

HANOVER BUSINESS SUITES

3212 Hanover Road
Johnson City, TN 37604

Location

Located near the corner of Hanover Road and Mountain View Road in North Johnson City

Available for Sale or Lease

For sale

7,052 SF multi-tenant office building
\$750,000

For lease

Suite 2B: 1,200 SF - \$1,750/month gross

- Rent includes electricity, water, sewer, gas and internet
- Shared use of common area lobby, kitchen & restrooms
- Panel on monument sign

Highlights

Spacious parking lot

One mile from I-26, exit 19

Located just off the Med Tech and major retail corridor

Zoned B-4: Planned Arterial Business District

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	30,970	81,952	165,471
Median HH Income	\$72,910	\$62,189	\$65,352
Median Age	44.0	38.5	41.8

Contact

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Broker
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★ Subject

Mountain View Road

Hanover Rd

Chase Drive

W Oakland Ave

Marketplace Blvd

N State of Franklin Rd

Peoples St

Knob Creek Rd

MedTech Pkwy

Greenline Rd

INTERSTATE 26

EXIT 19

RED WING SHOES

OUTBACK STEAKHOUSE

sam's club

Fidelity BatteriesPlus+

chjli's

BARNES & NOBLE

Cheddar's

CONCRETE CHEESE'S

Robinson Animal Hospital

Guitar Center

HOBBY LOBBY

Citizens BANK

STARBUCKS COFFEE

at home The Home Decor Superstore

HMG

Vitamin Shoppe

Panera

MAD GREEK RESTAURANT

SLEEP INN

Chick-fil-A

DAVID'S BRIDAL

IHOP

Wendy's

BEST BUY

THE PLAYERS SHOP

ASHLEY FURNITURE HOMESTORE

Michaels

PET SMART

BED BATH & BEYOND

FIVE BELOW

OLD NAVY

GameStop

LOWE'S

CARRABBA'S ITALIAN GRILL

lanebryant

KIRKLAND'S

KOHL'S

Johnson City Federal Credit Union

FIRST HORIZON

Stodie DANCE

WHEELER'S BAGELS

UNIVERSAL WINE SPIRITS

THE CLUB

SALLY BEAUTY

Wellmont Health System

NORTHERN TOOL & EQUIPMENT

First Bank & Trust Company

verizon

EASTMAN CREDIT UNION

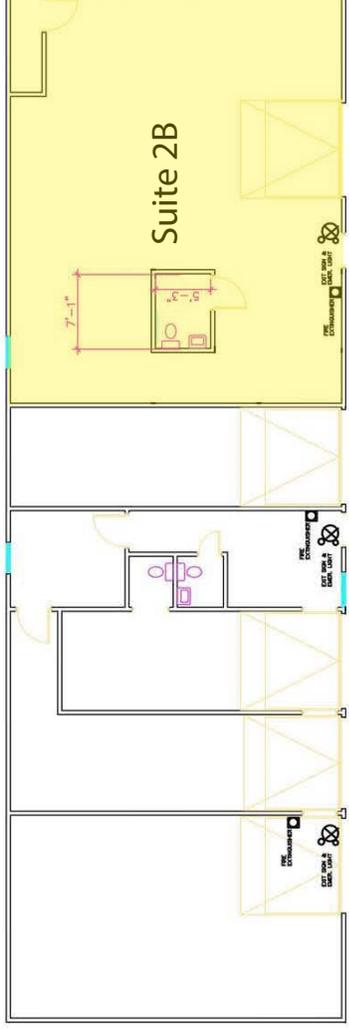
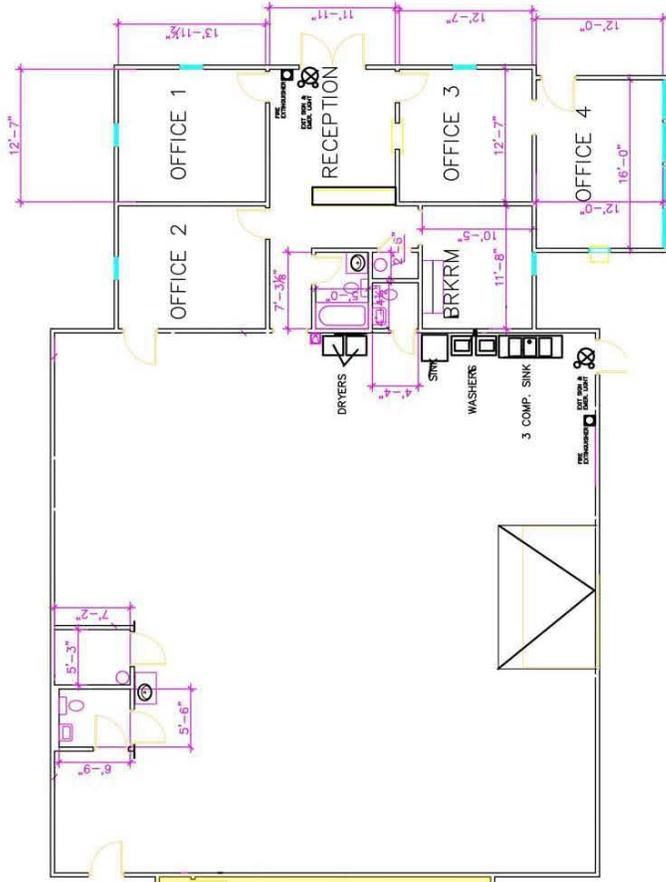
JOHNSON CITY EYE CLINIC

Bank of Tennessee

SOFHA

Wellness Center

MED TECH





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