



RETAIL PROPERTY FOR SUBLEASE

JOHNSON CITY CROSSING SUBLEASE

3211 Peoples Street Ste #35, Johnson City, TN 37604

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**Baker Storey McDonald
Properties**

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PROPERTY DESCRIPTION

Discover a prime leasing opportunity at Johnson City Crossing. Boasting a sublease availability of approximately 36,198 SF, this dynamic property offers high visibility and foot traffic, with nearly 2.7 million annual visits as reported by Placer.ai. Ample surface parking directly adjacent to storefronts ensures convenient accessibility for customers. Situated in close proximity to ETSU, with its student population of 14,000, the location presents a prime opportunity for businesses seeking a bustling and vibrant market. This is the ideal setting for retail or street retail tenants looking to capitalize on a high-traffic, high-visibility location.

PROPERTY HIGHLIGHTS

- Sublease Available +/- 36,198 SF
- Per Placer.ai, Johnson City Crossing has nearly 2.7m visits annually
- Ample surface parking directly adjacent to storefronts
- Located within proximity to East Tennessee State University (14,000 Students)

OFFERING SUMMARY	
Lease Rate:	Negotiable
Available SF:	36,198 SF
Building Size:	343,935 SF

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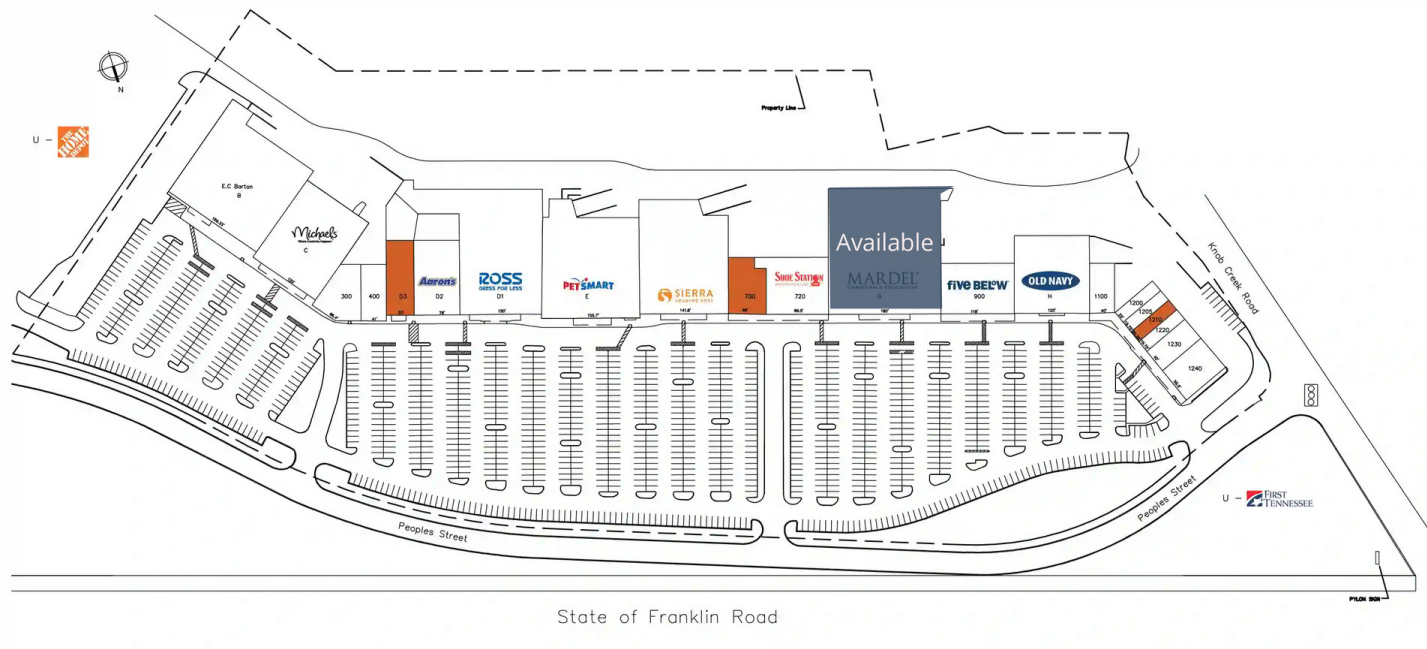
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LEGEND

Available

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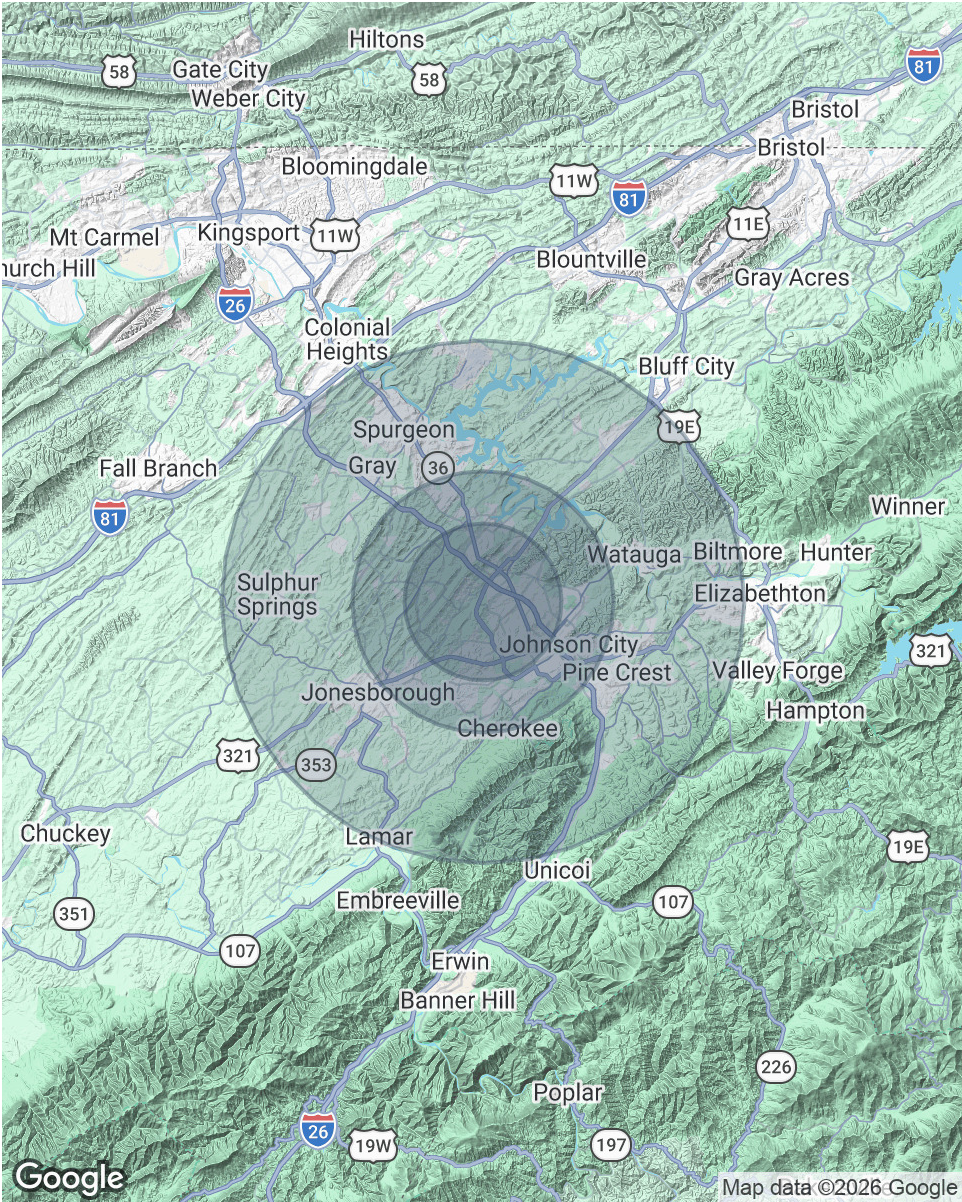
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,679	79,732	160,123
Average Age	40.2	37.2	41.0
Average Age (Male)	38.0	36.1	39.7
Average Age (Female)	42.9	38.8	42.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,774	33,840	67,381
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$90,193	\$84,218	\$84,447
Average House Value	\$298,647	\$278,786	\$254,567

2023 American Community Survey (ACS)



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