

# PEOPLES CROSSING

3135 Peoples Street  
Johnson City, TN 37604

## Location

Located on Peoples Street in one of Johnson City's highest volume retail district - easy access to I-26

## Available for Lease

Suite 400: 1,750 SF retail/office  
\$16/SF/year NNN

## Tenants

David's Bridal	Advanced Medicine & Aesthetics
Menchie's	Natural Pet Supply
Barberito's	Buttermilk Sky Pie
PT Solutions	Closed Summit
Lux Nails	Lendmark Financial Services
Pretty as a Peach Boutique	

## Traffic Counts

N State of Franklin Road: 26,758 (2022)  
Peoples Street: 7,605 (2022)

## Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	34,422	82,070	164,788
Median HH Income	\$68,380	\$62,177	\$65,040
Median Age	43.4	38.2	41.7

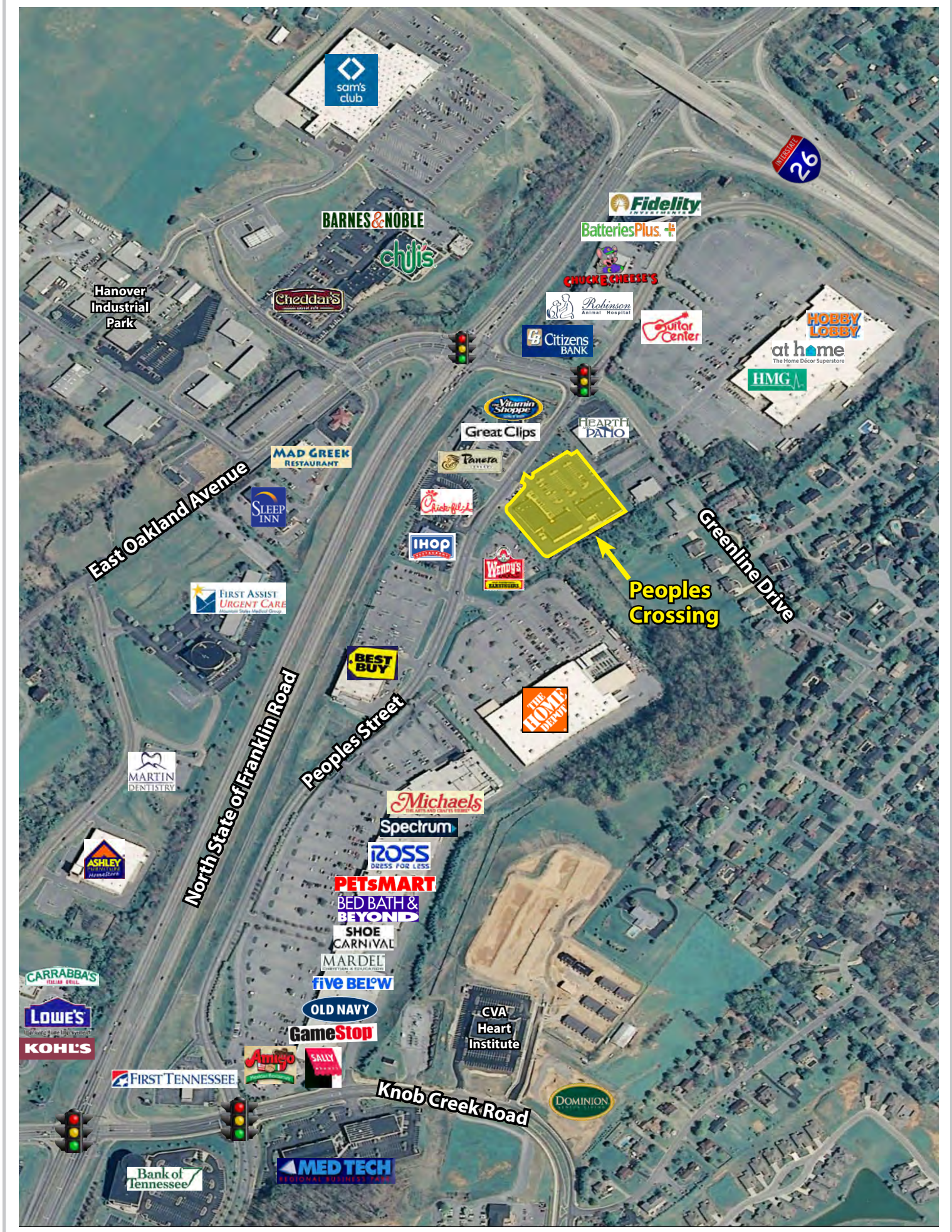
## Contact

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**Owner/Agent**





sam's club

BARNES & NOBLE

chilis

Fidelity

Batteries Plus

CHICK-FIL-E

Robinson Animal Hospital

Citizens BANK

Guitar Center

HOBBY LOBBY

at home

HMG

Hanover Industrial Park

Cheddar's

Vitamin Shoppe

Great Clips

HEARTH PATO

MAD GREEK RESTAURANT

Tanera

Chick-fil-E

IHOP

Wendy's

East Oakland Avenue

SLEEP INN

FIRST ASSIST URGENT CARE

Peoples Crossing

Greenline Drive

BEST BUY

THE HOME DEPOT

North State of Franklin Road

Peoples Street

MARTIN DENTISTRY

ASHLEY Furniture HomeStore

Michaels

Spectrum

ROSS DRESS FOR LESS

PETSMART

BED BATH & BEYOND

SHOE CARNIVAL

MARDEL

five BELOW

OLD NAVY

GameStop

CVA Heart Institute

CARRABBA'S ITALIAN GRILL

LOWE'S

KOHL'S

FIRST TENNESSEE

Amigo

SALLY'S

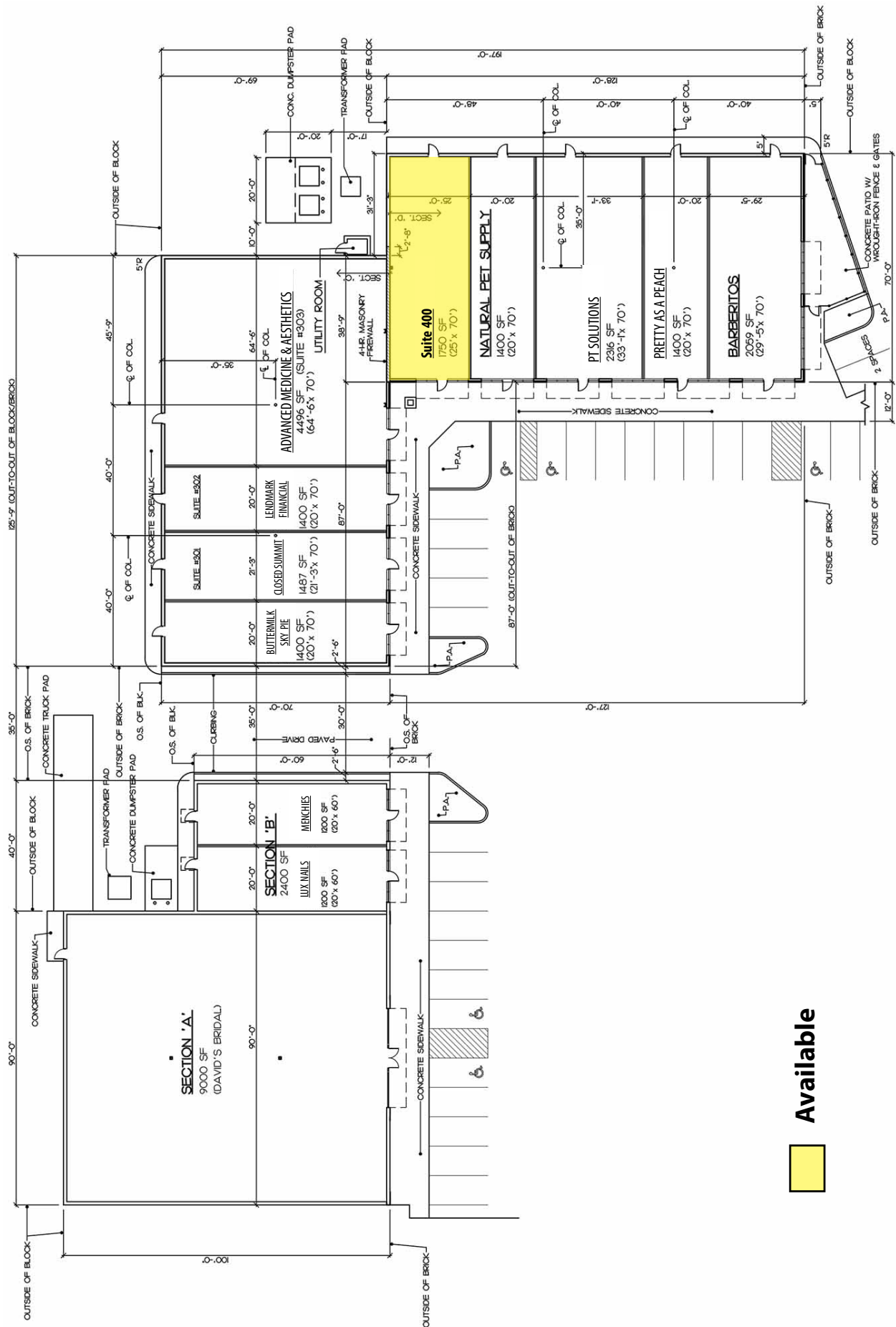
Knob Creek Road

DOMINION

Bank of Tennessee

MED TECH REGIONAL BUSINESS PARK





 Available



**MITCH COX**  
REALTOR, INC.

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