

# 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

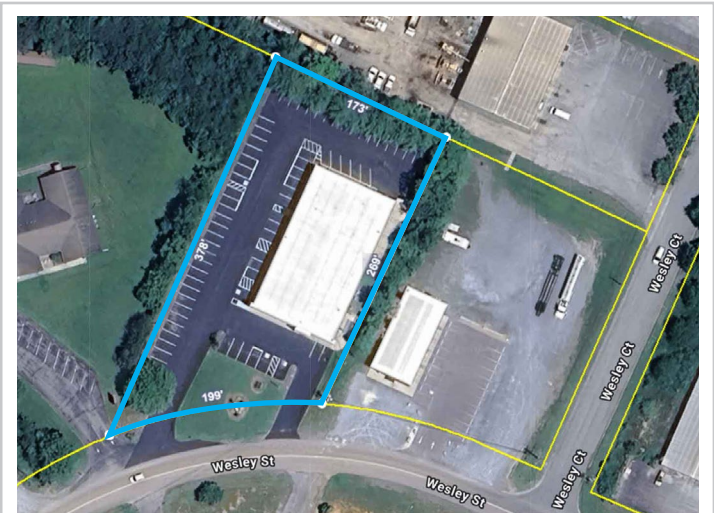
| (2025 Est.)      | 3 mile   | 5 mile   | 10 mile  |
|------------------|----------|----------|----------|
| Population       | 37,862   | 83,324   | 173,442  |
| Median HH Income | \$60,999 | \$58,352 | \$63,030 |
| Median Age       | 42.2     | 38.0     | 41.8     |

## Contact

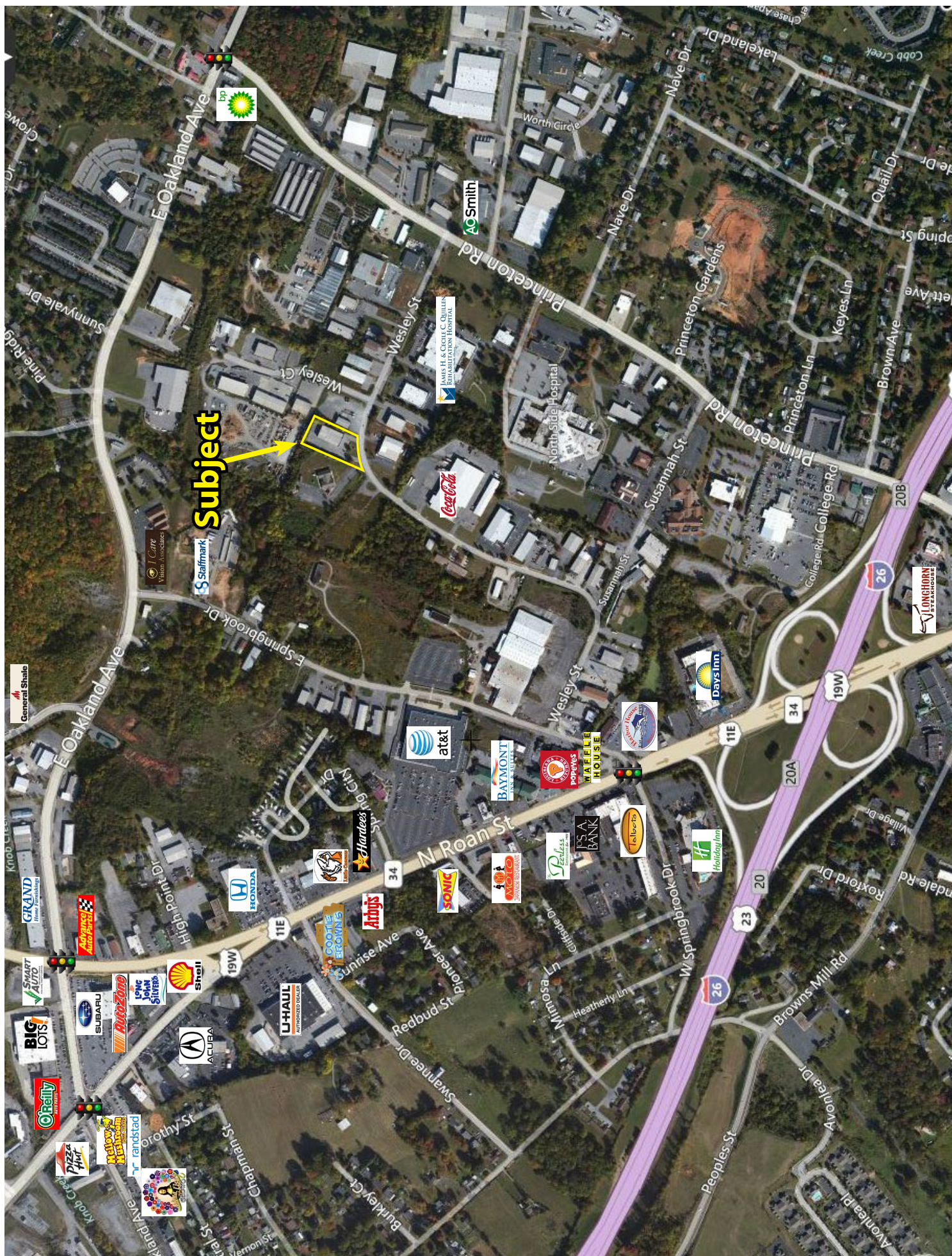
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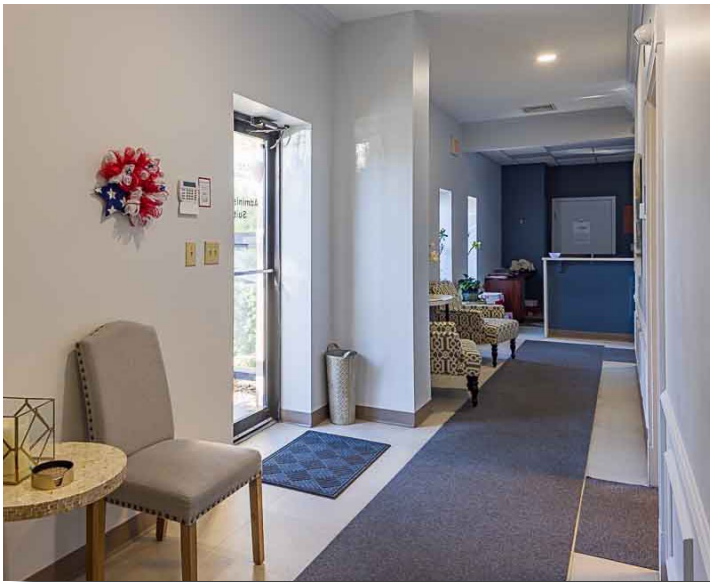
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