

# 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 and walk-in freezer; all furniture and equipment can be purchased separately

## Traffic Counts

N State of Franklin Rd: 23,241 (2020)

## Demographics

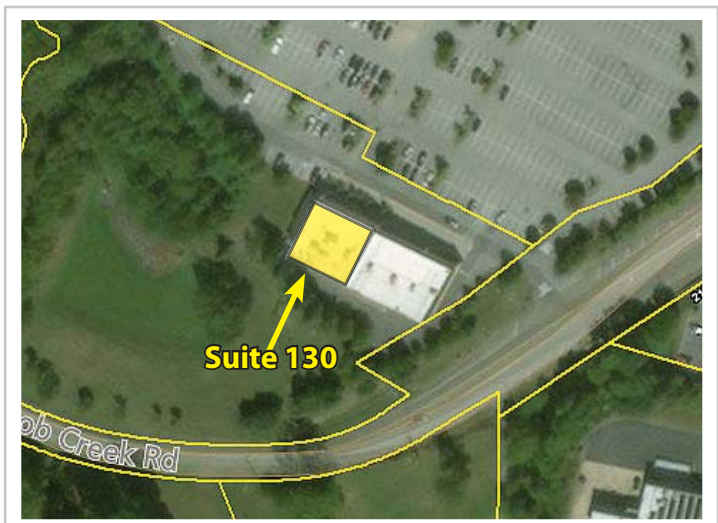
(2022 Est.)	3 mile	5 mile	10 mile
Population	31,620	80,934	158,180
Median HH Income	\$55,868	\$53,119	\$56,765
Median Age	45.8	40.3	42.1

## Contact

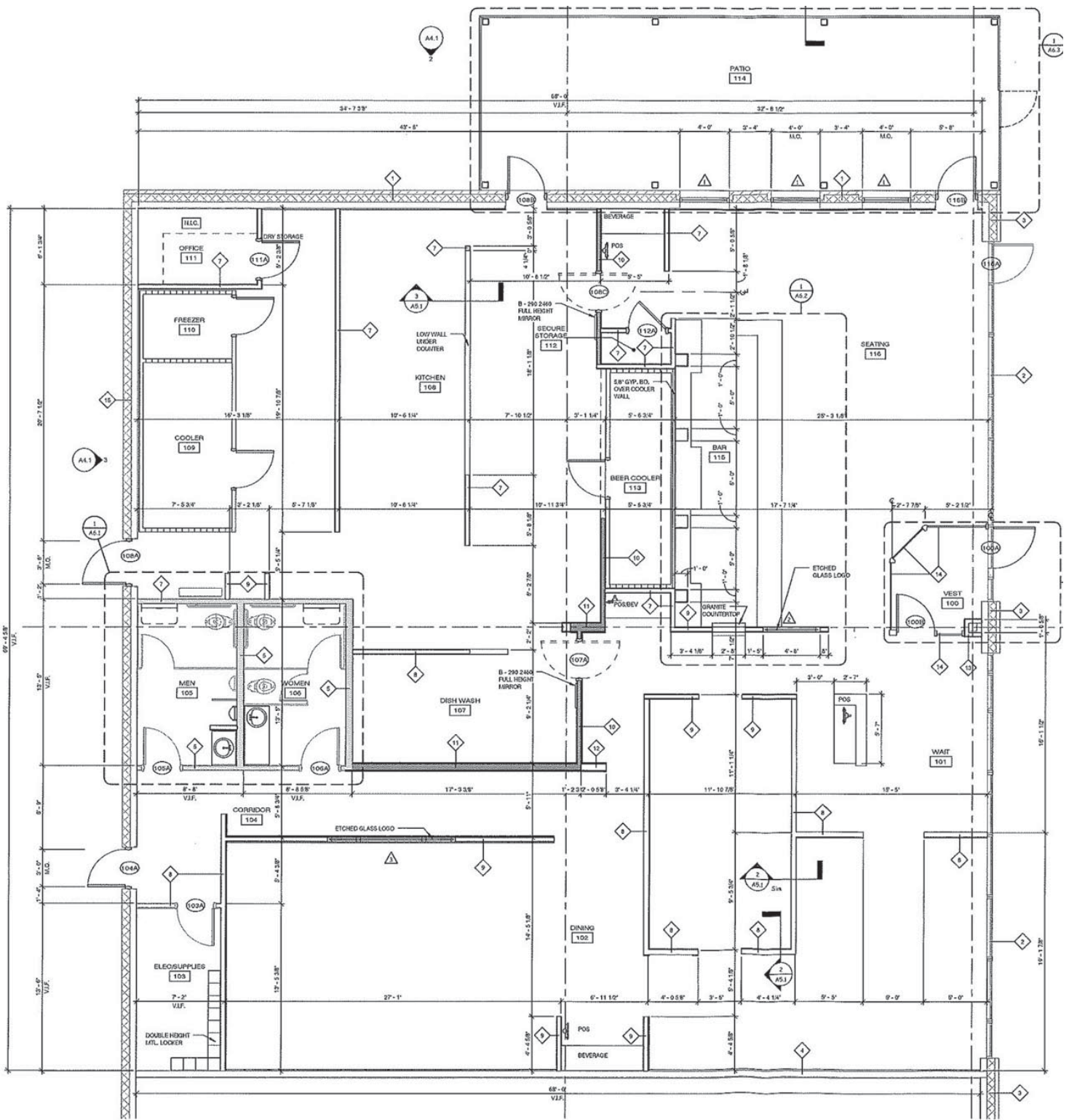
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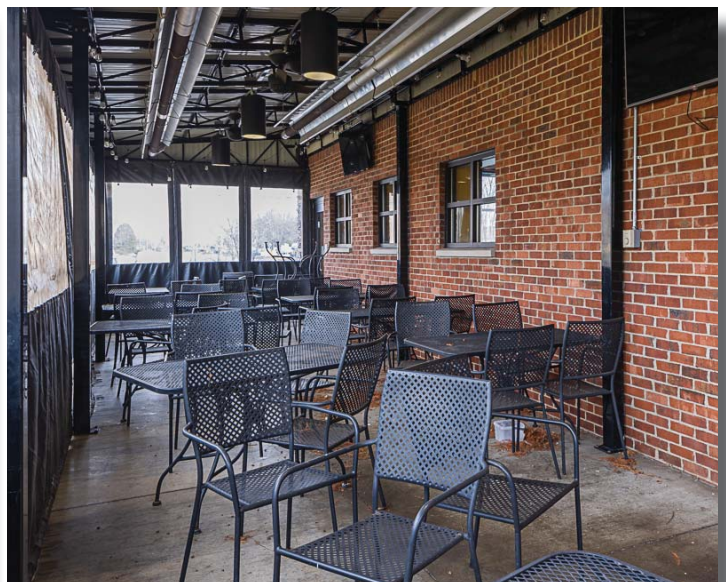
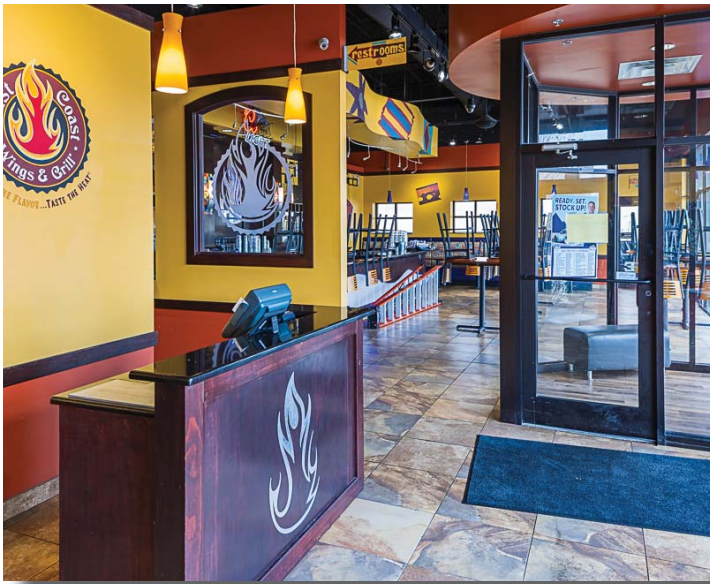
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**Suite 130**  
**4,998 SF Restaurant Space**



**MITCH COX**  
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