

PEOPLES CROSSING

3135 Peoples Street
Johnson City, TN 37604

Location

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

Available for Lease

Suite 406: 1,400 SF retail/office
\$19/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
Club Pilates	

Traffic Counts

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

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	35,218	84,046	166,670
Median HH Income	\$65,922	\$61,306	\$64,563
Median Age	43.3	38.4	41.8

Contact

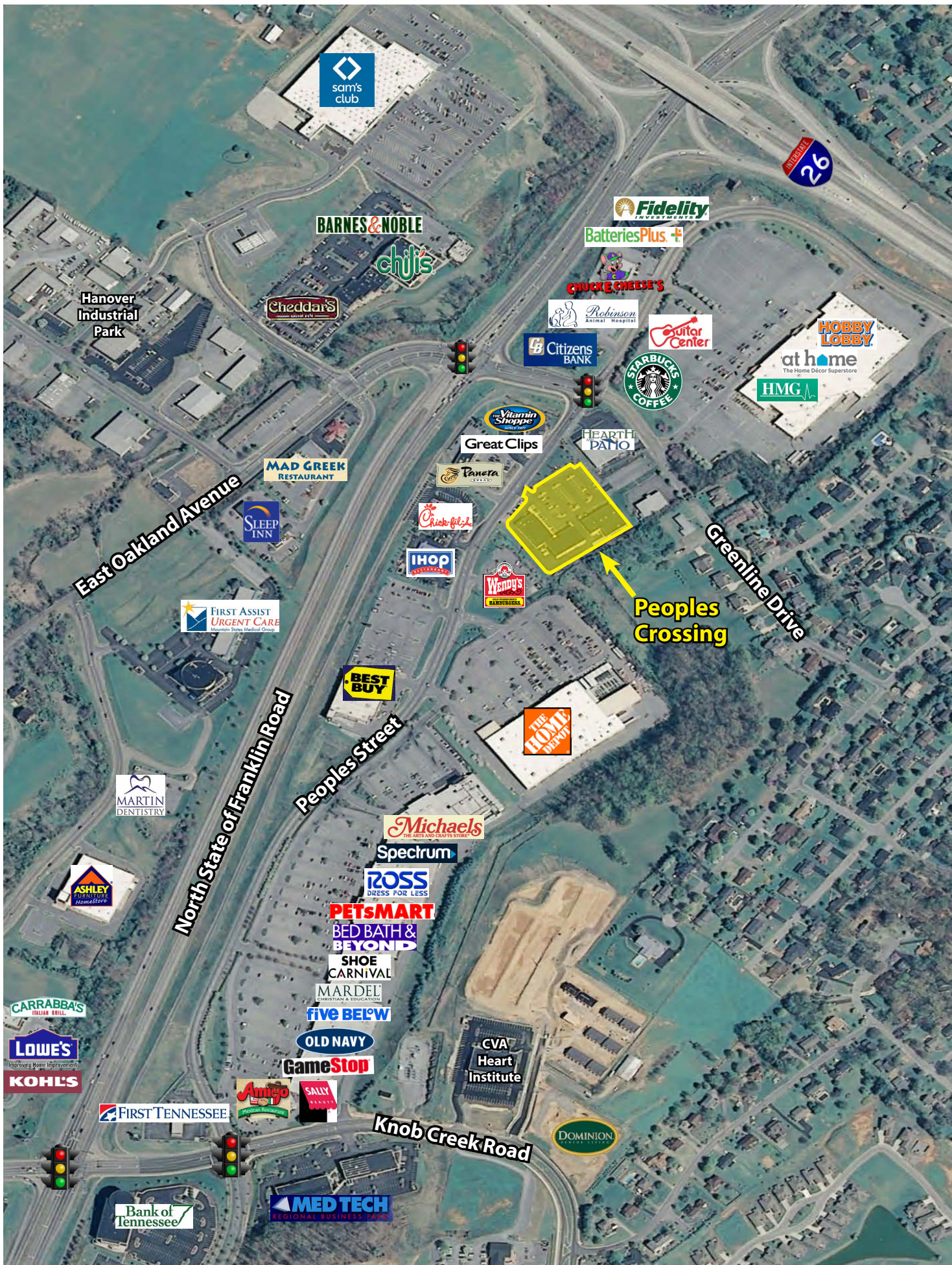
John Speropulos, CCIM, SIOR
john@mitchcox.com

Marc Murphy, CCIM
mmurphy@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903
www.mitchcox.com

Owner/Agent





BARNES & NOBLE



Hanover Industrial Park



Great Clips



Peoples Crossing

Greenline Drive

East Oakland Avenue

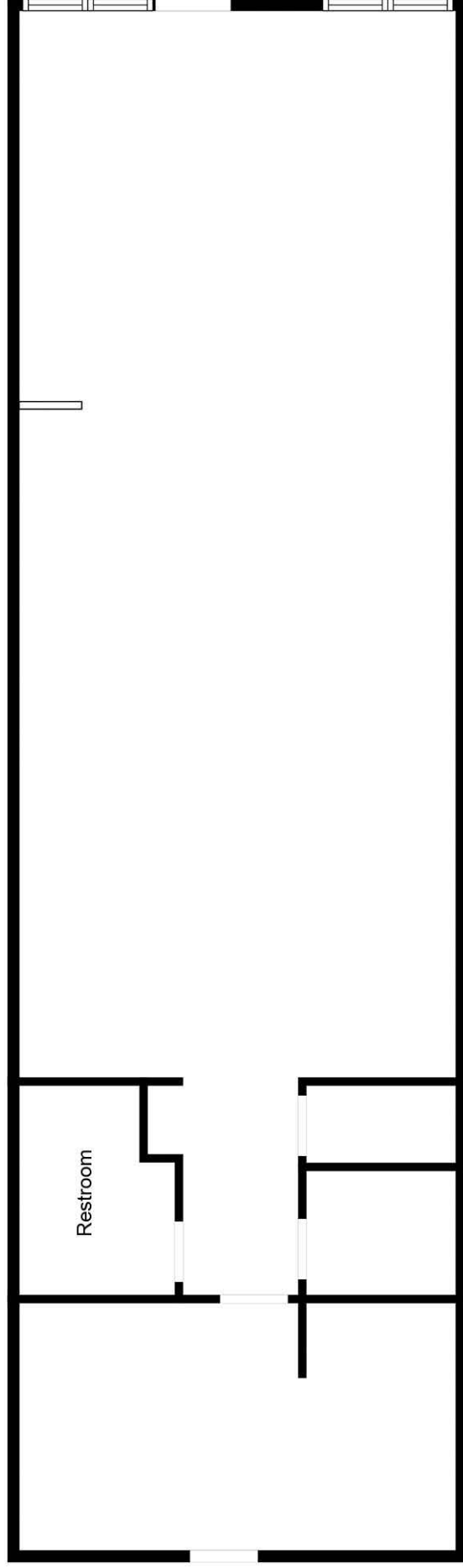


Peoples Street



Knob Creek Road





Not an architectural plan - for marketing purposes only.

Suite 406
1,400 SF

