

# 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

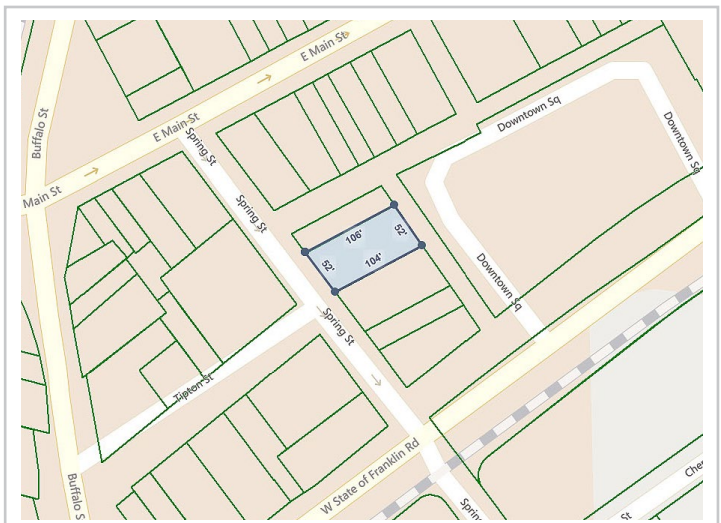
## Contact

**Shannon K. Castillo**

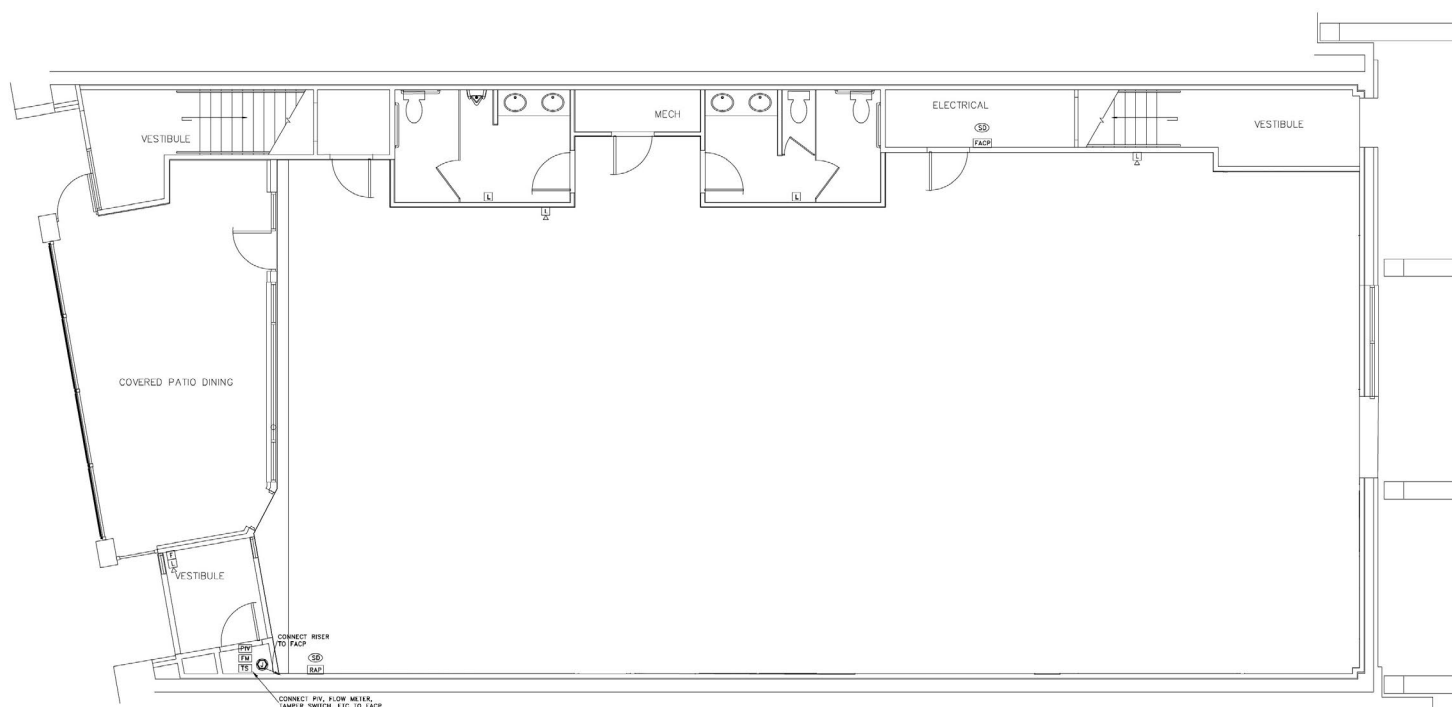
Broker

shannon@mitchcox.com

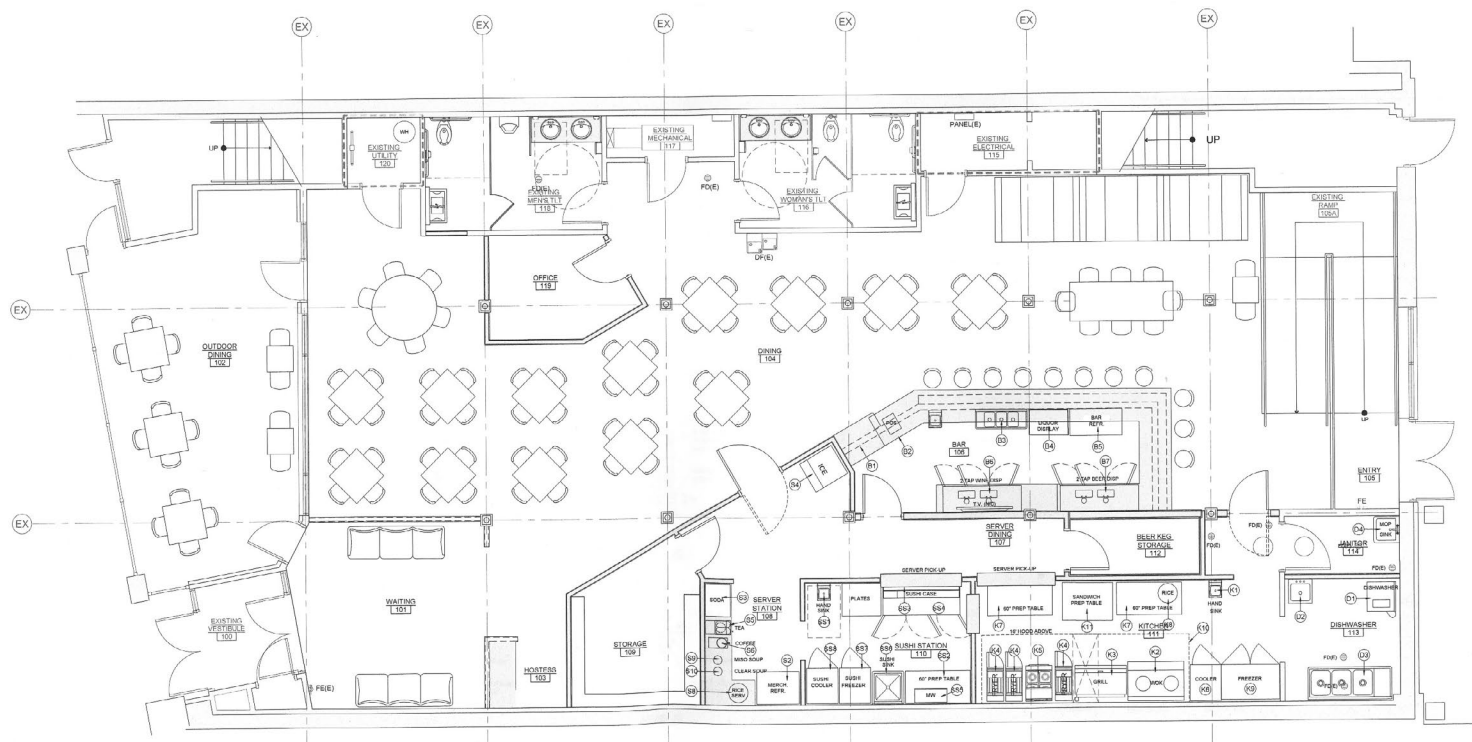
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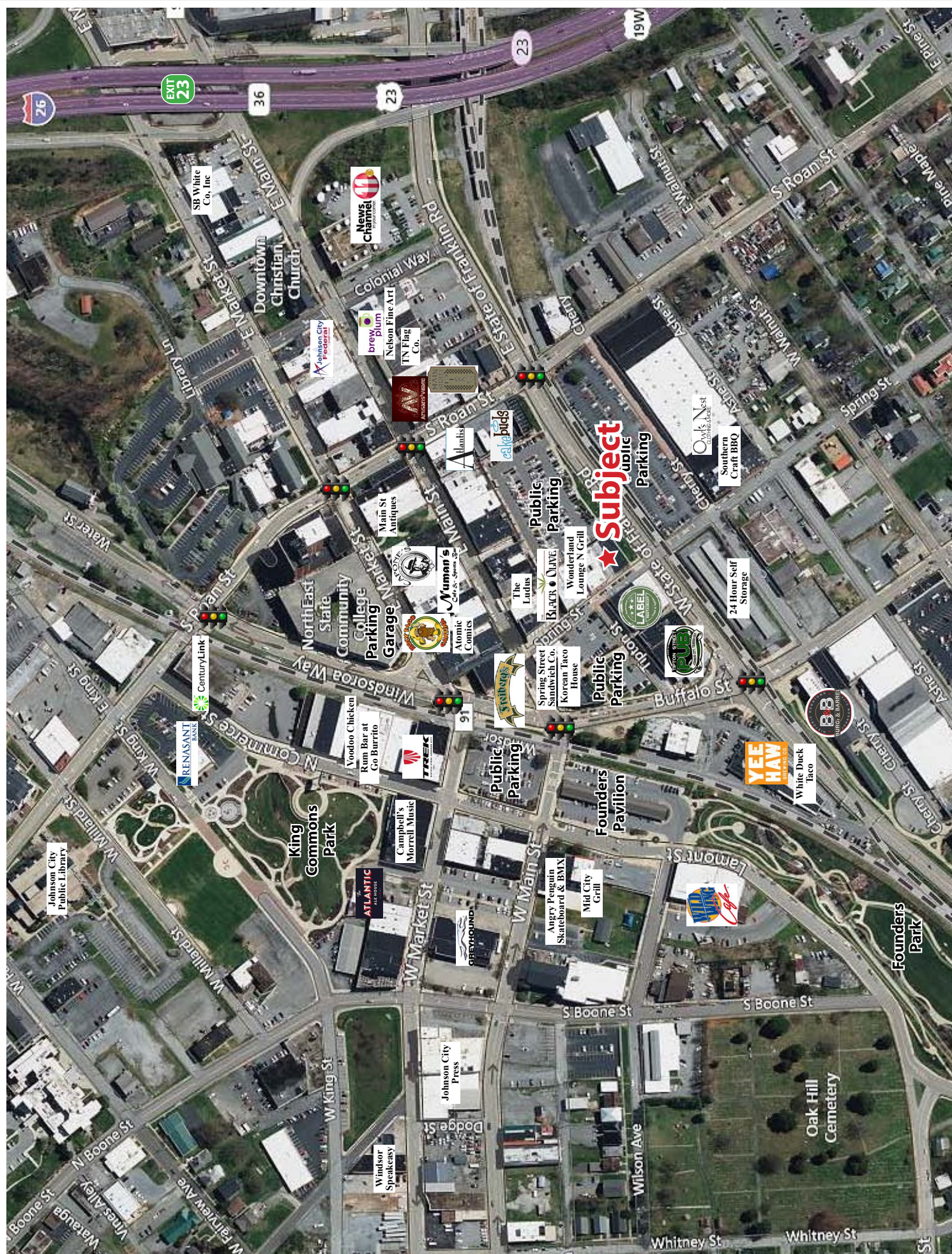


## Floor Plan

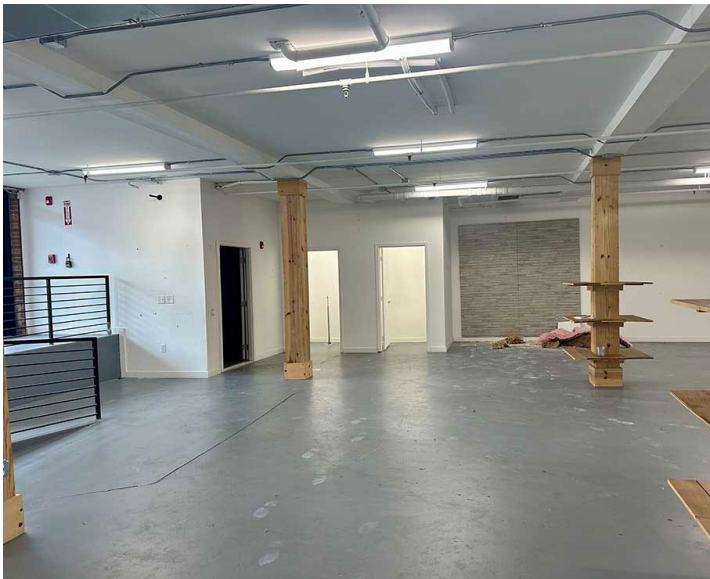
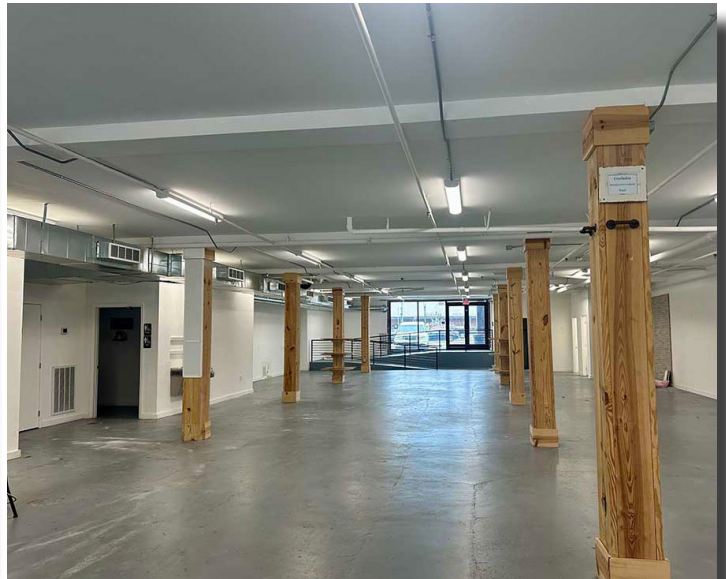
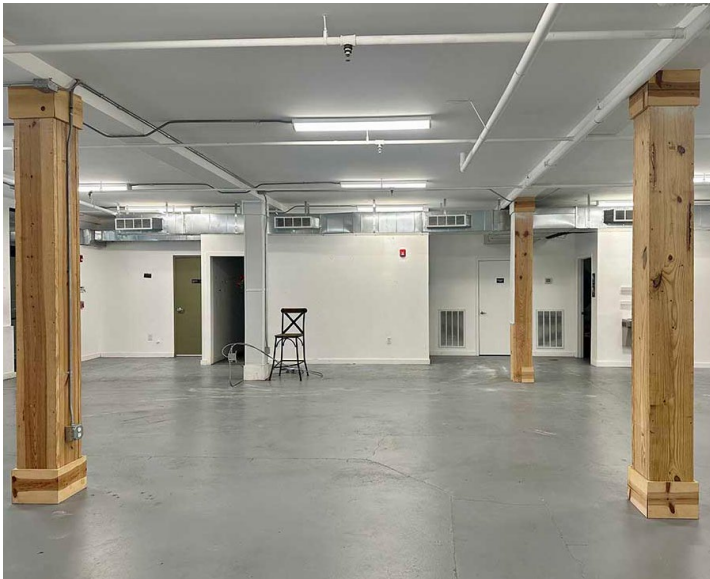
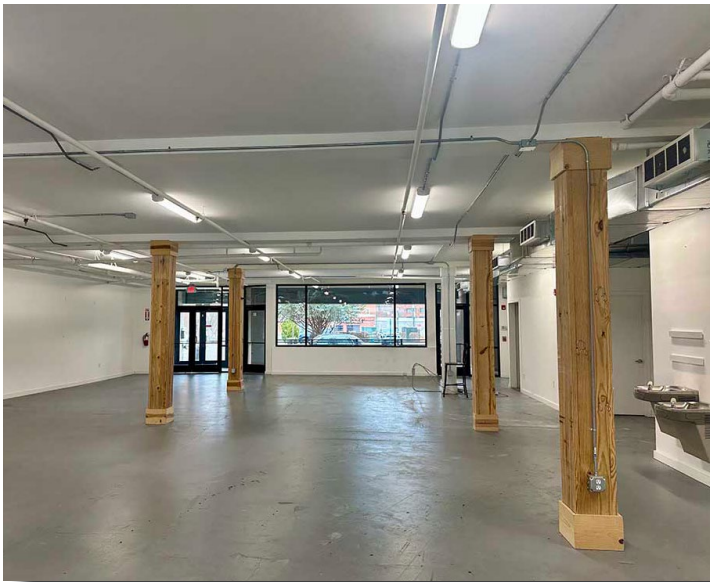


### Concept Floor Plan - Restaurant









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