

SPRING STREET SPACE

117 Spring Street
Johnson City, TN 37604

Location

Spring Street in Downtown Johnson City

Available for Lease

4,500 SF retail space
\$4,800/month NNN

Highlights

Adjacent to Downtown Square public parking lot
Outdoor patio
Grease trap, HVAC and ADA restrooms installed
Sprinkler system
Great location for restaurant, retail or office
Approx. 0.5 miles from I-26, exit 23
Approx. 1 mile from East Tennessee State University
Centrally located in Downtown Johnson City

Traffic Counts

W State of Franklin Rd: 14,870 (2022)

Demographics

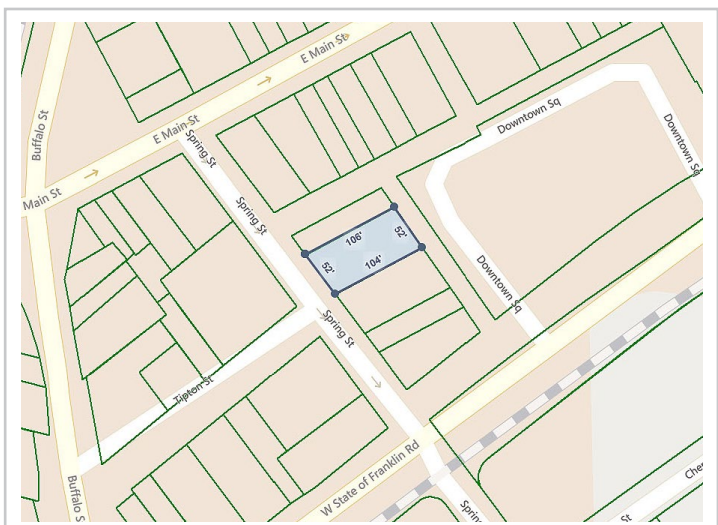
(2024 Est.)	3 mile	5 mile	10 mile
Population	52,458	80,378	160,164
Median HH Income	\$49,740	\$53,630	\$60,945
Median Age	34.9	37.5	41.5

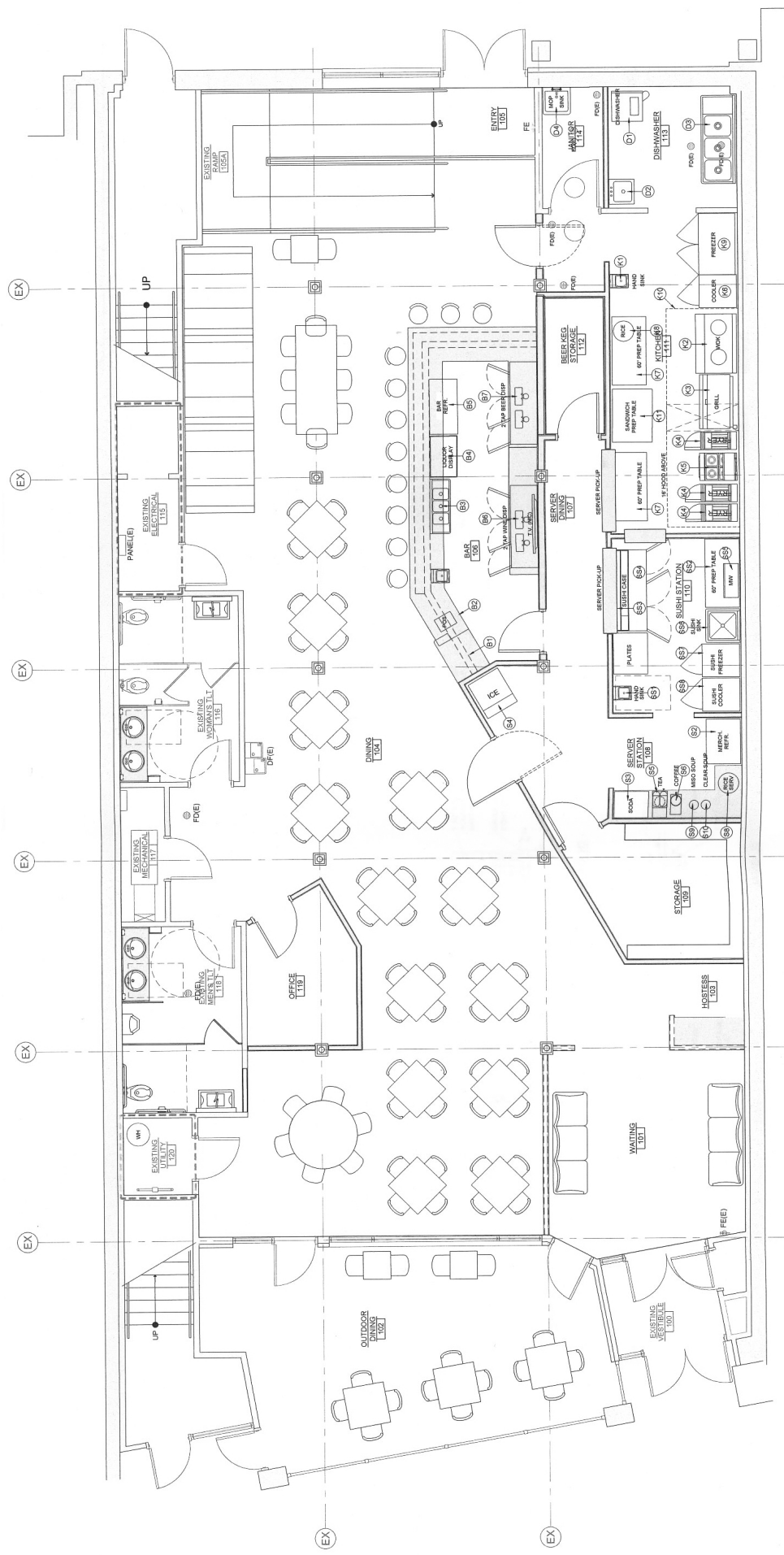
Contact

Shannon K. Castillo

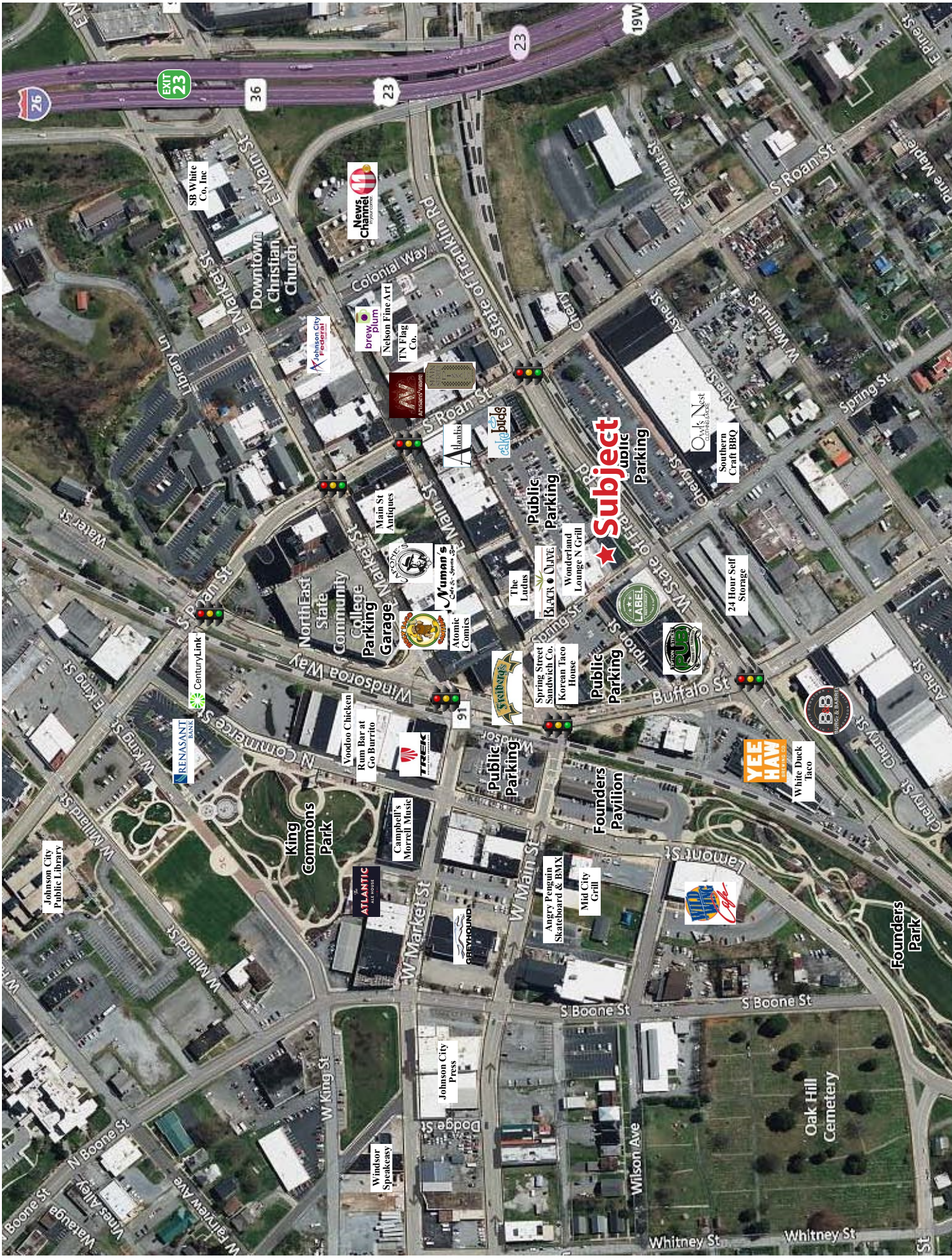
Broker
shannon@mitchcox.com

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www.mitchcox.com





**Concept Floor Plan
For Restaurant**



Johnson City Public Library

King Commons Park

Founders Pavilion

Founders Park

Oak Hill Cemetery

EXIT 23

36

23

23

19W

SB White Co., Inc

News Channel 41

Downtown Christian Church

Johnson City Postcard

brew plum

Nelson Fine Art

TN Flag Co.

Walmart

Handis

elk bids

Subject public Parking

Oak Nest

Southern Craft BBQ

North State Community College Garage

Main St Antiques

Mum's

Atomic Comics

The Ludus

BLAKE & OLIVE

Wonderland Lounge N Grill

Public Parking

Public Parking

Public Parking

24 Hour Self Storage

CenturyLink

RENASANT BANK

Voodoo Chicken

Run Bar at Go Burrito

TREK

Public Parking

Public Parking

Spring Street Sandwich Co.

Korean Taco House

Public Parking

Public Parking

Public Parking

White Duck Taco

YEE HAW

BB

Campbell's Morrell Music

ATLANTIC

Windsor Speakeasy

Johnson City Press

GREYHOUND

Angry Penguin Skateboard & BMX

Mid City Grill

Public Parking

Public Parking

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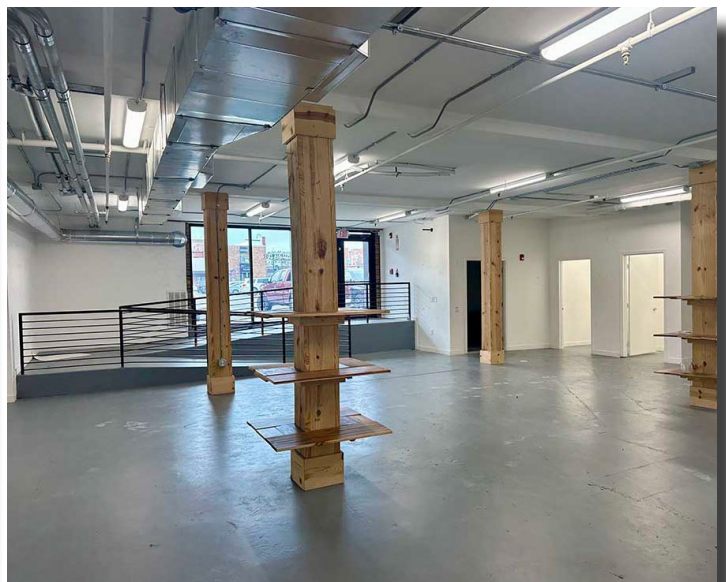
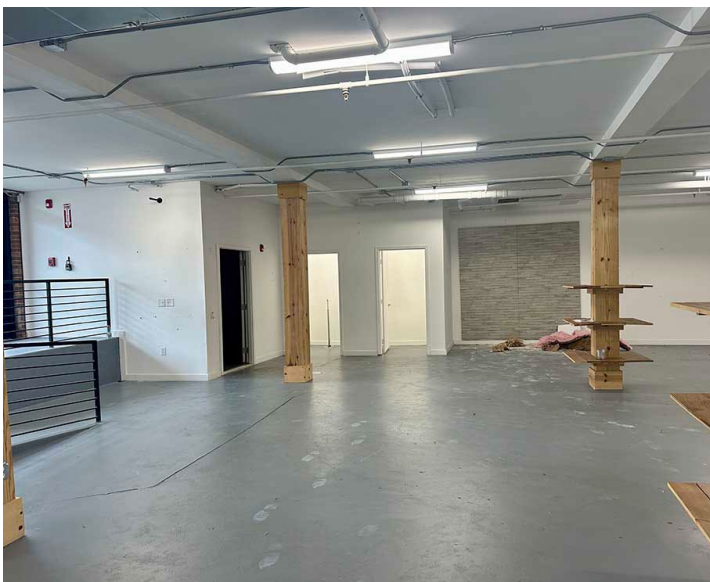
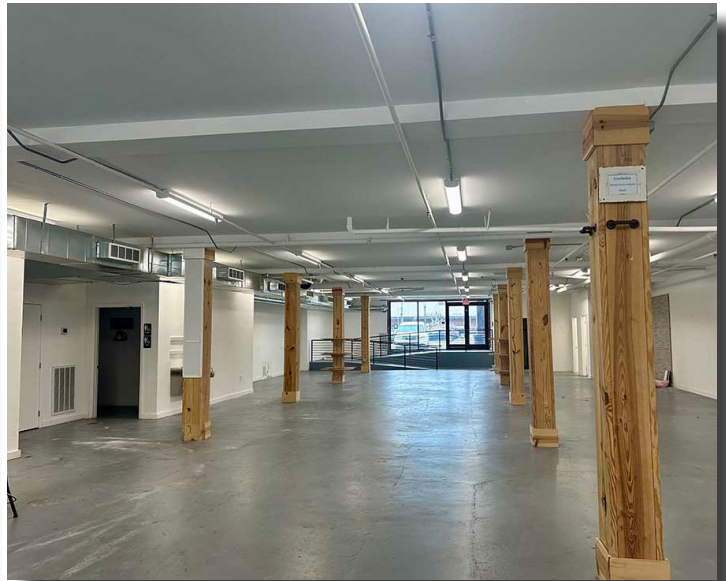
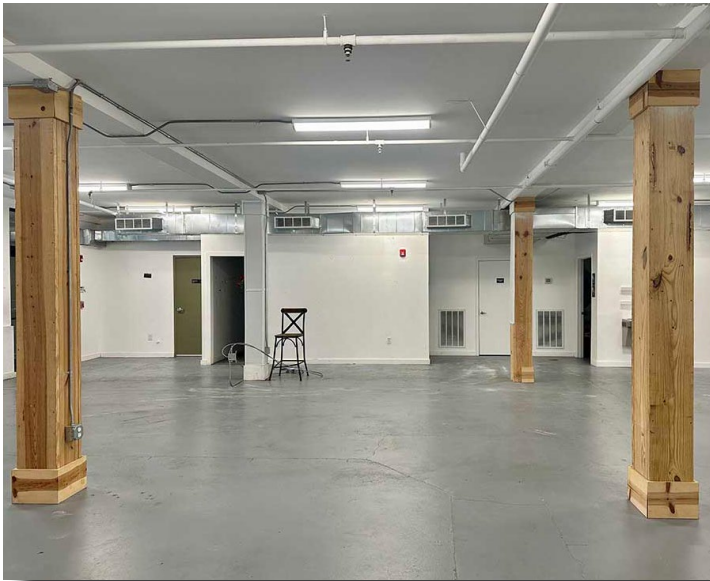
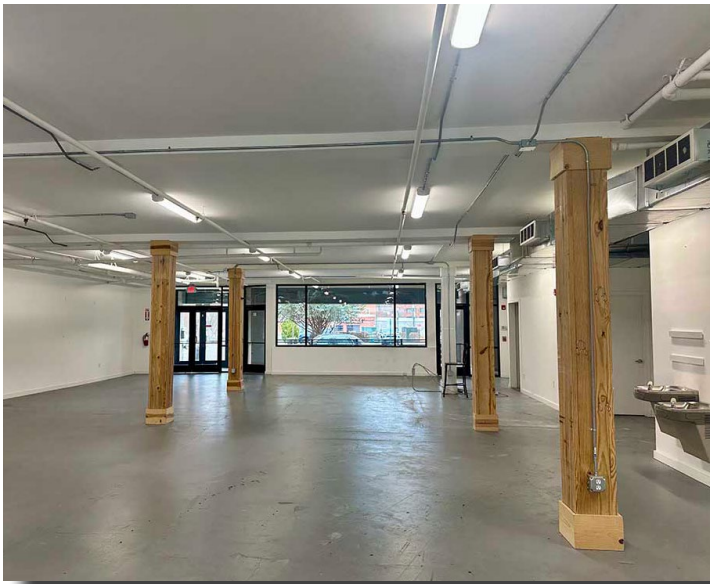
Public Parking

Public Parking

Public Parking

Public Parking

Public Parking



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