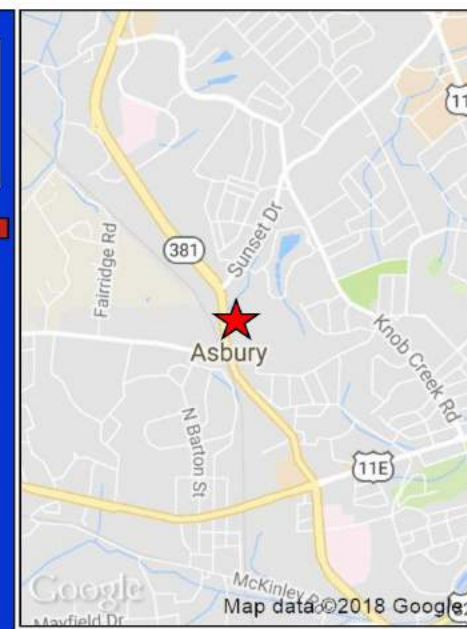


Outparcels Available > Ground Lease or Build-To-Suit 920 North State Of Franklin Rd. Johnson City, TN 37601



For More Information
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(423) 968-5971

marcusn@ira-realty.com



Interstate Realty and
Development Co.
2151 Volunteer Pkwy.
Bristol, TN 37620

Area Feature's

1. Adjoins 62k SF Food City grocery store, largest in chain
2. High Visibility with 50k ADT Traffic Exposure
3. Pylon Sign Available
4. Up to 67,000 SF Available

	1 mi radius	3 mi radius	5 mi radius
Population (2018)	5,608	44,148	78,535
Median household income (2018)	\$49,215	\$45,707	\$47,503
Median Age (2018)	41.9	37.8	38.1
Households (2018)	2,872	19,823	35,023



INTERSTATE

BARNES & NOBLE Cheddar's Sams Club

ASHLEY

CARRABBA'S ITALIAN GRILL

LANE BRYANT
KOHL'S **LOWE'S**

Waffle House **Academy**
MATTRESS FIRM **BUFFALO WILD WINGS**

HARBOR FREIGHT TOOLS

CAFO Walmart
DOLLAR TREE

Walmart
WEST OAKLAND PARK

McDonald's
OUTBACK STEAKHOUSE

JPS A. BANK
TALBOTS

DOLLAR GENERAL Kroger
sleep number

dressbarn **OLD NAVY**
BEST BUY Michaels **DAVIDS**
ROSS Steve & Matt
BED BATH & BEYOND
PET SMART **IHOP** **Party City**

DOLLAR TREE CVS pharmacy **Aaron's**
MATTRESS FIRM Zaxby's **MAURICES**

BUCKLE UP **FOREVER 21**
SYMBORGE **maurices**
VICTORIAN **JCPenney**
GNC **CLAMPS** **DICK'S**

FOOD CITY **PANDA EXPRESS**
Freddy's STEAKBURGERS

McDonald's **Krispy Kreme**

Waffle House

ALDI

CVS pharmacy

TACO BELL

Walgreens **THE FRESH MARKET**
Wendy's **Chick-fil-A**

Perkins

Waffle House

Captain D's

Walgreens **Home Depot** **LONGHORN STEAKHOUSE**

BAM! JOANN
TJ-MAXX **TARGET**
Pier 1 Imports **RBC** **Charleys**

Applebee's

Starbucks

TACO BELL

MEN'S WEARHOUSE
Toys R Us **FIVE GUYS**

SMOKEY BONES

BONEFISH GRILL

Olive Garden

TEXAS

Walgreens

DOLLAR GENERAL **Save a Lot**

PRC Build **McDonald's**

Johnson City

Walgreens



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.3230/-82.3929

RS1

Site		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2018 Estimated Population	5,466	43,859	78,126	152,017
	2023 Projected Population	5,627	45,249	80,492	154,854
	2010 Census Population	5,537	41,821	74,657	146,848
	2000 Census Population	5,202	38,560	67,157	131,193
	Projected Annual Growth 2018 to 2023	0.6%	0.6%	0.6%	0.4%
	Historical Annual Growth 2000 to 2018	0.3%	0.8%	0.9%	0.9%
	2018 Median Age	41.9	37.9	38.2	40.1
HOUSEHOLDS	2018 Estimated Households	2,830	19,917	35,251	67,366
	2023 Projected Households	2,945	20,803	36,724	69,277
	2010 Census Households	2,675	17,946	31,990	61,650
	2000 Census Households	2,458	16,543	28,551	54,299
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.8%	0.6%
	Historical Annual Growth 2000 to 2018	0.8%	1.1%	1.3%	1.3%
RACE AND ETHNICITY	2018 Estimated White	84.9%	85.1%	86.0%	90.3%
	2018 Estimated Black or African American	6.7%	7.4%	6.8%	4.4%
	2018 Estimated Asian or Pacific Islander	2.6%	2.7%	2.3%	1.6%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%	0.3%
	2018 Estimated Other Races	5.5%	4.5%	4.6%	3.5%
	2018 Estimated Hispanic	5.4%	4.9%	4.7%	3.5%
INCOME	2018 Estimated Average Household Income	\$69,896	\$69,797	\$70,997	\$72,051
	2018 Estimated Median Household Income	\$49,583	\$46,985	\$48,951	\$50,636
	2018 Estimated Per Capita Income	\$36,343	\$32,288	\$32,424	\$32,171
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.7%	3.2%	3.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.8%	6.5%	6.8%
	2018 Estimated High School Graduate	29.1%	24.9%	26.9%	30.8%
	2018 Estimated Some College	19.7%	20.9%	20.4%	20.3%
	2018 Estimated Associates Degree Only	5.0%	6.3%	6.0%	6.7%
	2018 Estimated Bachelors Degree Only	22.7%	22.8%	21.5%	18.5%
	2018 Estimated Graduate Degree	15.2%	16.5%	15.5%	13.2%
BUSINESS	2018 Estimated Total Businesses	300	3,616	4,803	6,664
	2018 Estimated Total Employees	2,744	44,951	58,645	78,901
	2018 Estimated Employee Population per Business	9.1	12.4	12.2	11.8
	2018 Estimated Residential Population per Business	18.2	12.1	16.3	22.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.