

FORMER HANDS ON! MUSEUM

313 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

4,873 SF retail/office
For sale: \$400,000
For lease: \$10/SF/year NNN
Divisible to 2,500 SF at \$12/SF/year NNN

Highlights

Part of The Henry, a renovation/revitalization project
Sprinklered; 17' ceiling height
Basement not included, but can be made available
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

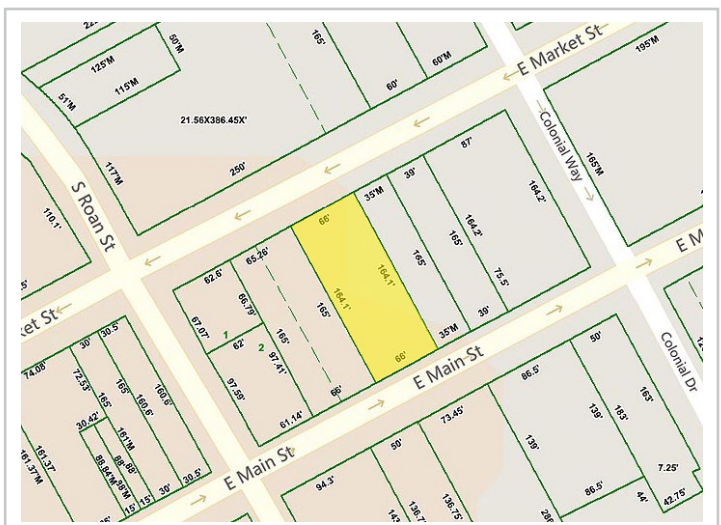
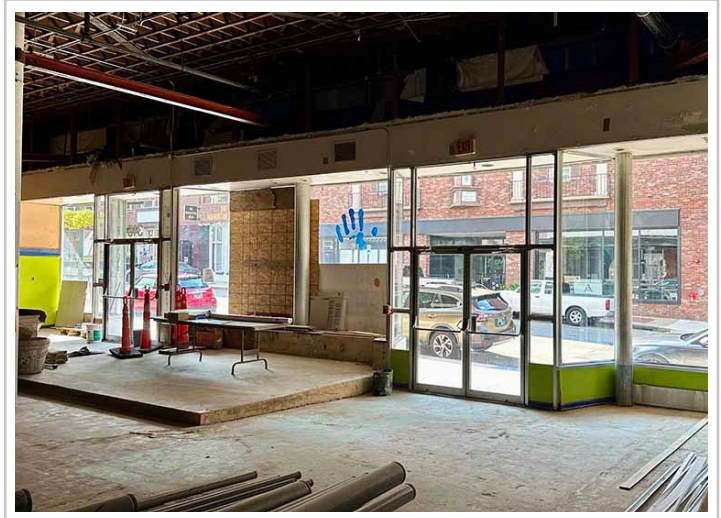
(2024 Est.)	3 mile	5 mile	10 mile
Population	52,382	80,927	160,696
Median HH Income	\$49,616	\$53,695	\$60,952
Median Age	34.9	37.6	41.5

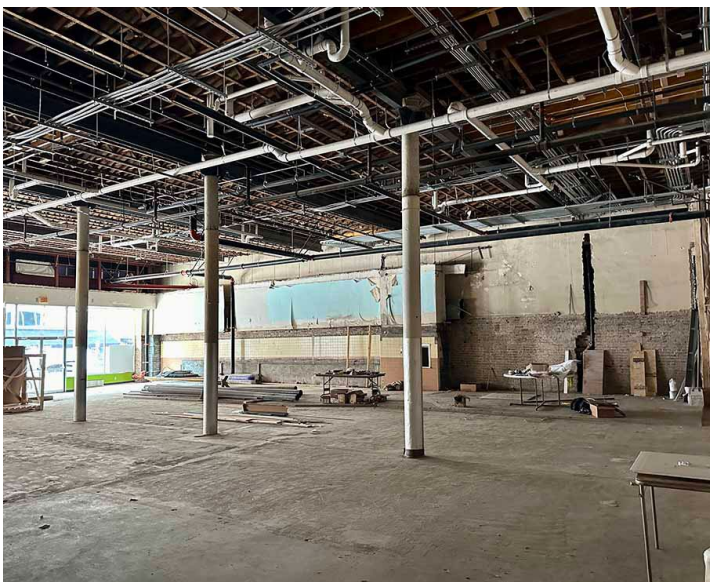
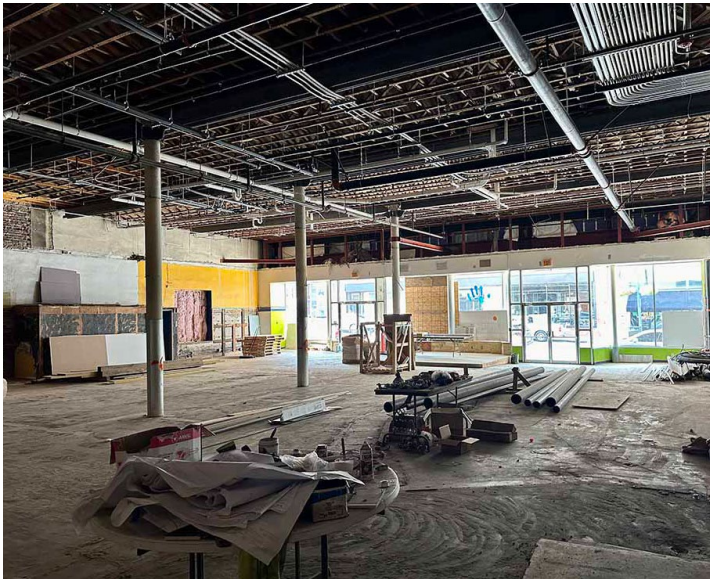
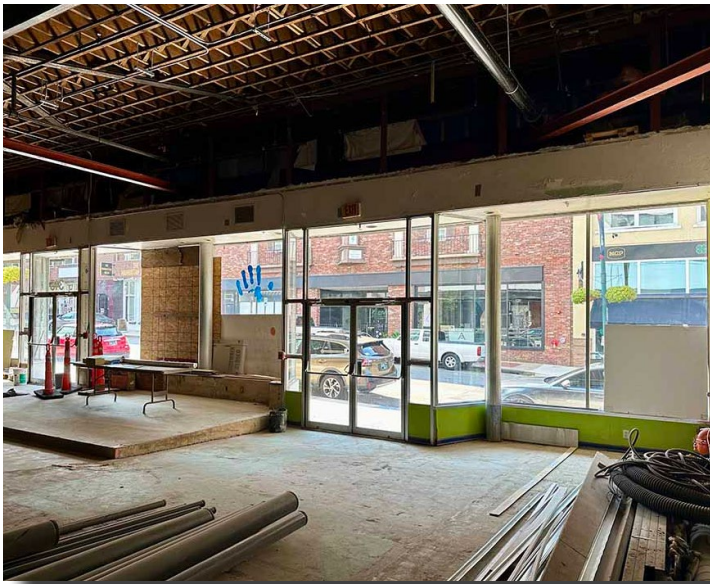
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