



FOR SALE OR LEASE

2612 N ROAN STREET
JOHNSON CITY, TN 37601

KEY FEATURES:

- Approximately 101,546-square-foot office building fully built out on a 9.18 acre lot
- Call center infrastructure including:
 - FF&E
 - Workstations
 - Structured cabling systems
- Supported by approximately 515 on-site parking spaces
- Additional 2.24 acre, paved parcel available with 195 parking spaces

AVAILABLE SUMMER 2026

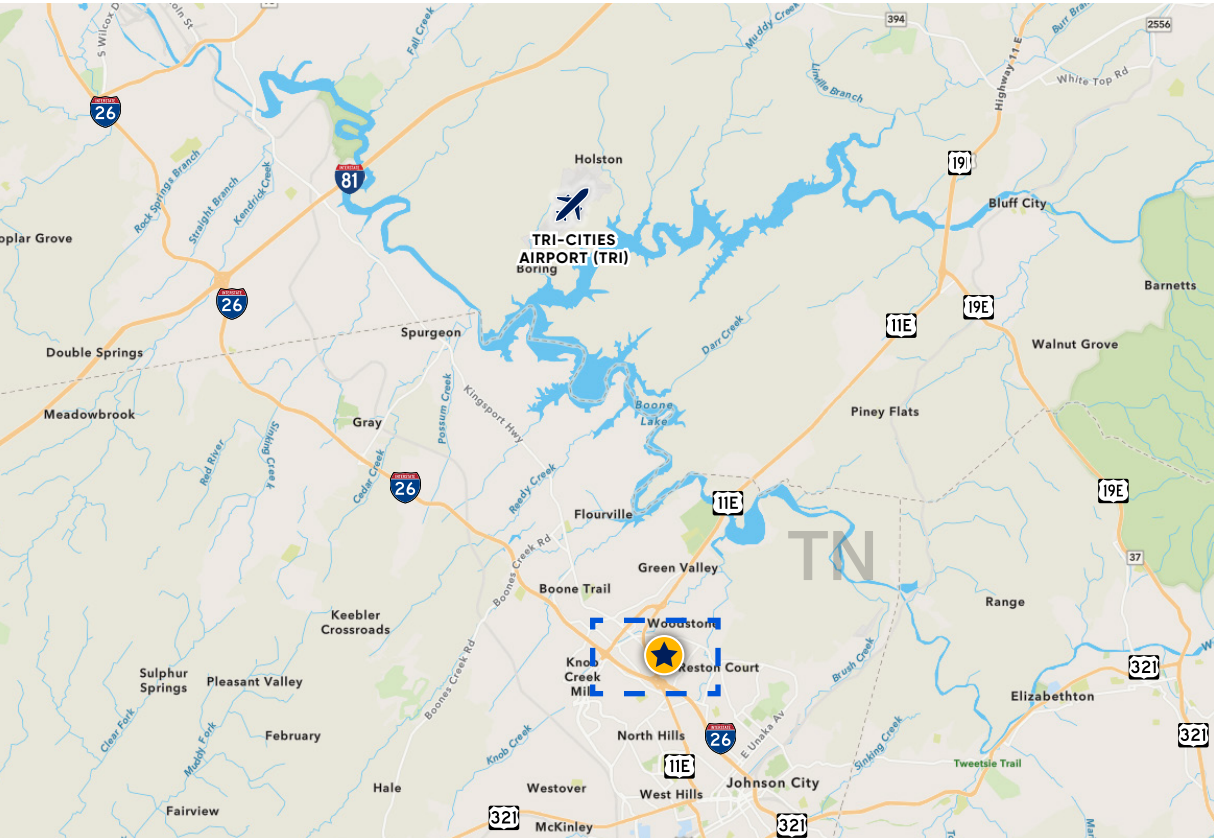
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FOR SALE OR LEASE CALL CENTER • FULL BUILDING ONLY

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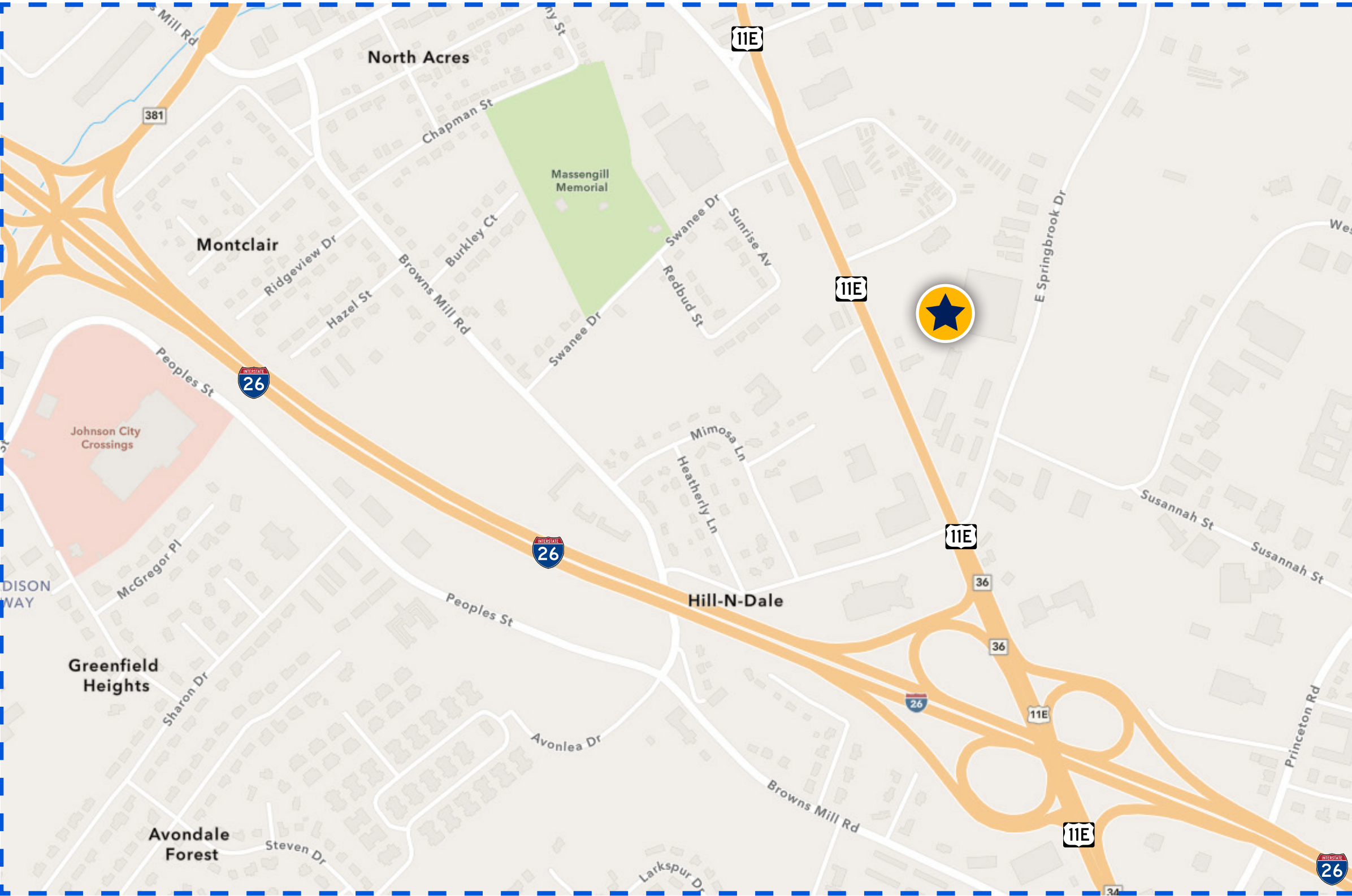
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OVERVIEW

PRICE / RATE	CALL FOR INQUIRIES
PREMISES	9.18 Acre Parcel
SQUARE FOOTAGE	101,546 SF
TYPE	Class B Office
COUNTY	Washington
YEAR BUILT	1987
AVAILABILITY	Summer 2026

FEATURES

- Fully Built-Out with Call Center Infrastructure including: FF&E, Workstations, and Structured Cabling Systems
- 100% HVAC
- Loading: One Overhead Door
- Parking: 515 Spaces
- Strong visibility with Traffic Counts Exceeding 23,000 Vehicles per Day
- Convenient Access to I-26 and a 19-minute Drive to Tri-Cities Airport
- Full Building Only
- Additional 2.24 Acre Lot with 195 Spaces also Available (Separate Pricing)



KEY DRIVE TIMES

- US-11E**
Direct Access to Location
- Interstate 26**
0.5 miles — 2 minutes
- US-321**
3.5 miles — 7 minutes
- Interstate 81**
23.0 miles — 25 minutes

- Tri-Cities Regional Airport**
11.5 miles — 21 minutes
- Asheville Regional Airport**
76.4 miles — 1 hour 16 minutes

- Kingsport, TN**
20.0 miles — 27 minutes
- Bristol, TN/VA**
21.0 miles — 33 minutes
- Asheville, NC**
70.0 miles — 1 hour 20 minutes

- Downtown Johnson City**
3.4 mile — 12 minutes
- East Tennessee State University**
4.4 miles — 14 minutes
- Freedom Hall Civic Center**
3.1 miles — 10 minutes

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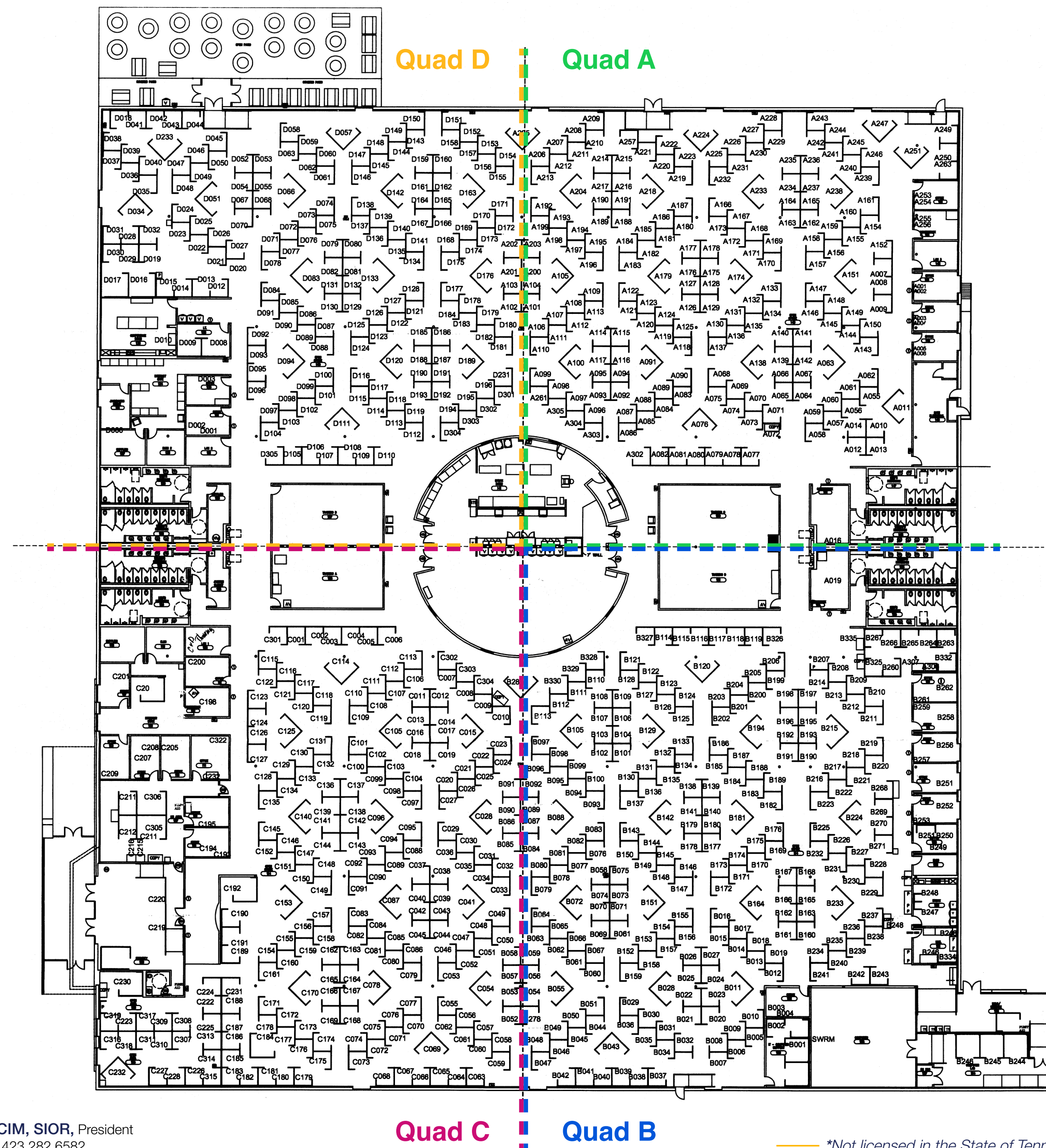
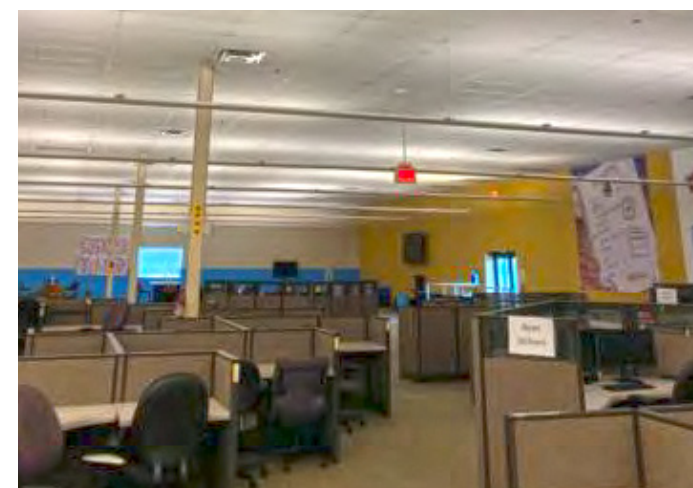
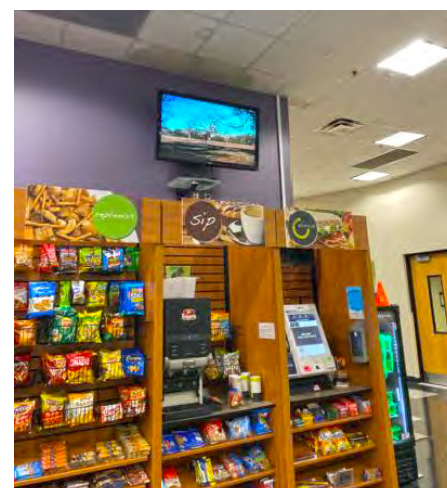
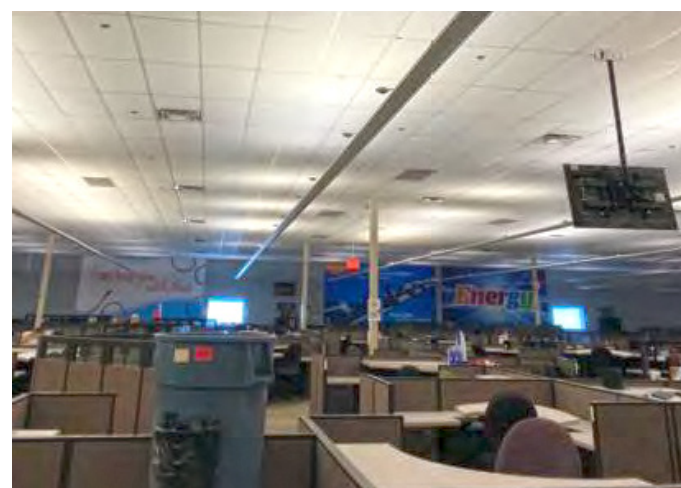
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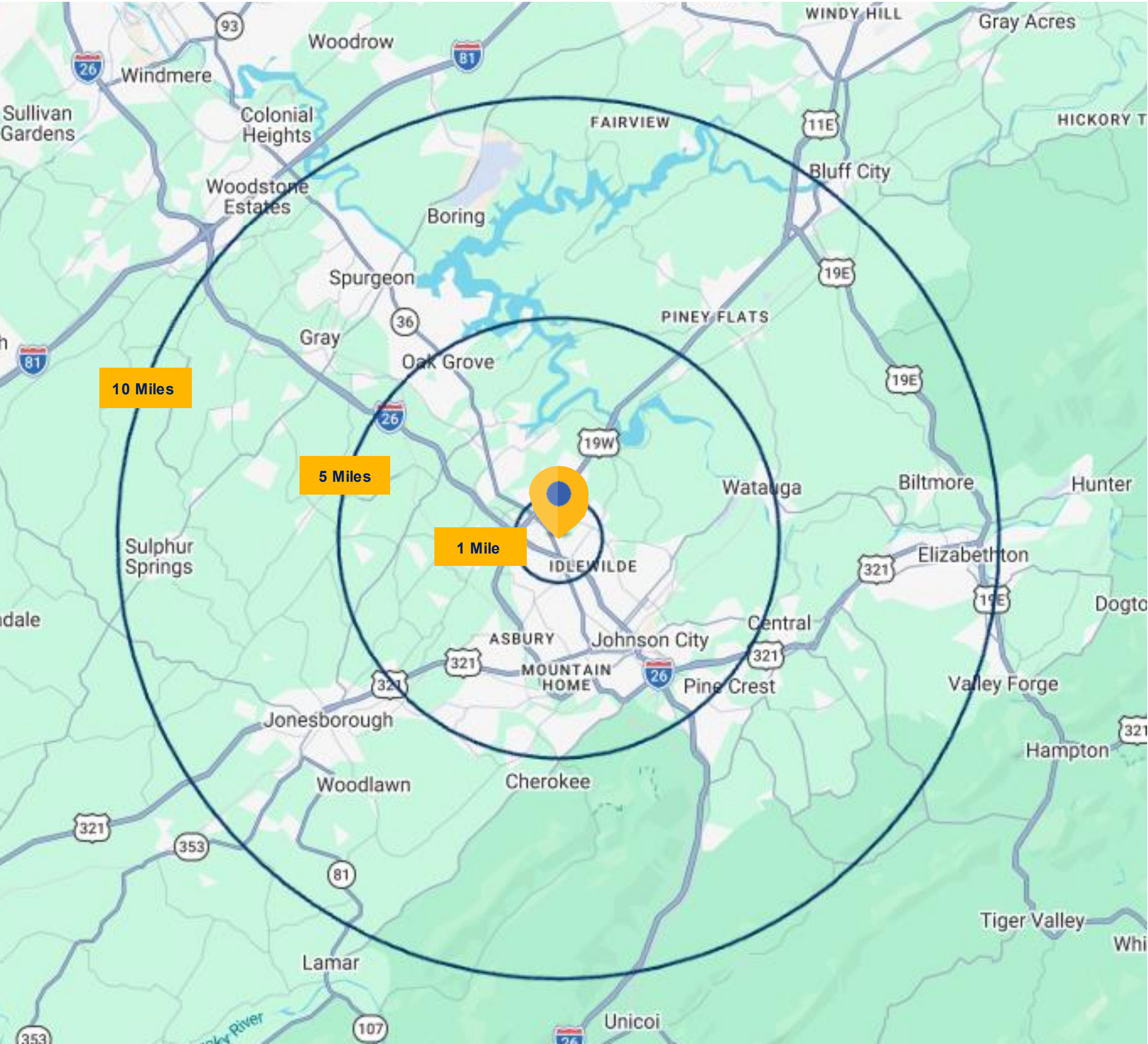
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AREA DEMOGRAPHICS

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Johnson City, TN 37601



1 Mile Radius	
2024 Population	3,757
5 Year Growth	1.5%
Total Households	1,840
Average HH Income	\$71,462
Daytime Employees	9,160
5 Mile Radius	
2024 Population	79,303
5 Year Growth	1.2%
Total Households	34,783
Average HH Income	\$78,980
Daytime Employees	68,145
10 Mile Radius	
2024 Population	69,404
5 Year Growth	0.9%
Total Households	71,420
Average HH Income	\$80,278
Daytime Employees	94,789

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