

# STATE OF FRANKLIN & SPRING ST

130 Spring Street & 204 W State of Franklin Road  
Johnson City, TN 37604

## Location

At the intersection of W State of Franklin Rd and Spring St in Downtown Johnson City

## Available for Lease

130 Spring Street  
2,145 SF - \$14/SF/year NNN

204 W State of Franklin Road, Suite 100  
672 SF - \$16/SF/year NNN

## Highlights

Highly visible from busy State of Franklin Rd

Building under renovation

Will be delivered in vanilla box condition

Restroom in each suite

Display windows on Spring St

Public parking lots nearby

## Traffic Counts

W State of Franklin Rd: 14,870 (2022)

## Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	52,467	80,367	160,154
Median HH Income	\$49,744	\$53,628	\$60,927
Median Age	34.9	37.5	41.5

## Contact

**Shannon K. Castillo**

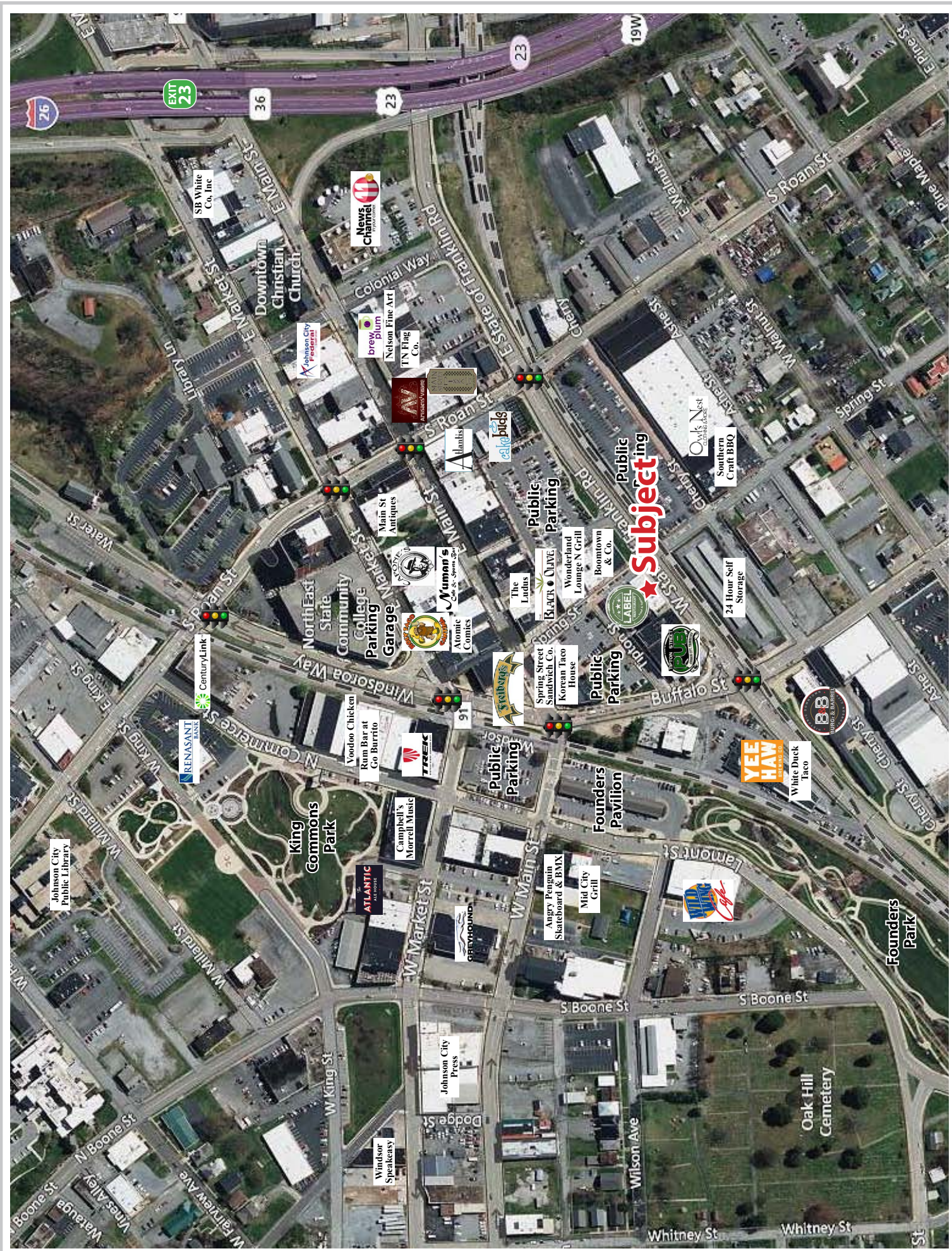
Broker

shannon@mitchcox.com

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www.mitchcox.com





EXIT 23

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23

19W

SB White Co. Inc

News Channel 11

Downtown Christian Church

Kybur City Federal

brew Blum

Nelson Fine Art

TN Ring Co.

AW

Alantics

Public Parking

Public Parking

Subjecting

Oak Nest

Southern Craft BBQ

Main St Antiques

Muman's

Atomic Comics

The Ladys

BLACK OLIVE

Wonderland Lounge N Grill

Reowntown & Co.

LABEL

24 Hour Self Storage

CenturyLink

RENASANT BANK

North State Community College Garage

Atomic Comics

Muman's

The Ladys

BLACK OLIVE

Wonderland Lounge N Grill

Reowntown & Co.

LABEL

24 Hour Self Storage

Voodoo Chicken

Rim Bar at Go Burrito

TREK

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

YEE HAW

White Duck Taco

BB

Johnson City Public Library

King Commons Park

Campbell's Morrell Music

ATLANTIC

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Founders Pavilion

Angry Penguin Skateboard & BMX

Mid City Grill

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Public Parking

Founders Park

Johnson City Press

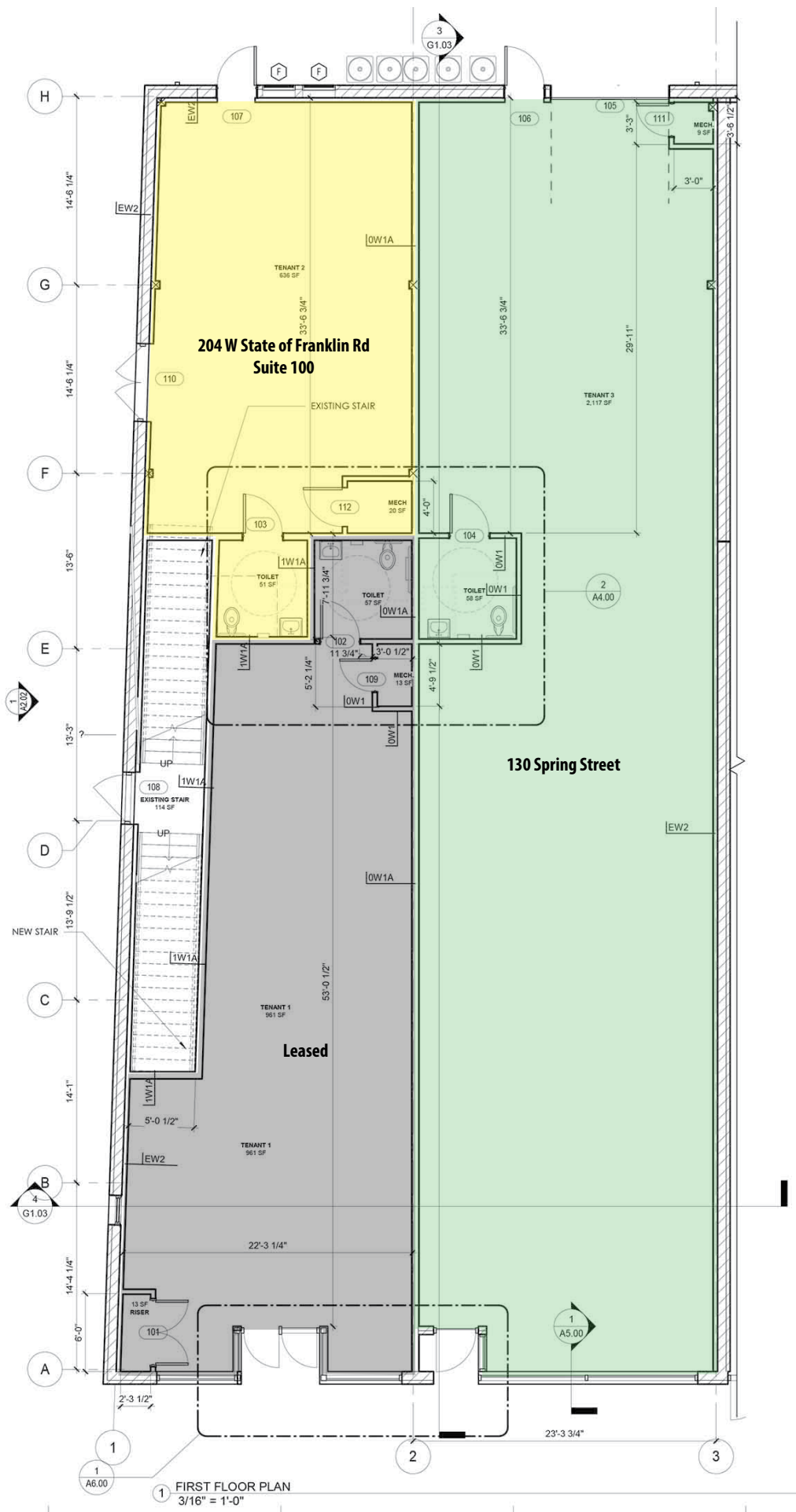
Windsor Speakeasy

Oak Hill Cemetery

Whitney St

Whitney St

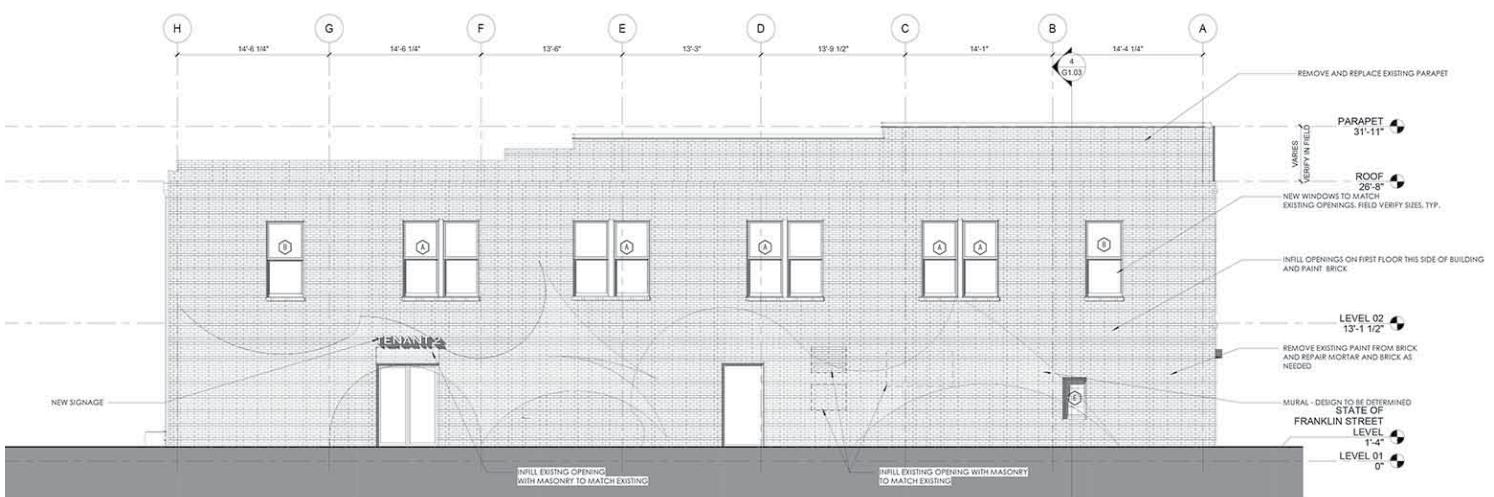
Whitney St



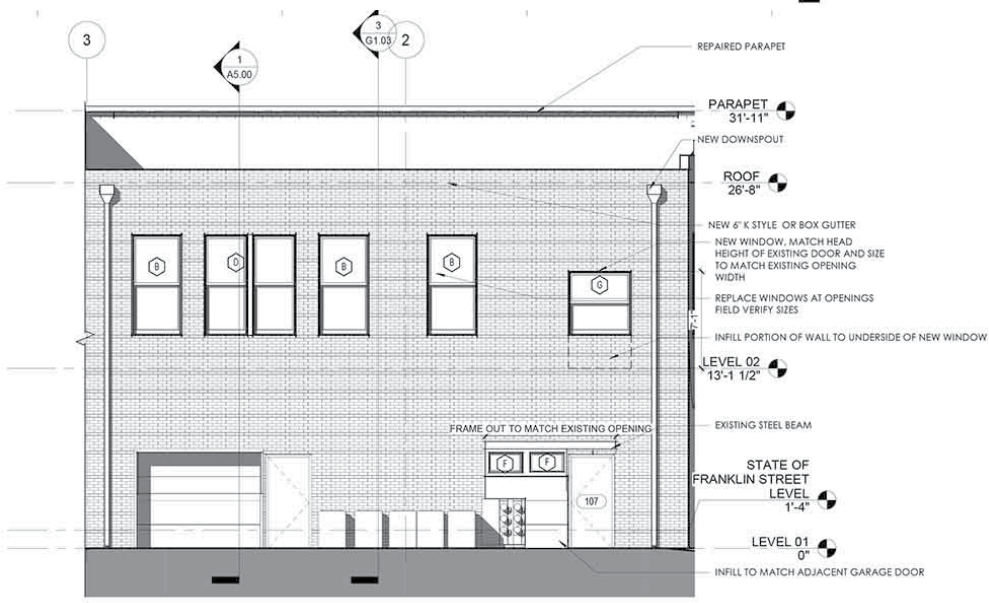
1 FIRST FLOOR PLAN  
3/16" = 1'-0"



1 SPRING STREET EXISTING ELEVATION AFTER RENOVATION  
3/16" = 1'-0"



1 WEST STATE OF FRANKLIN ELEVATION AFTER RENOVATION  
3/16" = 1'-0"



2 ALLEY ELEVATION AFTER RENOVATION  
3/16" = 1'-0"



**MITCH COX**  
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