

# UNIVERSITY PLAZA

1735 West State of Franklin Road  
Johnson City, TN 37604

## Location

Lighted intersection at corner of W State of Franklin Rd and S Greenwood Dr

## Available for Lease

Suite 3: 1,565 SF office/retail

## Highlights

Located between Johnson City's 3 largest employers - ETSU, Johnson City Medical Center and VA

## Tenants

Earth Fare	One Stop Wines & Liquors
Daylight Donuts	Angie's Nails
The UPS Store	Exit Realty
Yum! Sushi Burrito & Poke	Barberitos
JC Male Barber Co.	

## Traffic Counts

State of Franklin Road: 26,829 (2020)

## Demographics

(2022 Est.)	3 mile	5 mile	10 mile
Population	46,975	76,842	156,785
Median HH Income	\$41,351	\$46,319	\$53,353
Median Age	36.0	39.3	42.2

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## Low-Cost Cities with Strong Economies Remain Attractive as Housing Market Slows

### THE WALL STREET JOURNAL.

The Wall Street Journal/Realtor.com Emerging Housing Markets Index ranks the 300 biggest metro areas in the U.S. In addition to housing-market indicators, the index incorporates economic and lifestyle data, including real-estate taxes, unemployment, wages, commute time and small-business loans.

The top-ranked markets in the second quarter had faster home sales, higher wages and shorter commute times than the market as a whole.

RANK	CHANGE	AREA	STATE
1	↑	Elkhart-Goshen	IN
2	↑	Burlington	NC
3	↑	Johnson City	TN
4	↑	Fort Wayne	IN
5	↑	Billings	MT
6	↑	Raleigh	NC

### Johnson City, Kingsport-Bristol Top U.S. Emerging Markets, Again



Johnson City’s 37604 zip code ranked seventh nationally in realtor.com’s “America’s Hottest ZIP codes” ranking — even with close to 30,000 competitors.

Realtor.com listed affordability, at least on a national scale, and relocation as two of the three reasons 37604 was considered a hotspot. The other was opportunities for aspiring millennial homeowners, who own homes at a 56.9% rate in the zip code compared to a national average of 51.3%.

The median sale price in 37604 from January-July 2021 was \$208,650. This year, that median is \$265,210, up 27% in just a year. The average price is up 18%, from \$255,548 to \$301,894.

“2021 Best City for Young Families” *Insurify*    “Top 10 Most Diversified Metro Economies” *Livability.com*    “Top Adventure Town” *Blue Ridge Outdoor Magazine*

“Most Charming Towns and Small Cities” *TravelMag*    “Top Retirement Destination” *Kiplinger*    “Top Destinations in TN” *movebuddha.com*





U.S. Department  
of Veterans Affairs  
**VA**

**E**  
EAST TENNESSEE STATE  
UNIVERSITY

**JOHNSON CITY  
MEDICAL CENTER**  
Mountain States Health Alliance

Traffic Count: 26,829 (2020)

**Subject**

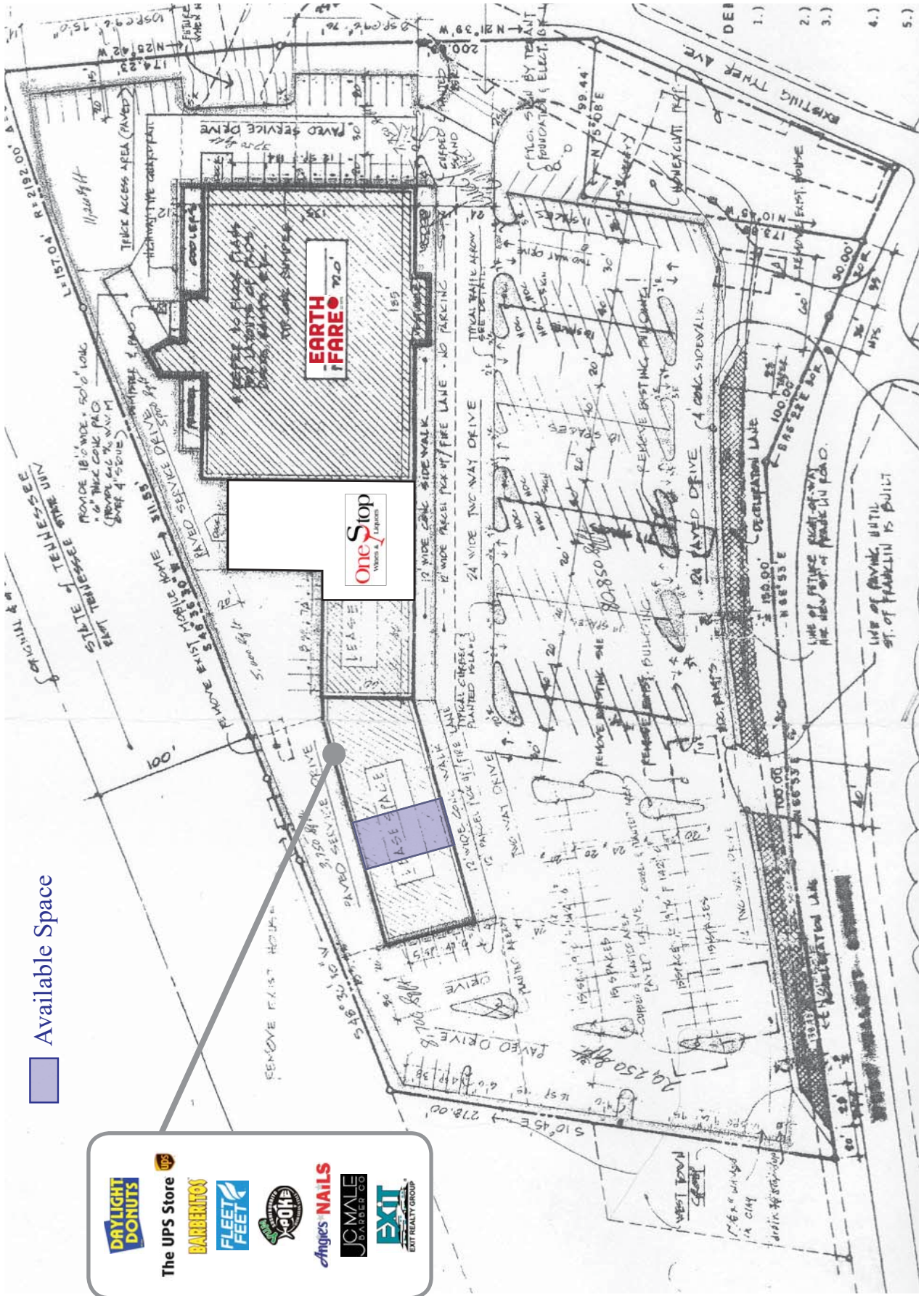
W State of Franklin Rd

W State of Franklin Rd



UNIVERSITY PLAZA  
JOHNSON CITY, TENNESSEE

Available Space



A collection of logos for various businesses, including DAYLIGHT DONUTS, The UPS Store, BARBERICO, FLEET FEET, GO-KIT, Angies NAILS, JOMALE BARBER CO, and EXIT EXIT REALTY GROUP.



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