

# CHERRY STREET COMMONS

113 Cherry Street  
Johnson City, TN 37604

## Location

Intersection of W State of Franklin Road and S Roan Street in downtown Johnson City

## Available for Lease

Suite 40: 2,227 SF  
\$15/SF/year NNN

## Highlights

Ideal location for retail or office  
Approx. 0.5 miles from I-26, exit 23  
Approx. 1 mile from East Tennessee State University  
Located at a busy, lighted intersection  
Large public parking lot directly in front of site  
Walking distance to downtown restaurants and shops



## Traffic Counts

W State of Franklin Rd: 16,224 (2024)

## Demographics

| (2025 Est.)      | 3 mile   | 5 mile   | 10 mile  |
|------------------|----------|----------|----------|
| Population       | 53,027   | 81,670   | 162,112  |
| Median HH Income | \$49,399 | \$53,417 | \$60,483 |
| Median Age       | 35.1     | 37.7     | 41.6     |

## Contact

### Shannon K. Castillo

Broker

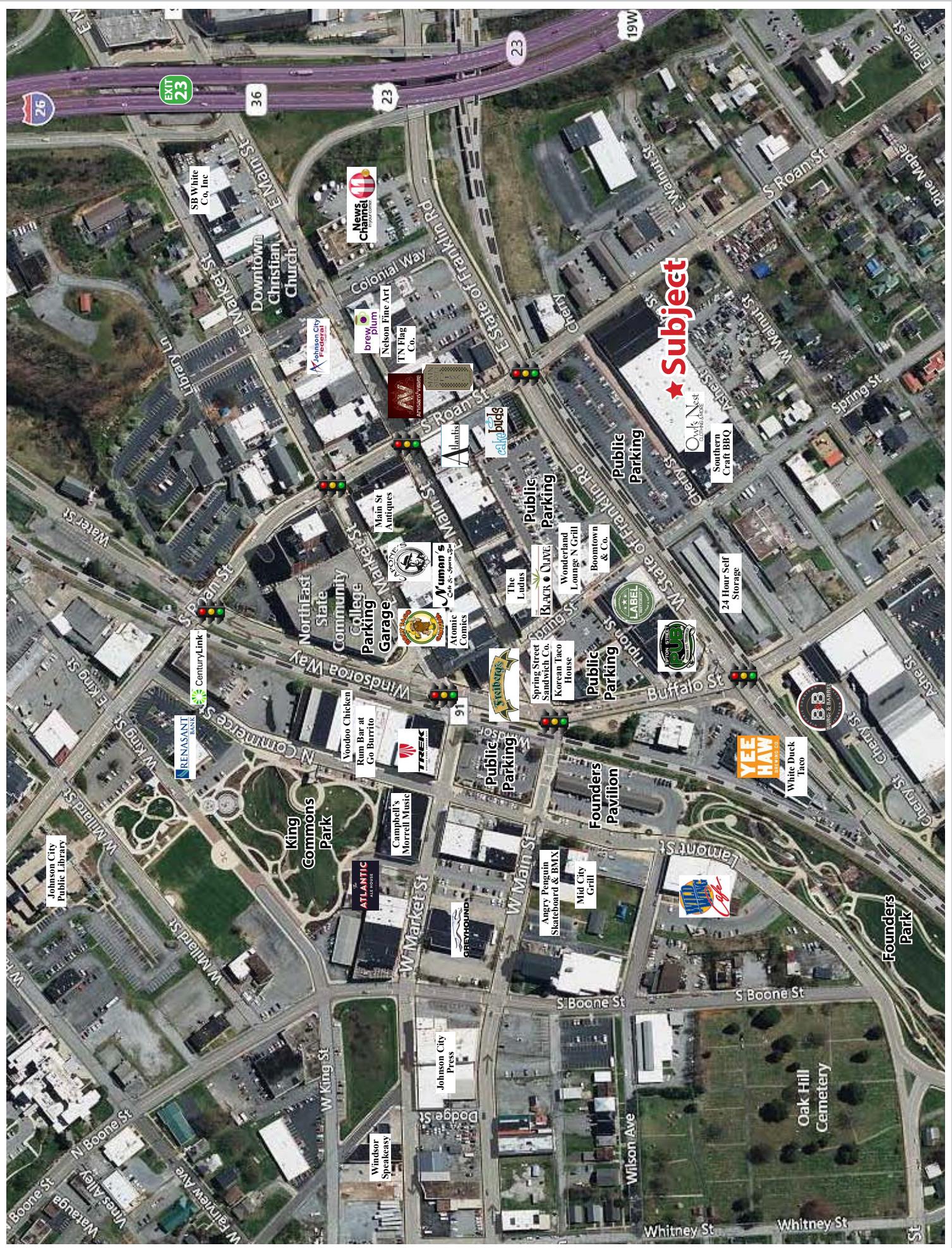
shannon@mitchcox.com

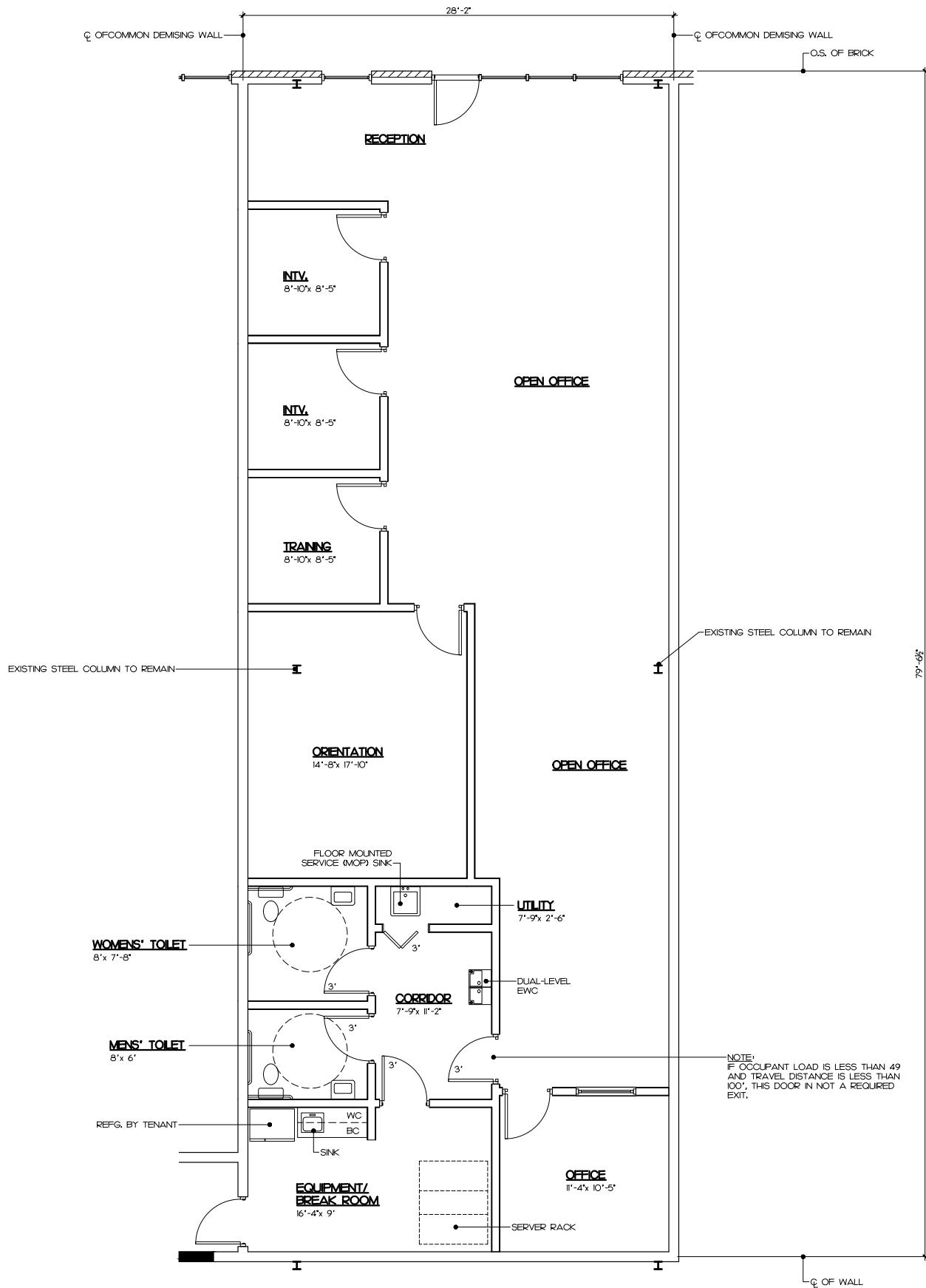
**O** 423-282-6582 | **F** 423-282-5903

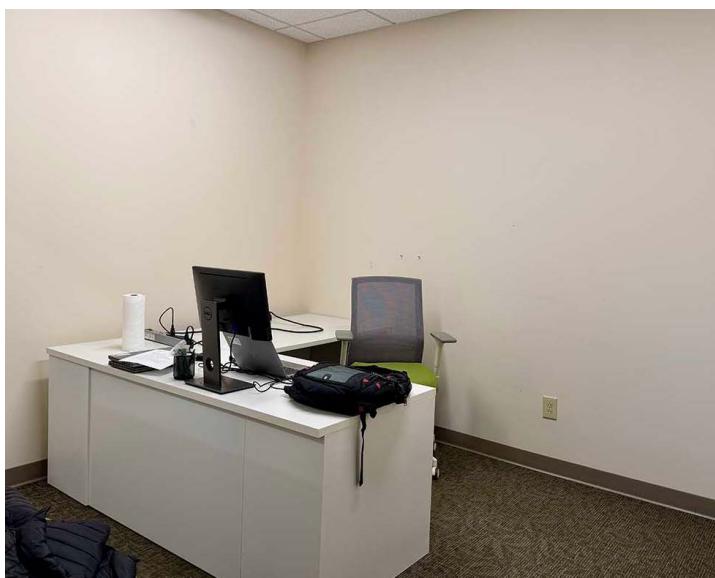
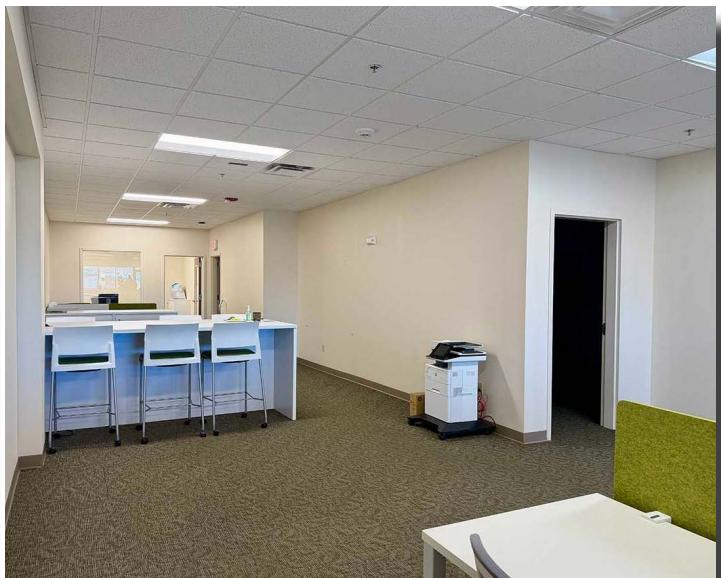
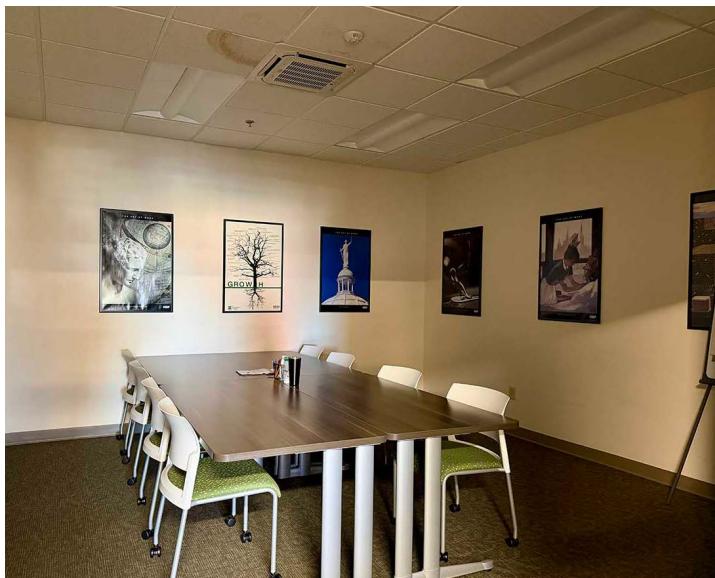
[www.mitchcox.com](http://www.mitchcox.com)

**Owner/Agent**









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