

# W MARKET ST UNIVERSAL CENTER

2815 W Market Street  
Johnson City, TN 37604

## Location

Intersection of W Market St and Woodlawn Drive in west Johnson City

## Available for Lease

Suite 30: 3,412 SF flex space  
\$7/SF/year NNN

## Highlights

Reception, private office, 2 restrooms & climate-controlled warehouse area with drive-in door

Water/sewer service included in NNN

Secure, fenced-in area

Approx. 0.3 miles from Walmart Supercenter

Less than one mile from Johnson City Medical Center

Ceiling height - low end 10' 8", top 14' 4"

## Traffic Counts

W Market St: 28,786 (2018)

## Demographics

(2019 Est.)	3 mile	5 mile	10 mile
Population	40,263	76,024	141,492
Median HH Income	\$38,496	\$38,673	\$43,243
Median Age	38.5	39.7	41.8

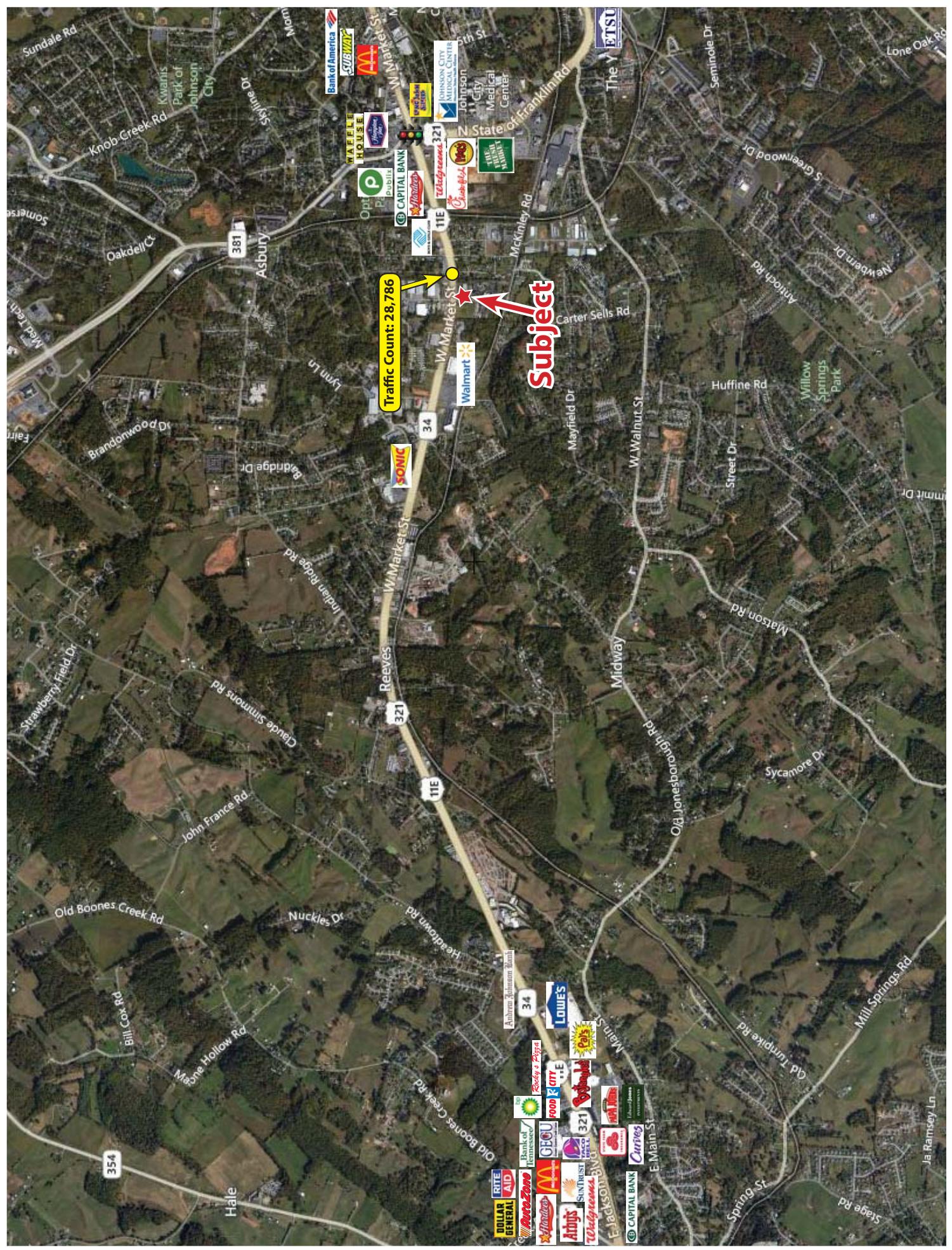
## Contact

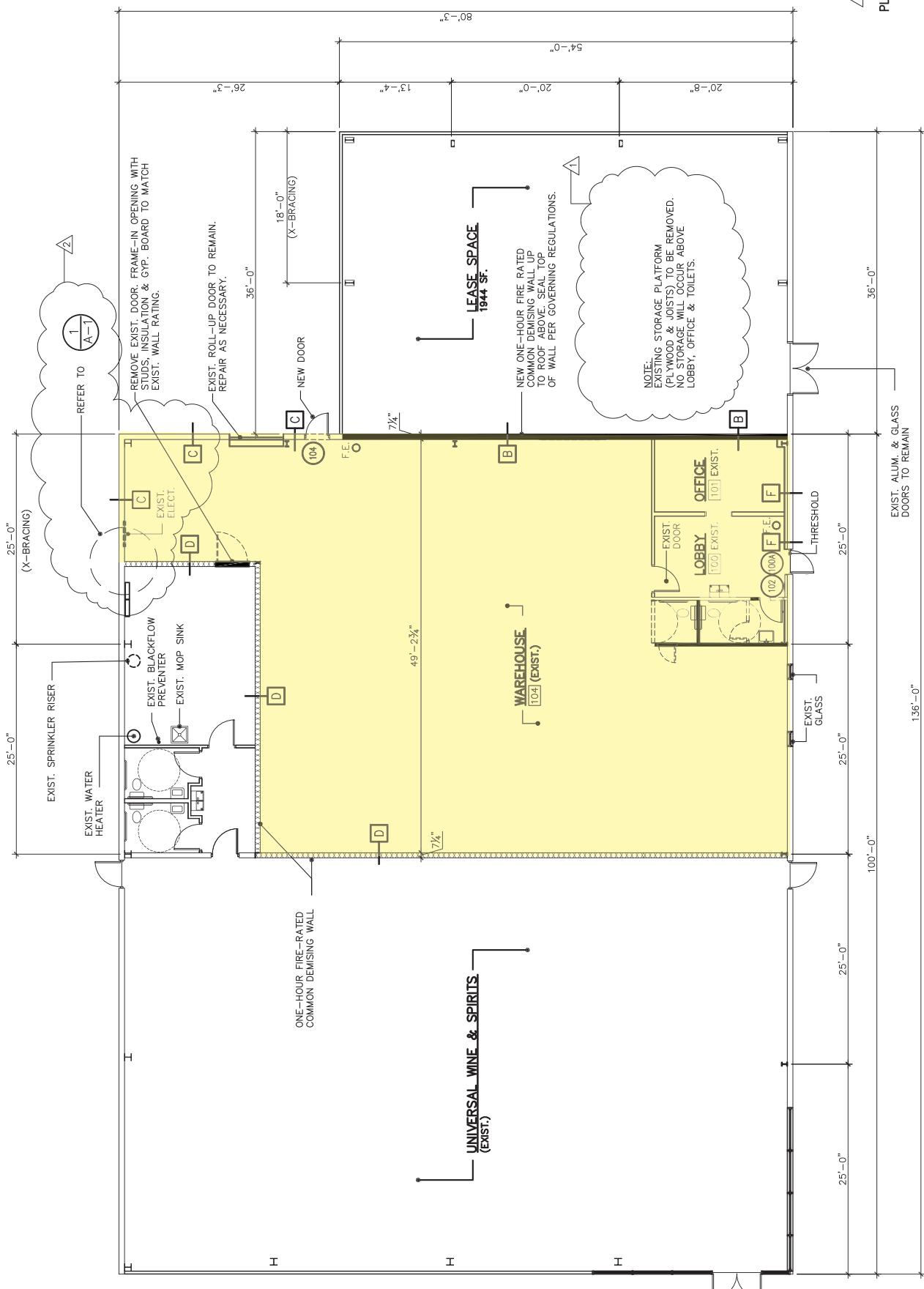
### Shannon K. Castillo

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MASTER FLOOR PLAN 3450 SF.  
SCALE:  $\frac{1}{64}$ " = 1'-0"

SCALE:  $\frac{1}{8}$ " = 1'

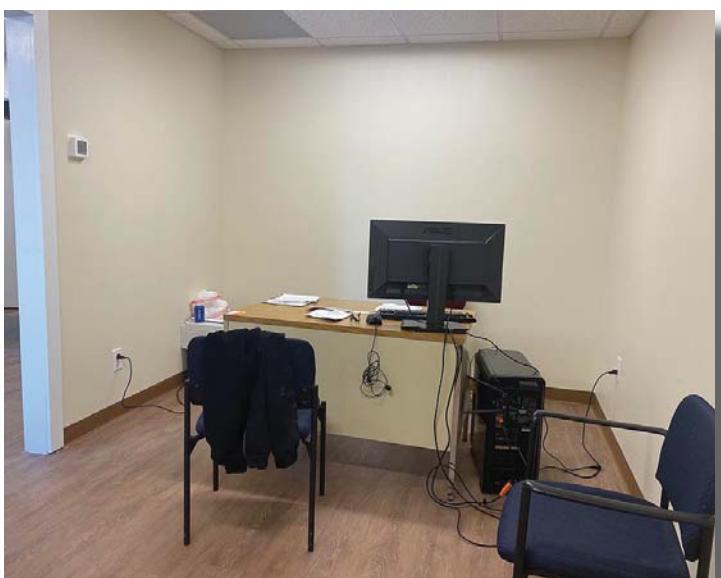
WALL LEGEND:

NEW WALL CONSTRUCTION

EXISTING WALL TO REMAIN  
EXISTING – TO BE REMOVED

**O** F.E. — TYPE ABC - 10 LBS. MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER MOUNTED ON WALL WITH BRACKET. REFER TO DETAIL THIS SHEET

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