

JOHNSON CITY MARKETPLACE

198 Marketplace Boulevard
Johnson City, TN 37604

Location

Shopping center at the intersection of Marketplace Boulevard and Knob Creek Road

Available For Lease

Suite 130: 4,998 SF restaurant
\$14/SF/year NNN

Highlights

Located in a high-traffic retail center anchored by Kohls and Lowe's Home Improvement

Easily accessible from a lighted intersection

2 pylon signs

In major retail corridor and proximal to Med Tech Regional Business Park

Surrounded by several high-end residential communities

Approx. 1 mile from I-26, exit 19

Large bar area, large dining room, covered patio, kitchen with grease trap, hood system, walk-in cooler, walk-in freezer & walk-in keg cooler

All other furniture and equipment has been sold

Traffic Counts

N State of Franklin Rd: 26,758 (2022)

Demographics

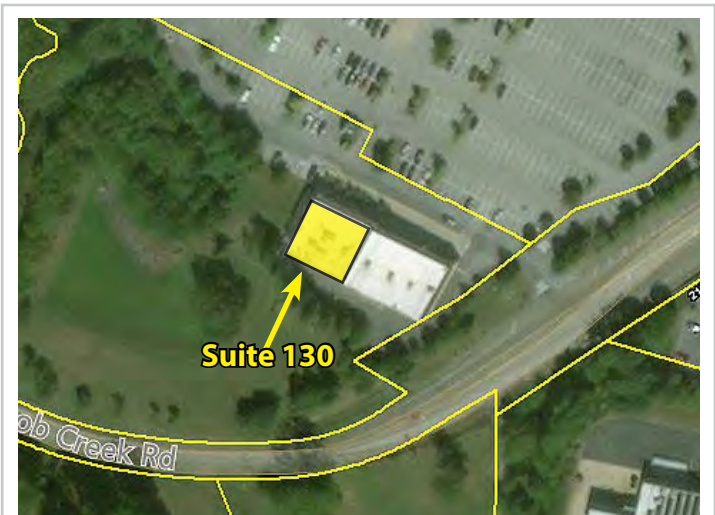
(2022 Est.)	3 mile	5 mile	10 mile
Population	31,620	80,934	158,180
Median HH Income	\$55,868	\$53,119	\$56,765
Median Age	45.8	40.3	42.1

Contact

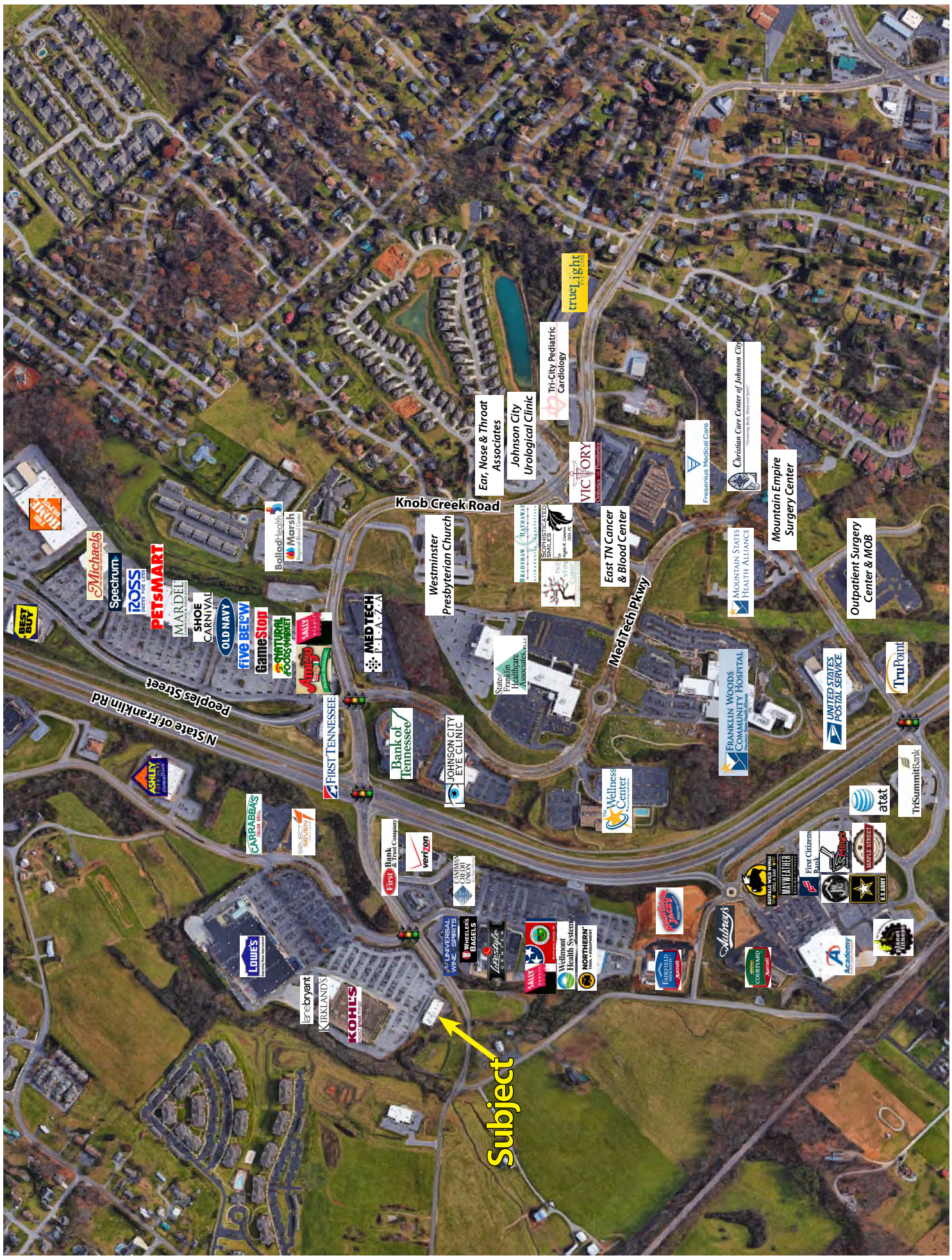
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MITCH COX
REALTOR, INC.



Subject

State of Franklin Rd

Knob Creek Road

MedTech Pkwy

Westminster Presbyterian Church

Johnson City Urological Clinic

Ear, Nose & Throat Associates

Tri-City Pediatric Cardiology

Christian Care Center of Johnson City

Mountain Empire Surgery Center

Outpatient Surgery Center & MOB

East TN Cancer & Blood Center

Mountain States Health Alliance

Franklin Woods Community Hospital

United States Postal Service

TruPoint

TruSummitBank

at&t

First Citizens Bank

Mayweather

REDAUX WILD WINGS

U.S. ARMY

U.S. NAVY

U.S. AIR FORCE

U.S. MARINE CORPS

U.S. COAST GUARD

U.S. MARINE CORPS

U.S. NAVY

U.S. AIR FORCE

U.S. MARINE CORPS

U.S. NAVY

U.S. AIR FORCE

U.S. MARINE CORPS

Adams

FAVORITE

NORTHERN

Walmart

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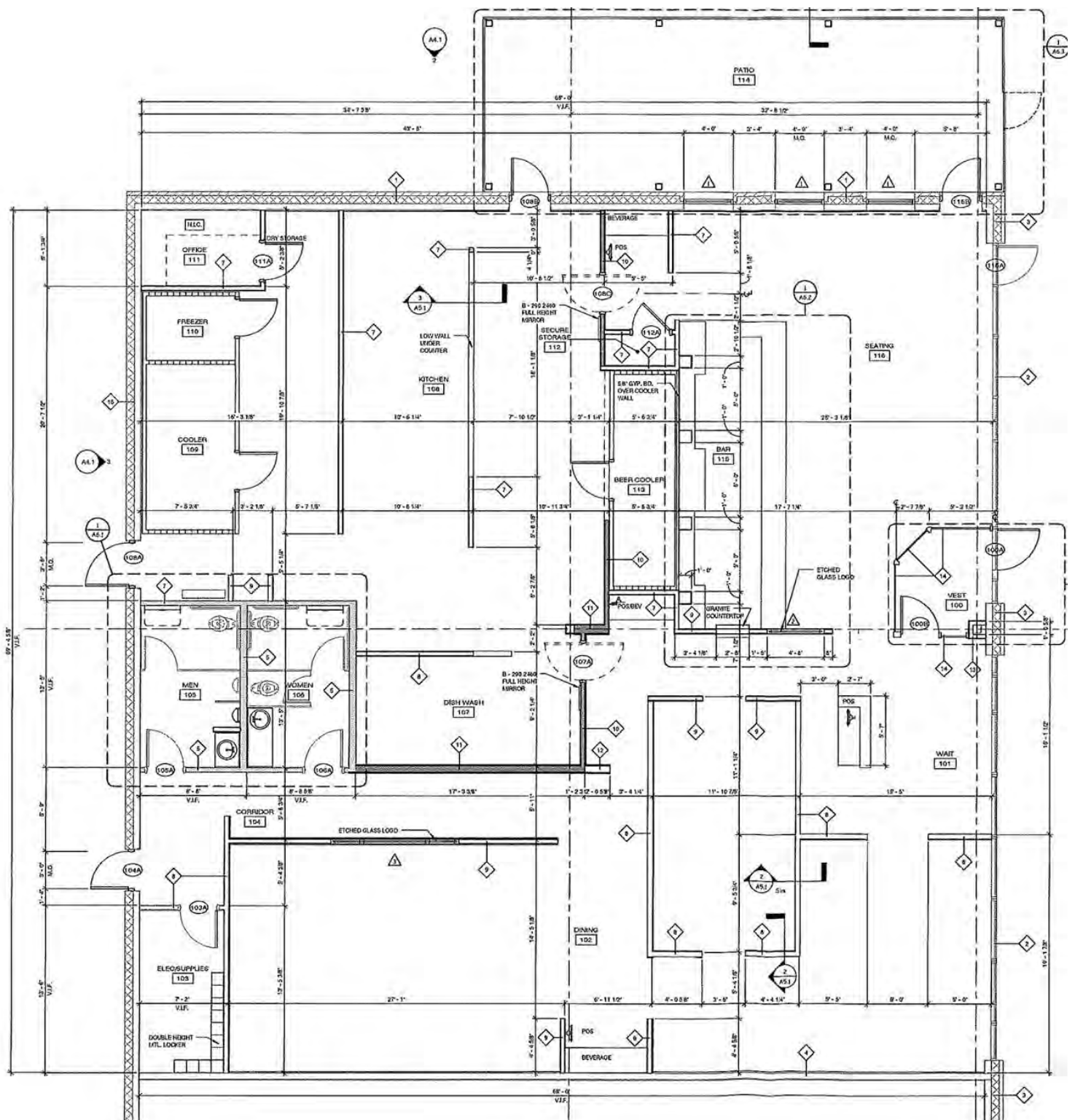
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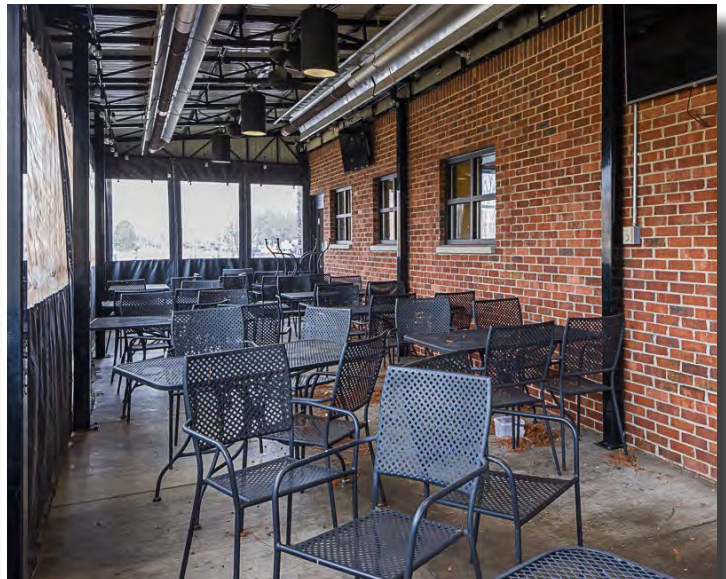
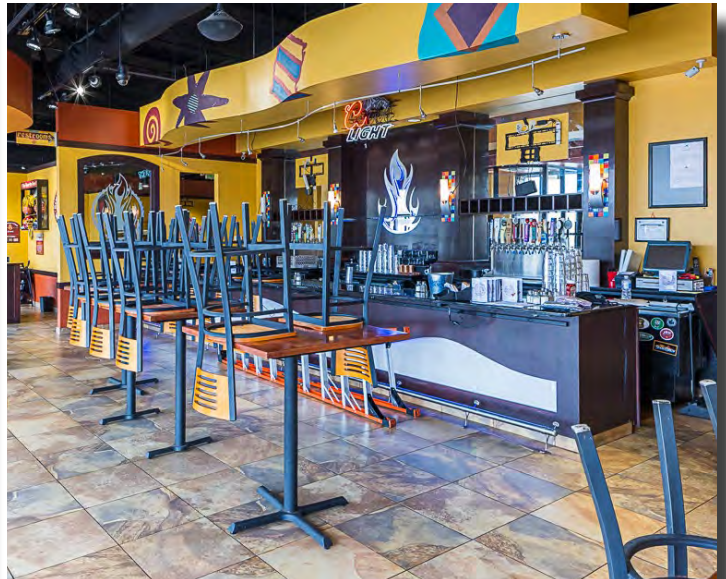
Walmart

Walmart

Walmart



Suite 130
4,998 SF Restaurant Space



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