

# 3013 Peoples Street Johnson City, Tennessee 37604

±2.3 AC Outparcel

Subdivisible & Pad Ready - Contact Broker for Pricing



## Contact Us

Zach Boze  
Associate  
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3013 Peoples Street  
Johnson City, Tennessee 37604

For Sale or Lease

- + **Retail Synergy:** Surrounded by a dynamic mix of national retailers including Hobby Lobby, Walmart, Sam's Club, and PetSmart contributing to a total of 2.4 to 2.8 million visitors/year to neighboring shopping centers
- + **Easy Access:** Well-positioned in a high traffic area off of I-26 with  $\pm 56,000$  AADT
- + **Versatile Development Potential:** This  $\pm 2.3$  AC parcel can accommodate a variety of commercial uses including a QSR with drive thru, bank, strip retail, automotive service center, etc.
- + **Pad Ready Site:** Utilities on site, graded



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