

MAIN STREET RETAIL

253 East Main Street
Johnson City, TN 37604

Location

Near the corner of East Main Street and South Roan Street in downtown Johnson City

Available for Lease

Main St Side - 2,995 SF retail - \$12/SF/year NNN
Market St Side - 1,797 SF retail - \$14/SF/year NNN
Combined 4,792 SF \$10/SF/year NNN

Highlights

- Tenant improvement allowance package negotiable
- Street level - great for retail
- Newly renovated
- Located near a lighted intersection
- Public parking lots nearby
- Approx. 0.2 miles from I-26, exit 23
- Walking distance to parks, restaurants and shops

Traffic Counts

E Main St: 7,047 (2022)
N Roan St: 8,361 (2022)

Demographics

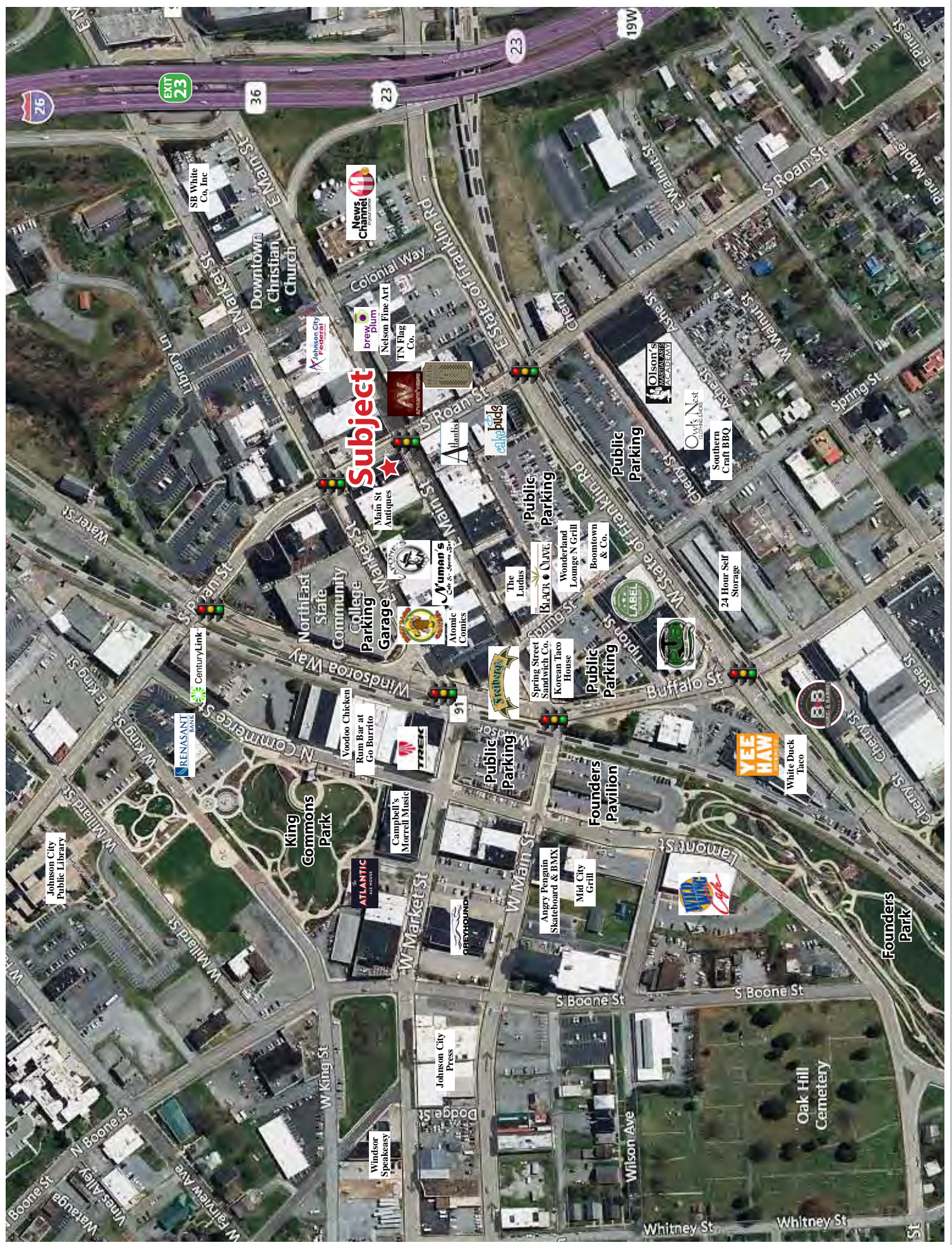
(2024 Est.)	3 mile	5 mile	10 mile
Population	52,134	81,066	160,682
Median HH Income	\$49,717	\$53,779	\$60,964
Median Age	34.9	37.6	41.5

Contact

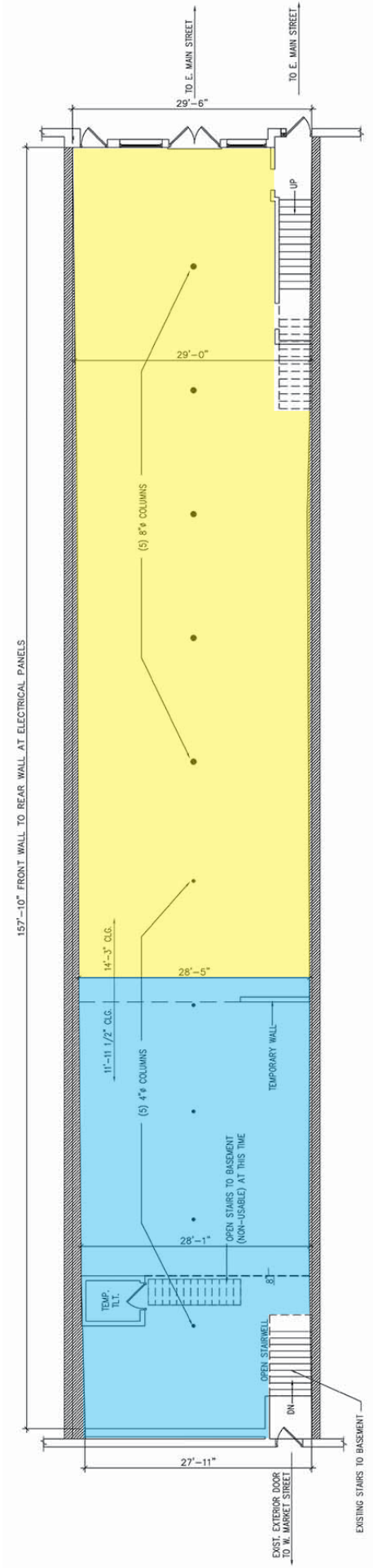
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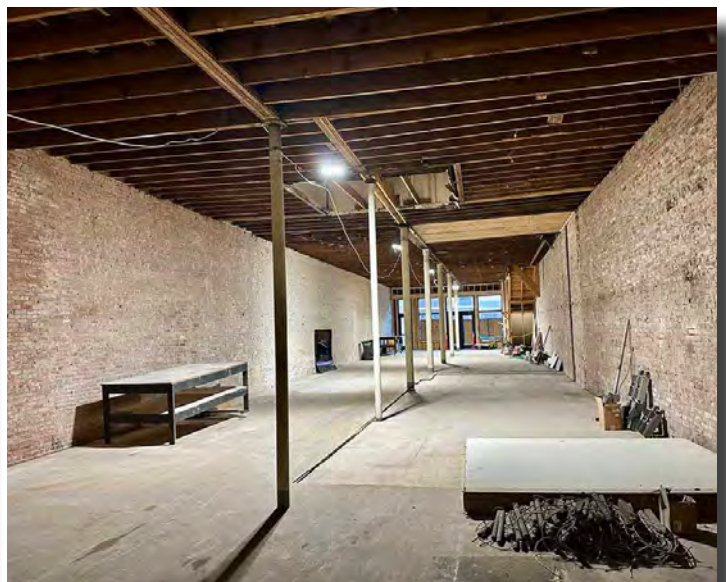


1st Floor
4,792 SF



 2,995 SF - \$12/SF/year NNN

 1,797 SF - \$14/SF/year NNN



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