

SPRING STREET SPACE

117 Spring Street
Johnson City, TN 37604

Location

Spring Street in Downtown Johnson City

Available for Lease

4,500 SF retail space
\$12/SF/year NNN

Highlights

Adjacent to Downtown Square public parking lot
Outdoor patio
Grease trap, HVAC and ADA restrooms installed
Sprinkler system
Great location for restaurant, retail or office
Approx. 0.5 miles from I-26, exit 23
Approx. 1 mile from East Tennessee State University
Centrally located in Downtown Johnson City

Traffic Counts

W State of Franklin Rd: 14,870 (2022)

Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	52,458	80,378	160,164
Median HH Income	\$49,740	\$53,630	\$60,945
Median Age	34.9	37.5	41.5

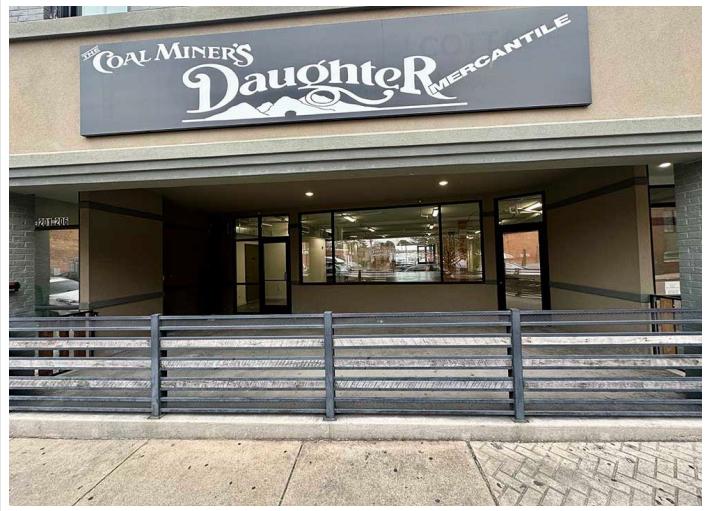
Contact

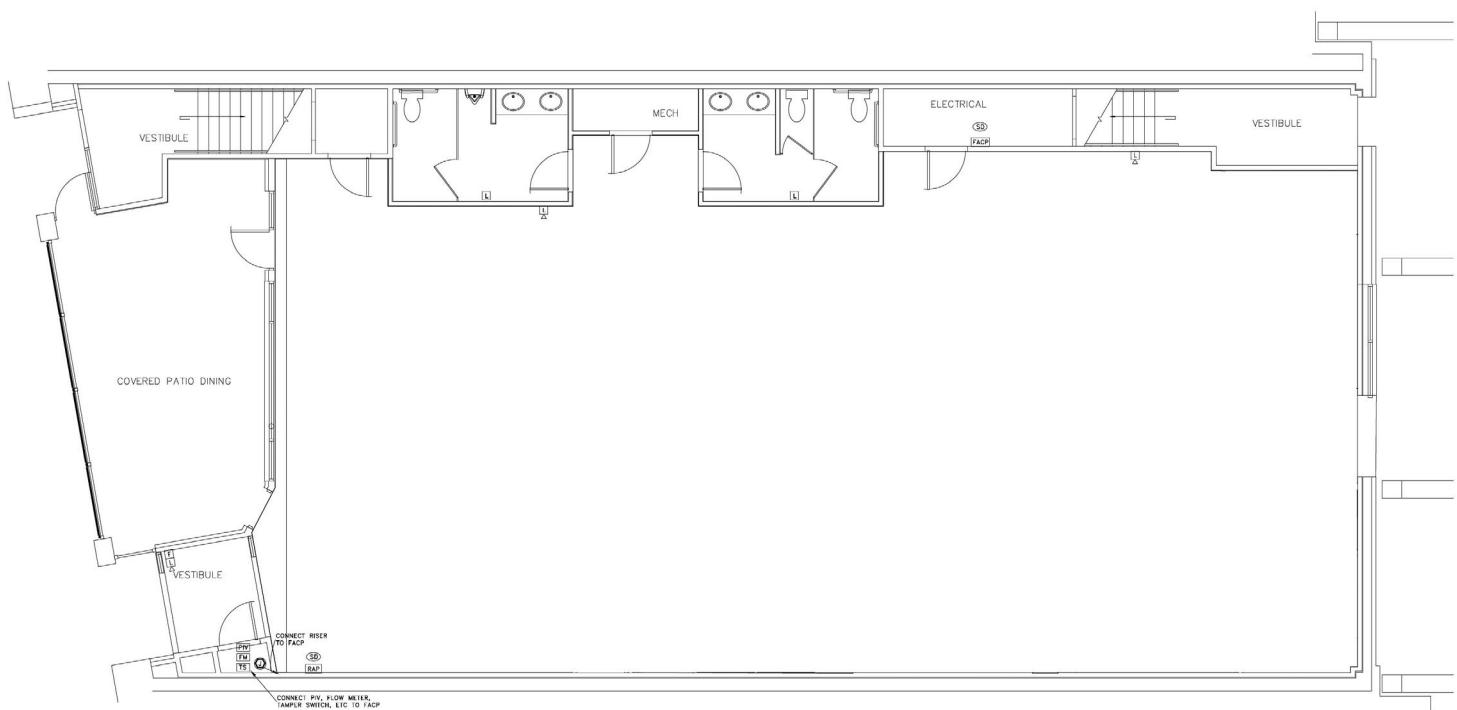
Shannon K. Castillo

Broker

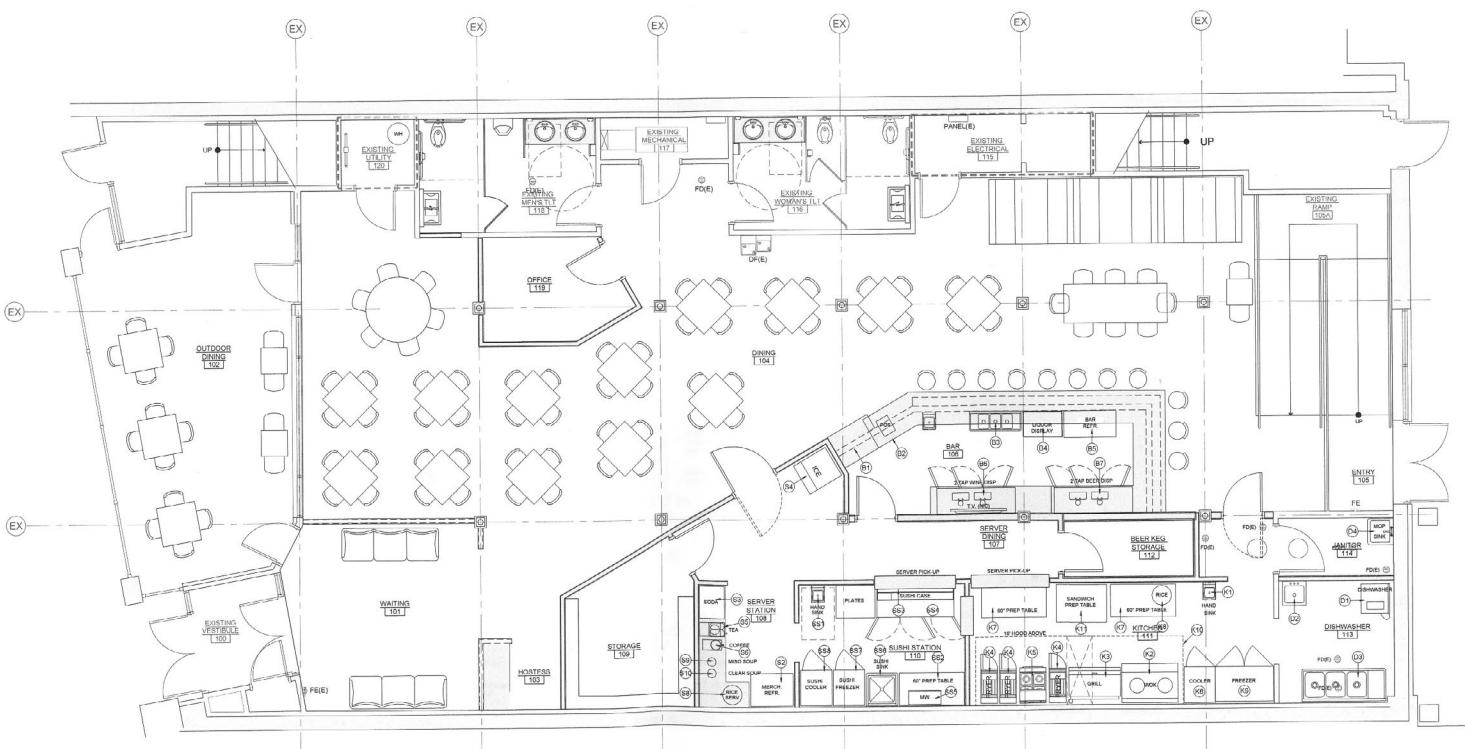
shannon@mitchcox.com

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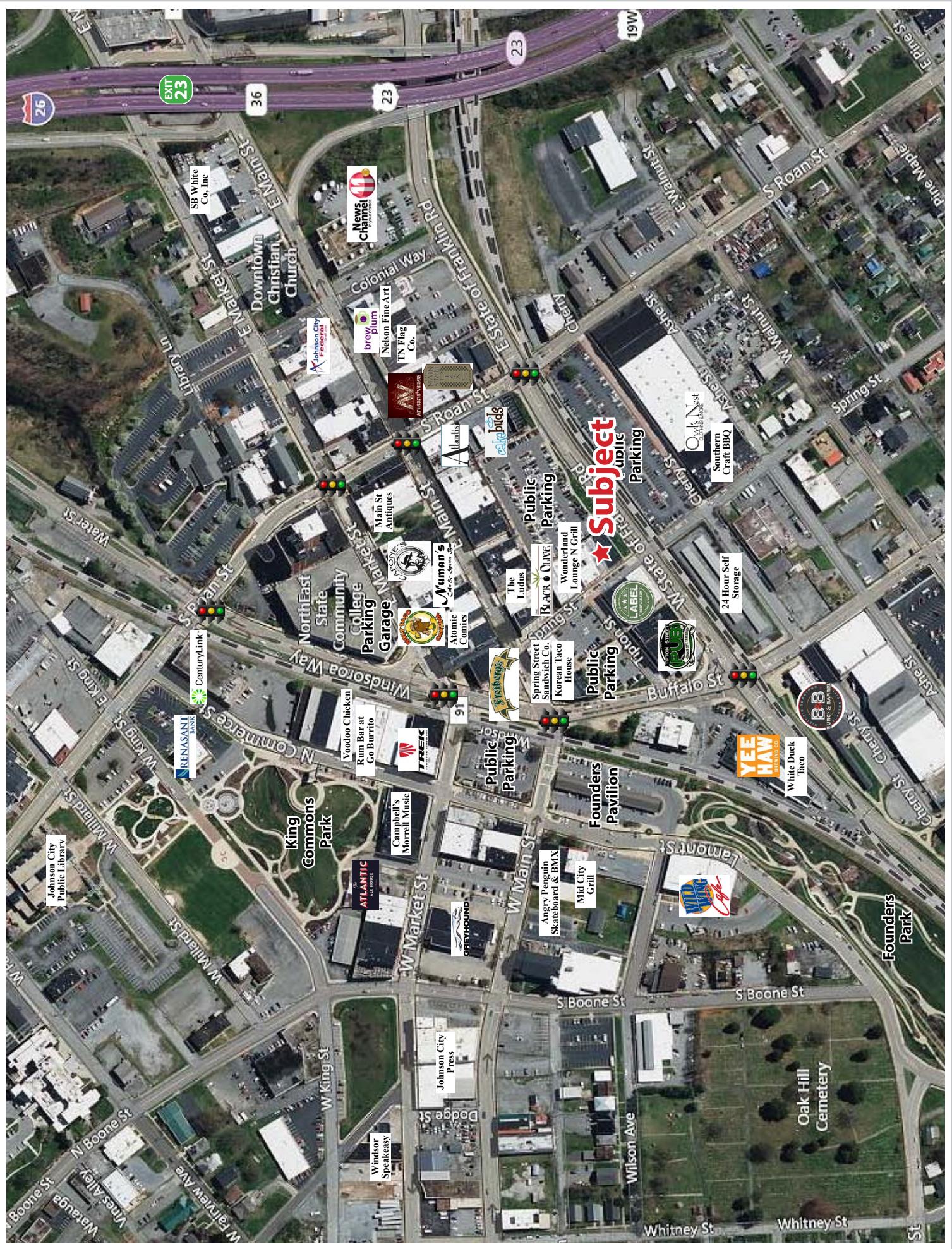


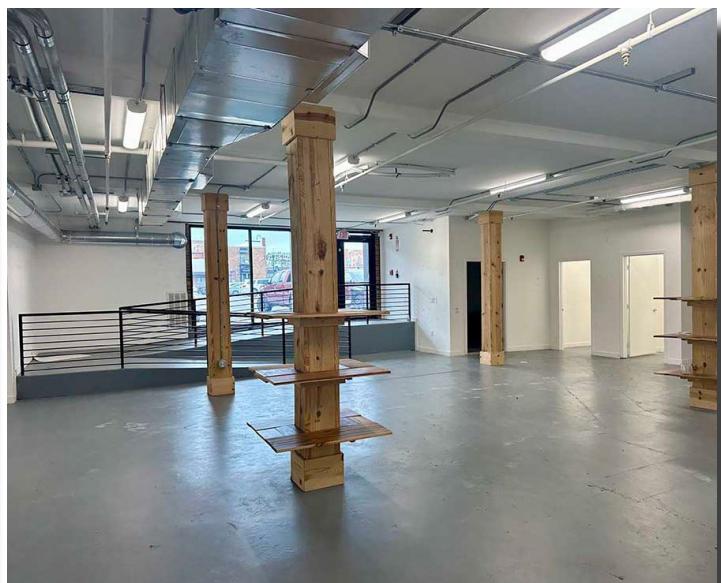
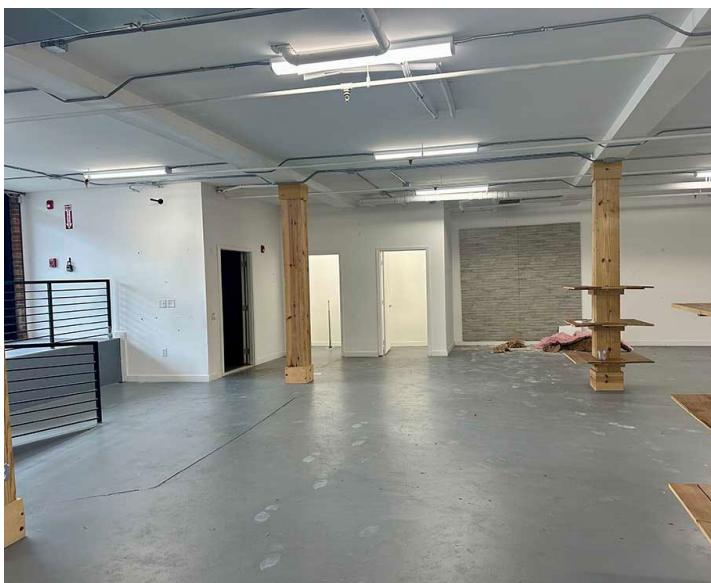
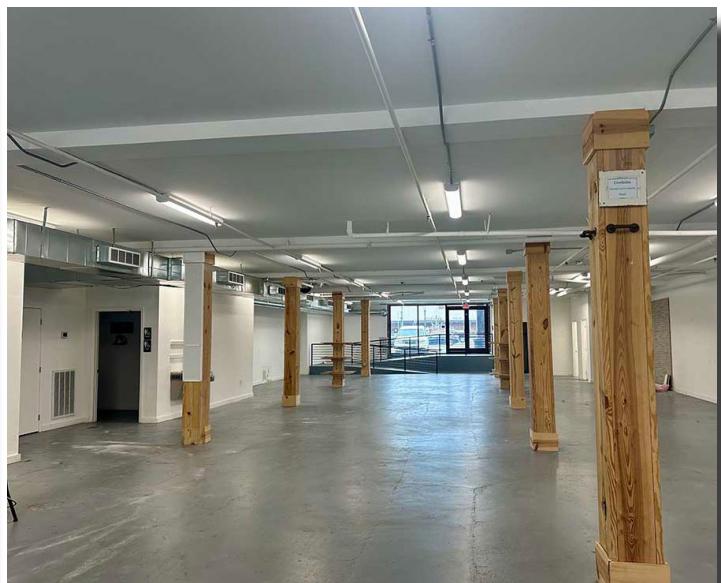
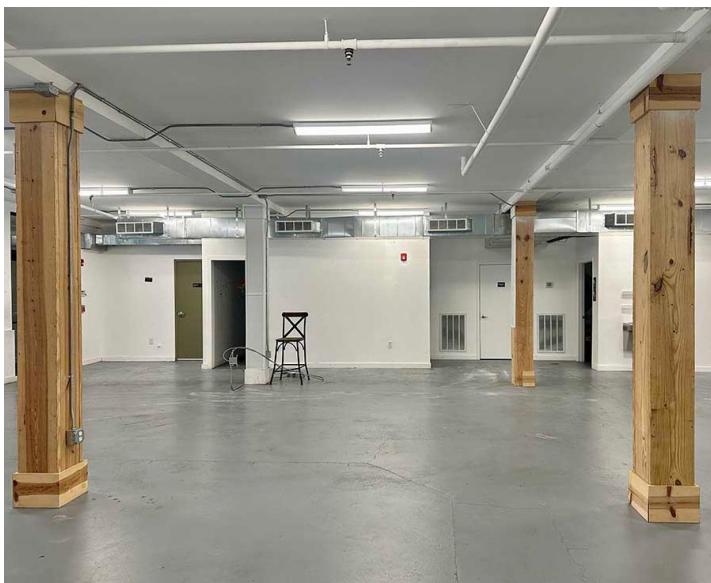
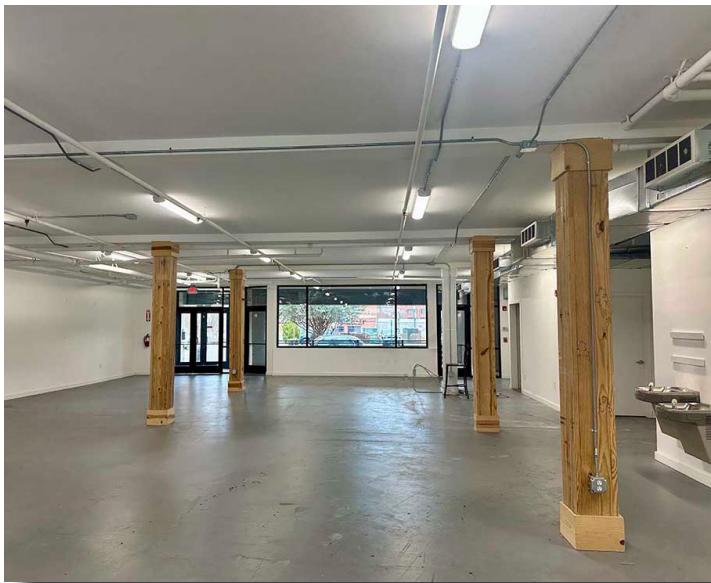


Floor Plan



Concept Floor Plan - Restaurant





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