

# WESLEY STREET OFFICE BLDG

2528 Wesley Street  
Johnson City, TN 37601

## Location

Located in the middle of North Johnson City

## Available for Sale

16,270<sup>+</sup> SF office with warehouse space  
\$2,100,000

## Highlights

### Front of building

1st floor: 7,757<sup>+</sup> SF, 5 offices, conference room, open workspace, vending area, break room, M&W restrooms

2nd floor: 2,150<sup>+</sup> SF, 4 offices, open workspace, galley break room, restroom

### Back of building

6,363 SF<sup>+</sup>, reception desk, 13 offices, 3 conference rooms/ large offices, large break room, M&W restrooms, warehouse area with roll-up door, mezzanine storage & restroom

Ample parking

Proximal to N Roan Street major retail/dining corridor

Less than one mile from I-26, exit 20

Zoned I-1 Light Industrial District (allows for general, medical and some other office uses)

## Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	37,862	83,324	173,442
Median HH Income	\$60,999	\$58,352	\$63,030
Median Age	42.2	38.0	41.8

## Contact

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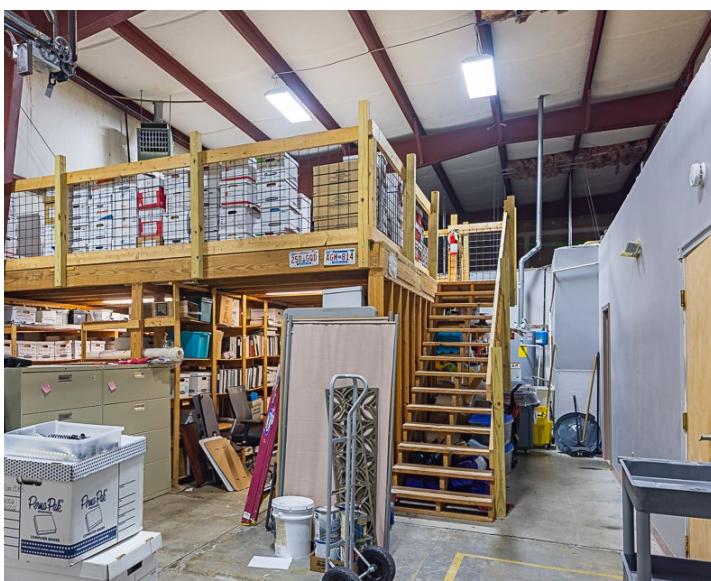
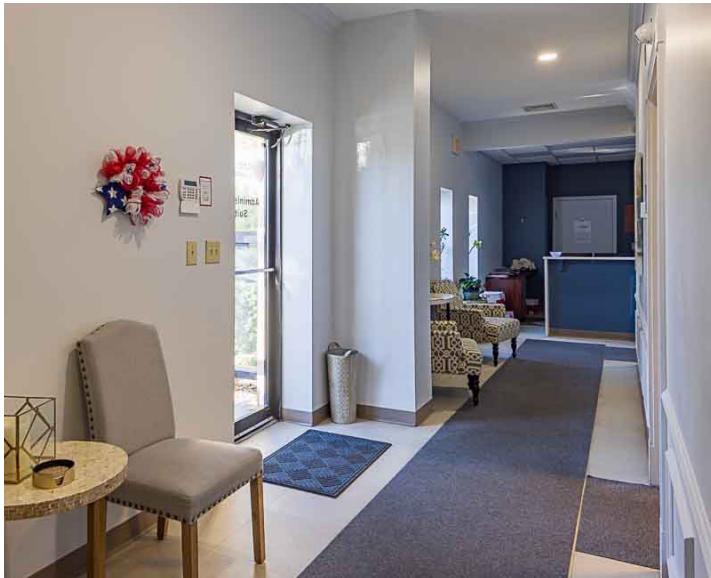
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