

BRISTOL HWY RETAIL CENTER

3966 Bristol Highway
Johnson City, TN 37601

Location

At the intersection of Bristol Hwy and Coldwater Dr
in North Johnson City

Available for Sale

12,818 SF retail strip center on 1.89 acres
\$3,500,000

Highlights

8 suites with tenants in place
Approx. 60 parking spaces
Highly visible on busy highway
Located across from Winged Deer Park
Proximal to Boone Lake
Zoned B-4: Planned Arterial Business District

Traffic Counts

Bristol Hwy: 23,255 (2022)

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	20,473	59,584	173,876
Median HH Income	\$74,525	\$65,985	\$63,192
Median Age	43.3	42.4	41.9

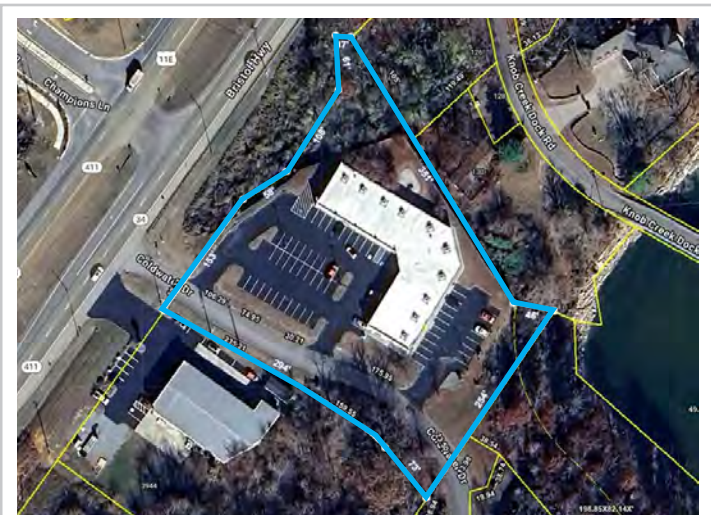
Contact

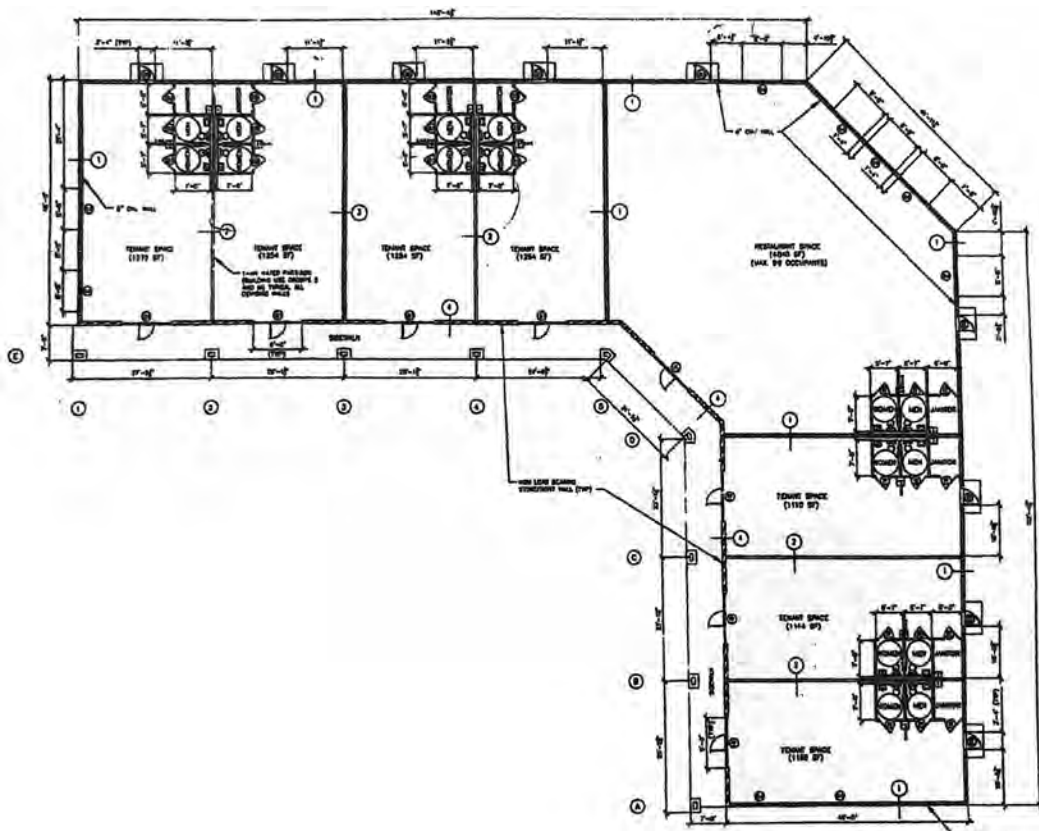
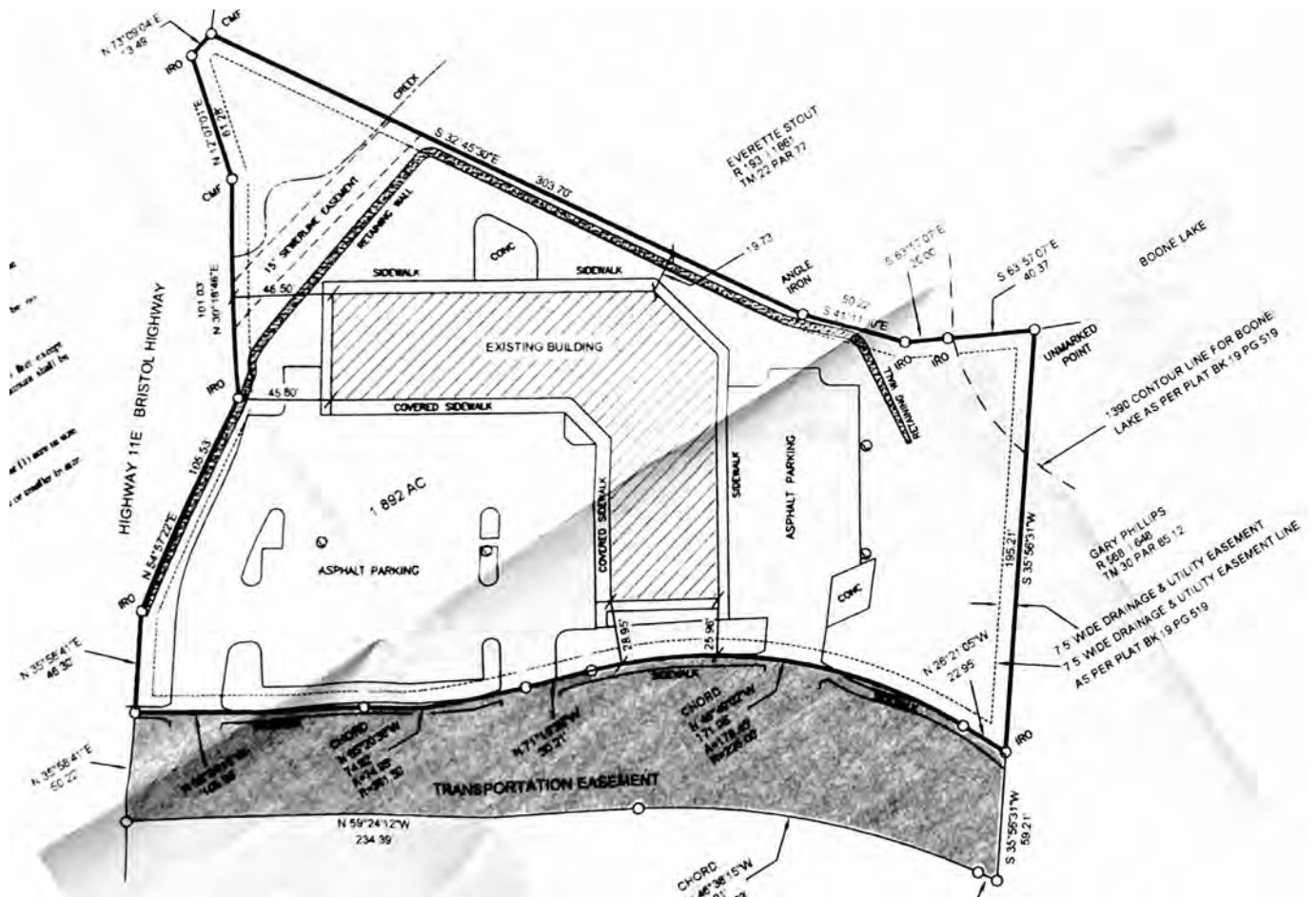
Shannon K. Castillo

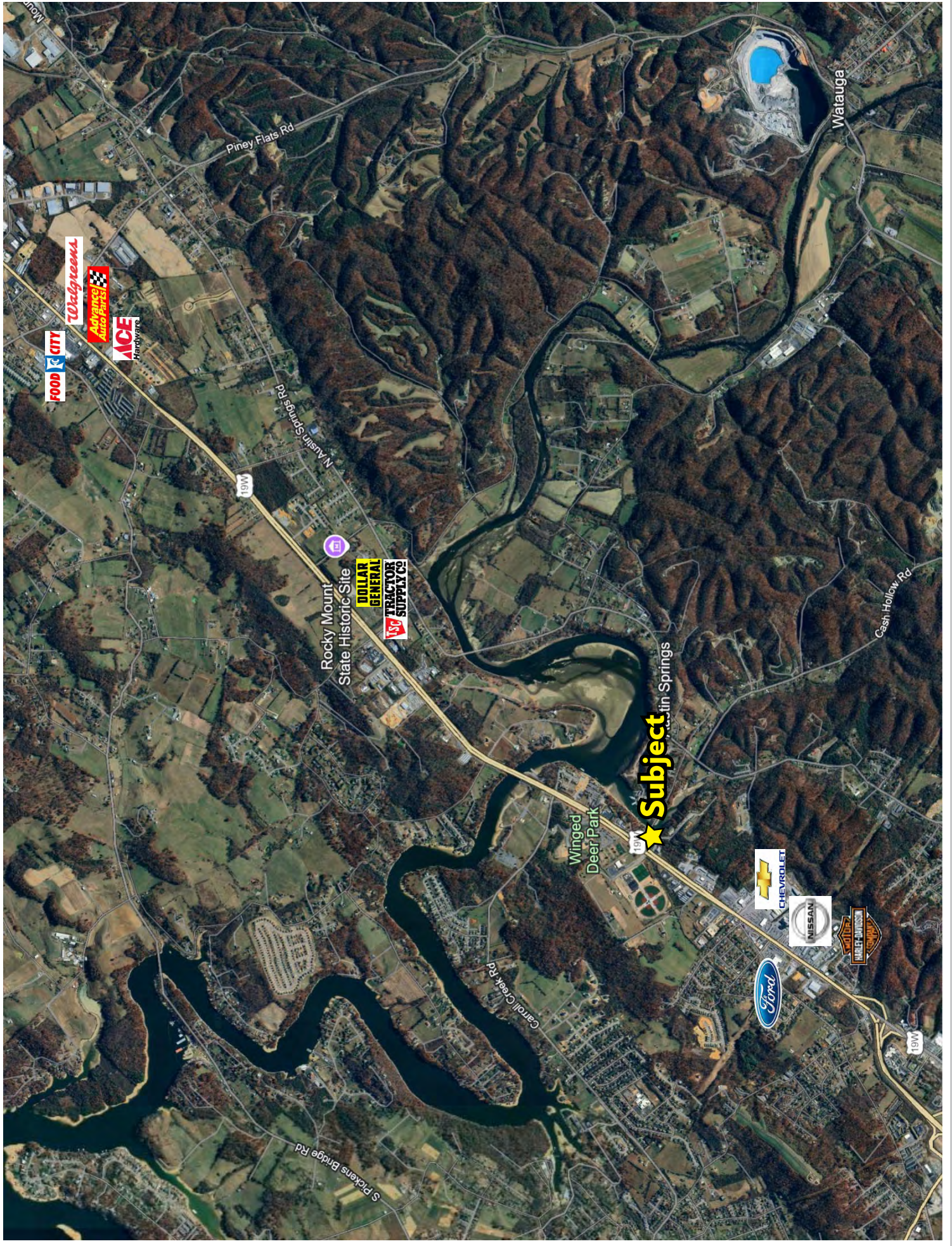
Broker

shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903
www.mitchcox.com







Walgreens
Advance Auto Parts
ACE Hardware
FOOD CITY

Piney Flats Rd

Watauga

N Austin Springs Rd

Rocky Mount State Historic Site
DOLLAR GENERAL
Tractor Supply Co

Subject
Winged Deer Park

Cash Hollow Rd

Carroll Creek Rd

S. Pickens Bridge Rd

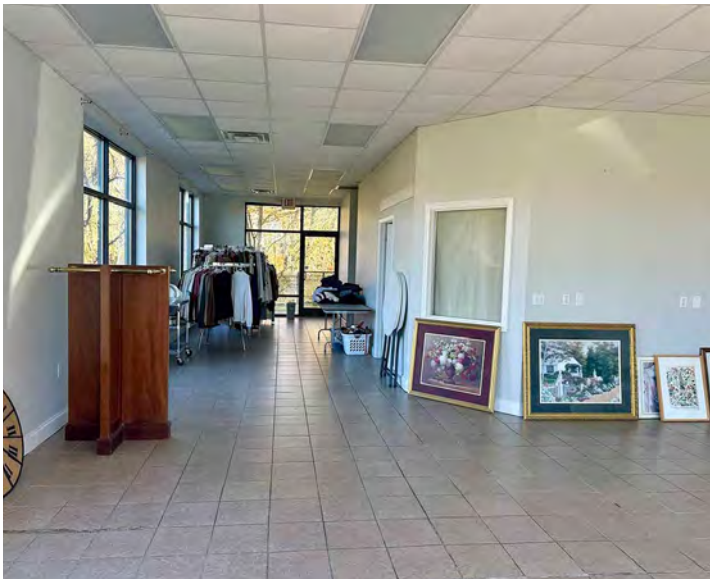
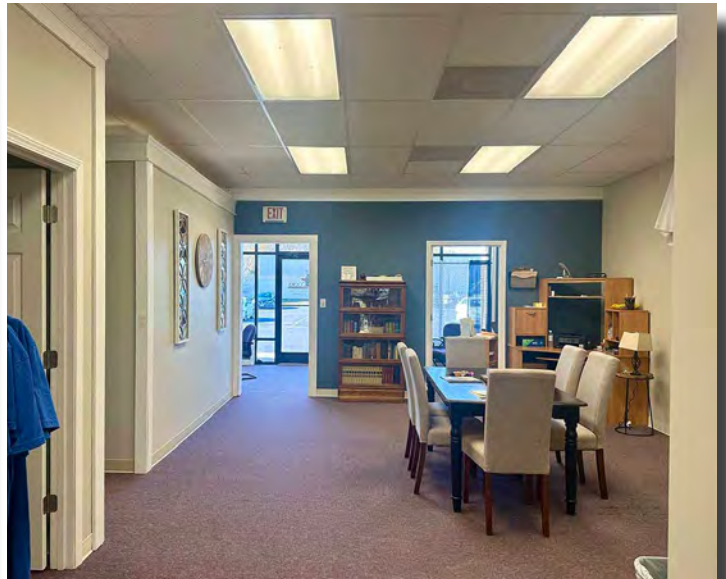
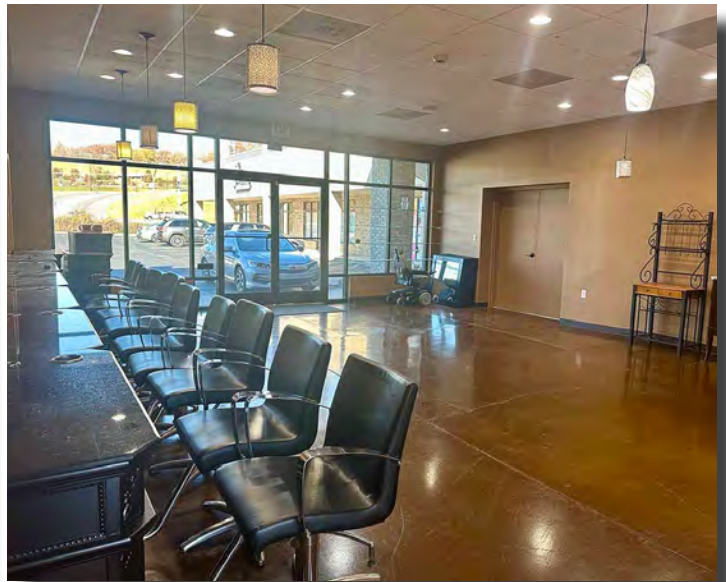
CHEVROLET

NISSAN

HARLEY-DAVIDSON

Ford

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MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com