

# OAKLAND BUSINESS CENTER

2726 East Oakland Avenue  
Johnson City, TN 37604

## Location

Located on East Oakland Avenue between Springbrook Drive and Princeton Road

## Available for Lease

Suite 102 & 103: 2,950 SF  
\$13/SF/year NNN

## Highlights

Bakery/commercial kitchen, offices, conference room and 2 restrooms

Surrounded by offices and industrial facilities

Approx. 1.2 miles from I-26, exit 20

Approx. 1.5 miles from retail district on N Roan Street

Convenient North Johnson City location

## Traffic Counts

E Oakland Ave: 10,653 (2022)

## Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	33,652	79,104	171,964
Median HH Income	\$67,103	\$58,412	\$63,096
Median Age	43.0	37.8	41.7

## Contact

### Shannon K. Castillo

Affiliate Broker

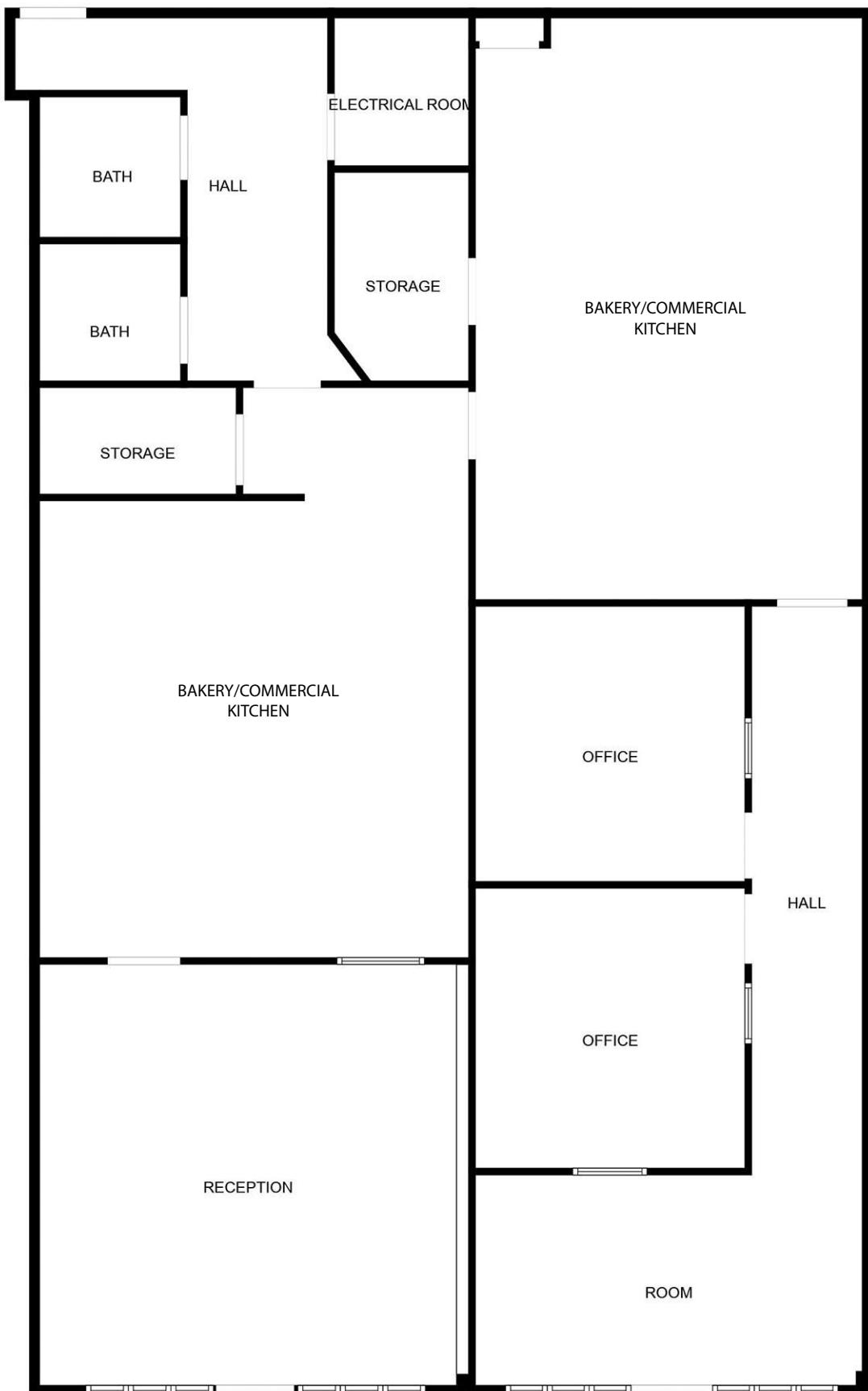
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\*Not an architectural floor plan. For marketing purposes only.

Suite 102 & 103: 2,950 SF



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