

BOONES STATION & LAKE PARK LAND

Boones Station Road
Johnson City, TN 37615

Location

Located just off I-26 exit 17 on Boones Creek Road at the corner of Lake Park Dr and Boones Station Rd

Available

1.5 acres retail/office land
\$300,000

Highlights

- Will build to suit
- Can be subdivided
- Less than a mile from I-26 exit 17
- High visibility and traffic
- Located in a rapidly-developing commercial district

Traffic Counts

Boones Creek Rd: 20,512 (2018)
I-26 at exit 17: 70,618 (2018)

Demographics

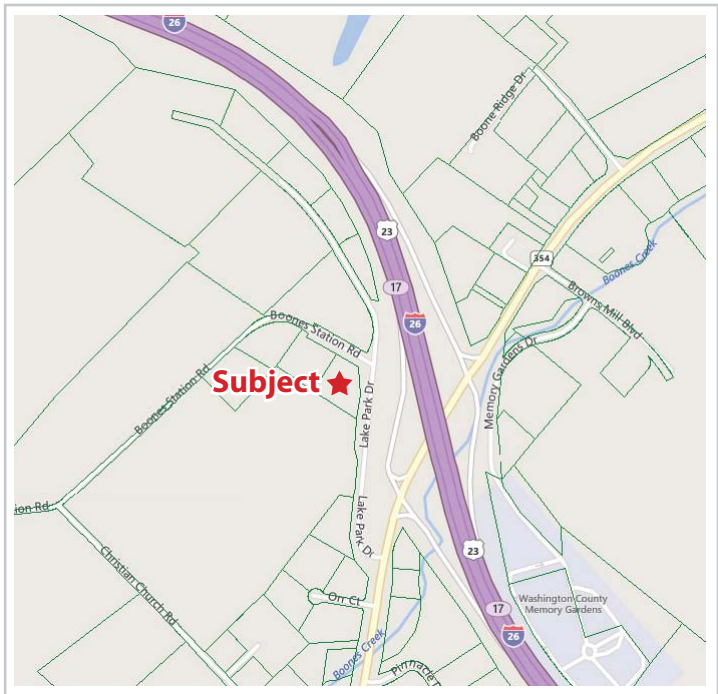
(2019 Est.)	3 mile	5 mile	10 mile
Population	20,606	50,068	157,120
Median HH Income	\$66,765	\$55,677	\$46,119
Median Age	43.9	44.4	42.5

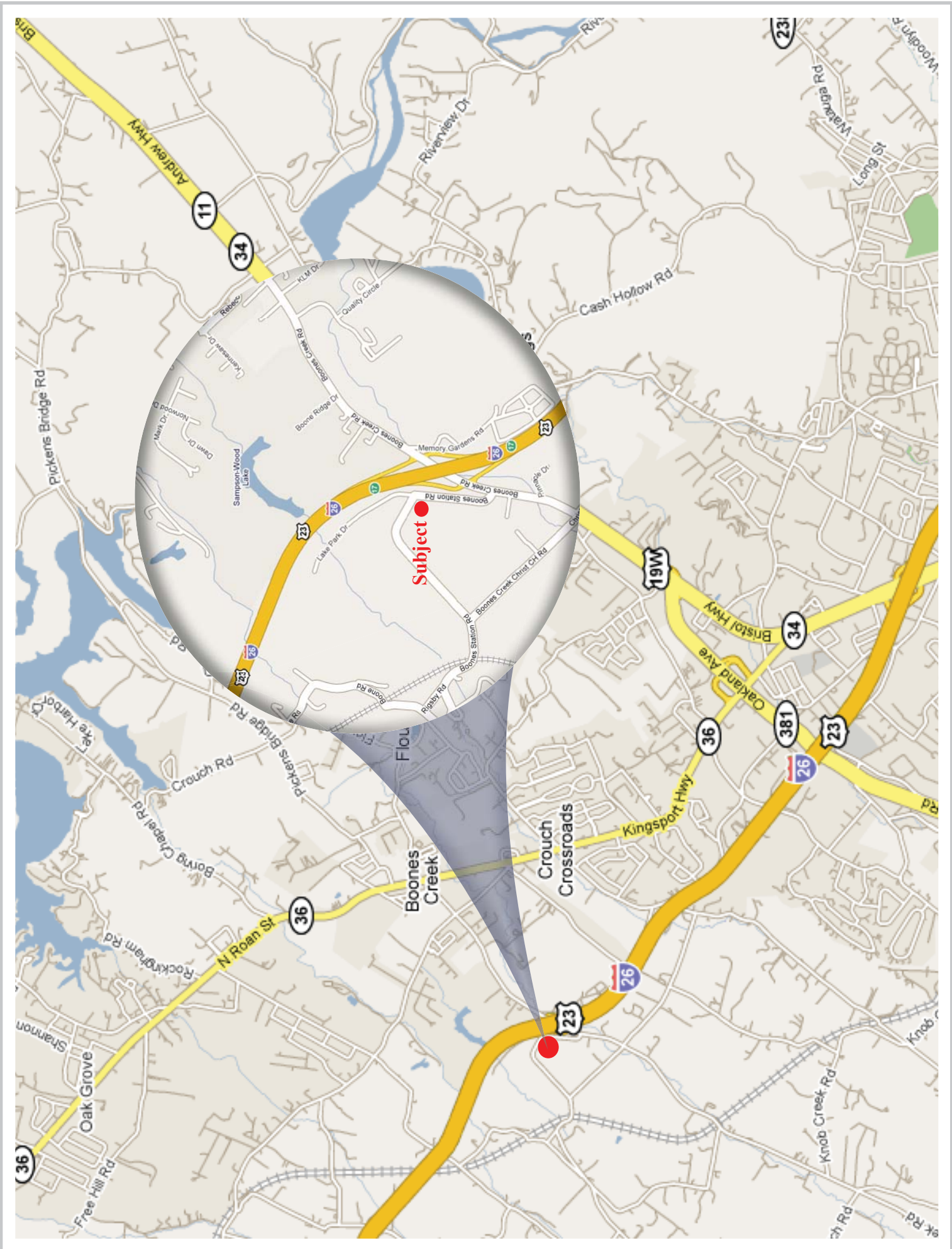
Contact

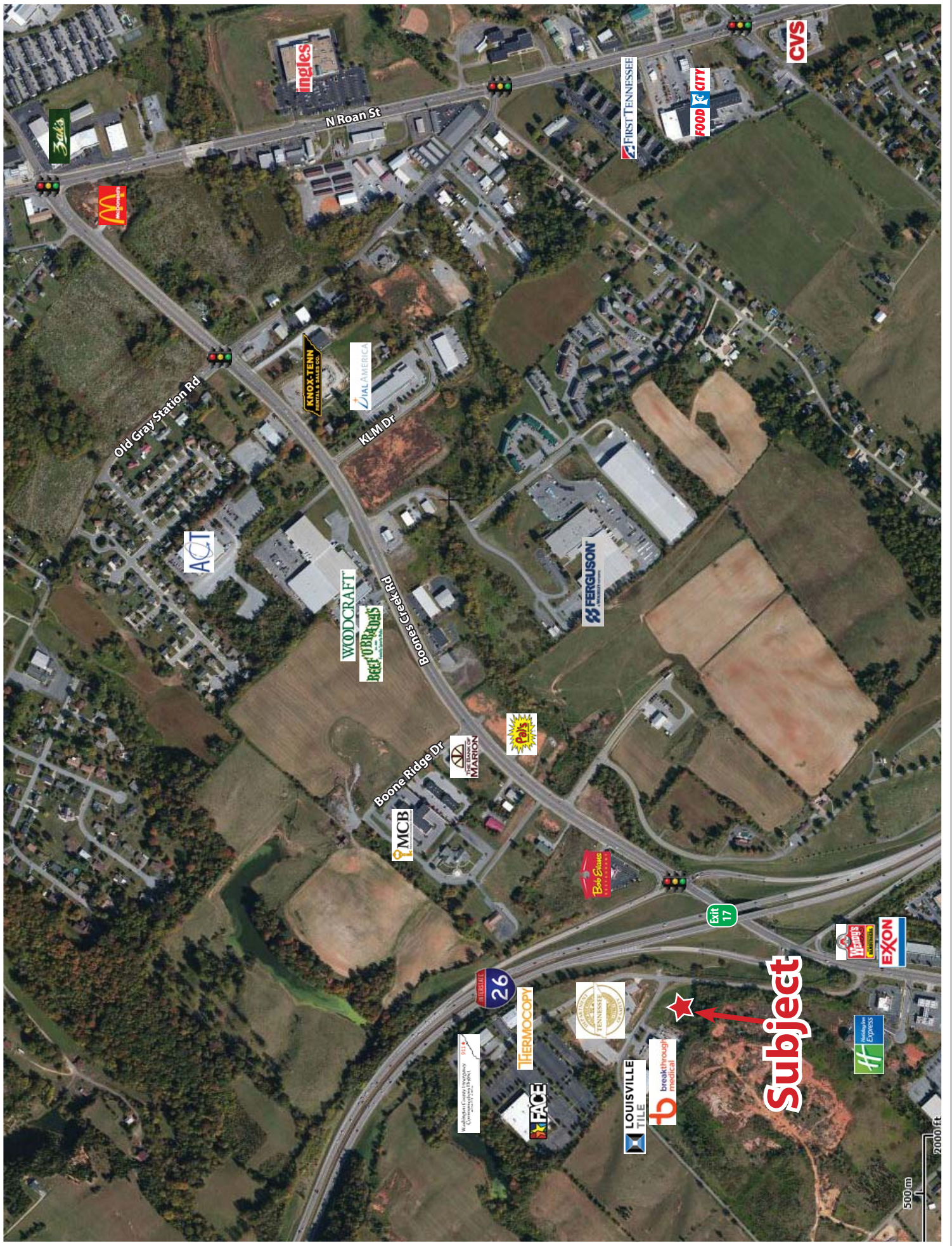
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Ingles

CVS

FOOD CITY

FIRST TENNESSEE

N Roan St

Old Gray Station Rd

KNOX TENN

WALAMERICA

KUM DR

ACT

WOODCRAFT

BEECH GROVE

BOONE'S GAP RD

FERGUSON

Boone Ridge Dr

MCB

MARION

Bob Evans

Exit 17

Home Depot EXXON

26

THERMOCOPI

FACE

914

LOUISVILLE TILE

LOUISVILLE TILE

breakthrough medical

Subject

Walmart Express

500 m

2000 ft

