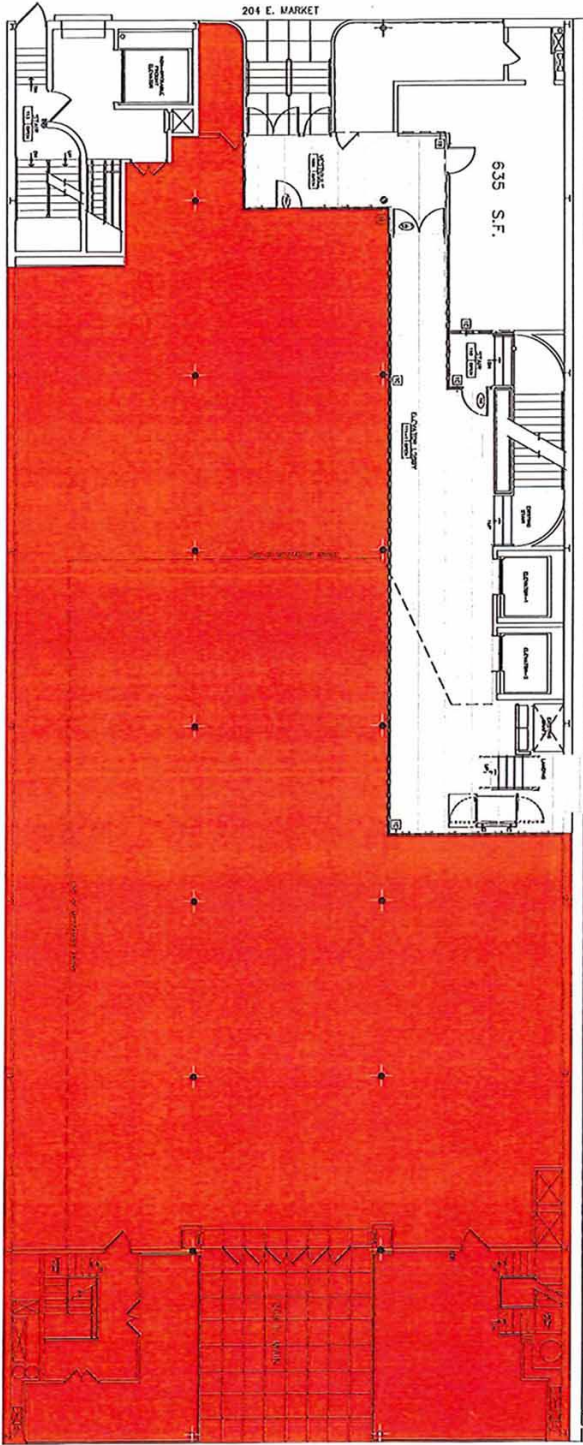
Shannon K. Castillo

Affiliate Broker
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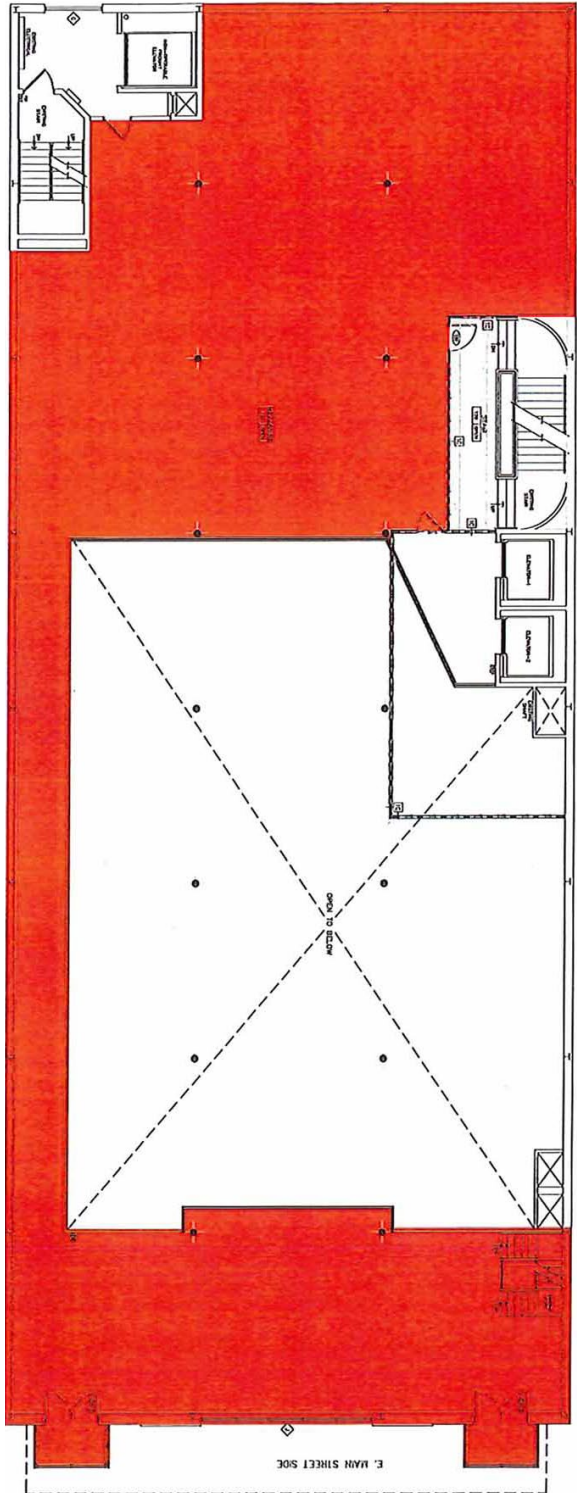


First Floor



EXISTING LOWER LEVEL 7,053 S.F.

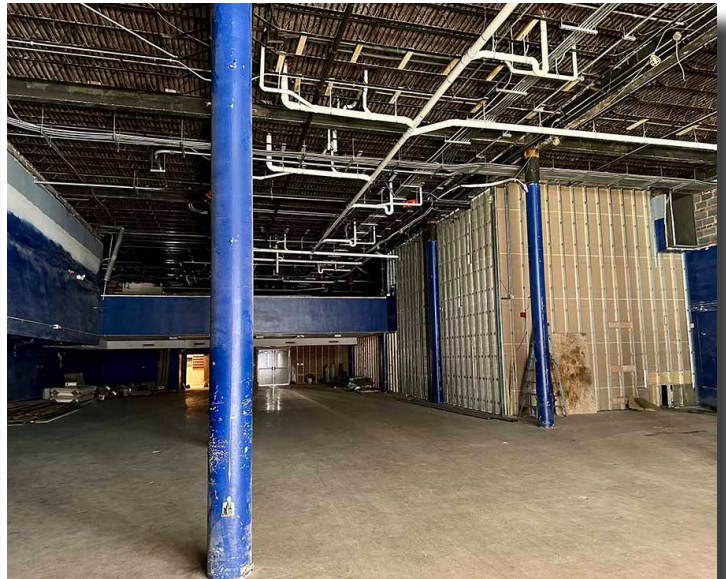
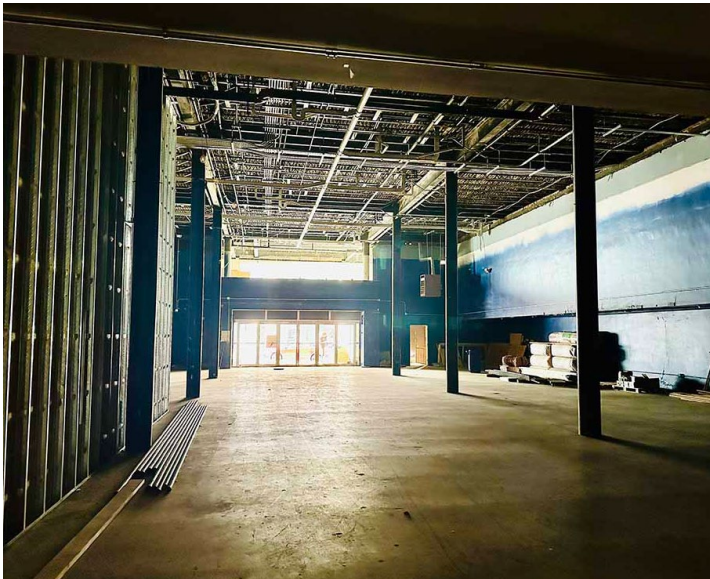
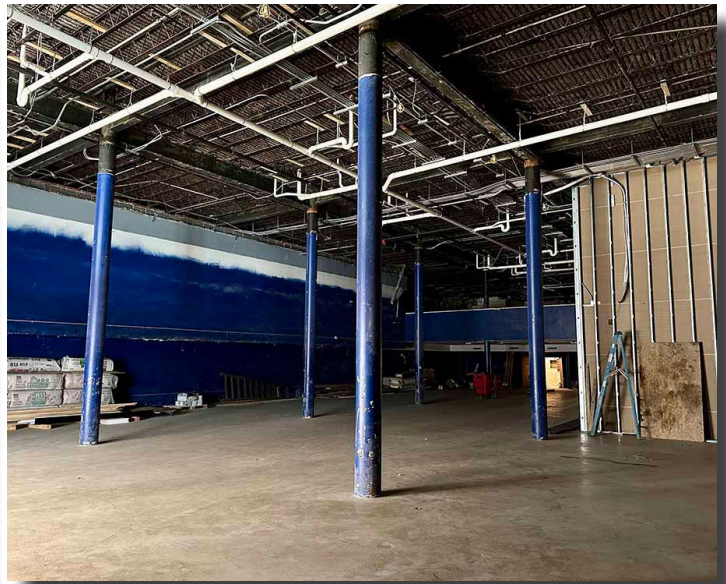
Mezzanine



E. MAIN STREET SDE

SCALE: 3/16" = 1'-0" DATE: 07/27/2023

 Available



MITCH COX
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