

BRISTOL HWY RETAIL CENTER

3974 & 3990 Bristol Highway
Johnson City, TN 37601

Location

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

Available for Lease

3974 Bristol Hwy: 1,179 SF - \$20/SF/year NNN
3990 Bristol Hwy: 2,500 SF - \$17/SF/year NNN

Highlights

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: 26,273 (2025)

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

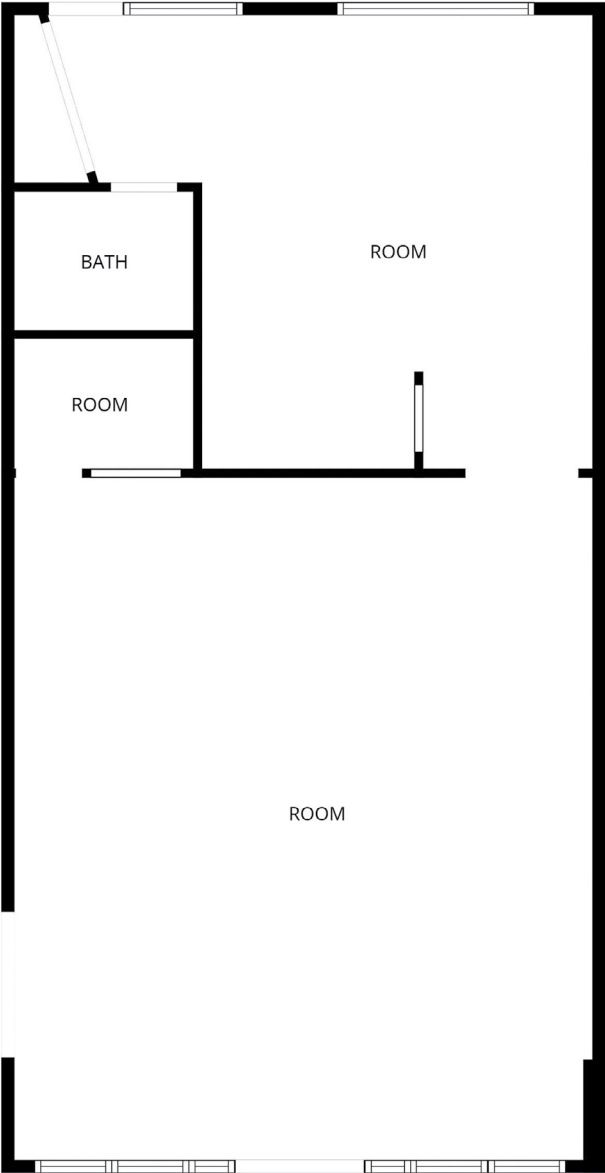
Contact

Shannon K. Castillo
Broker
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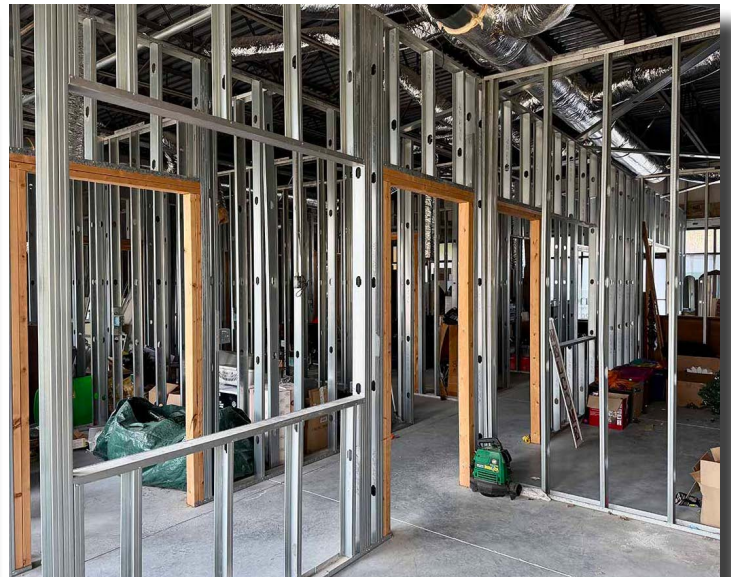
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www.mitchcox.com

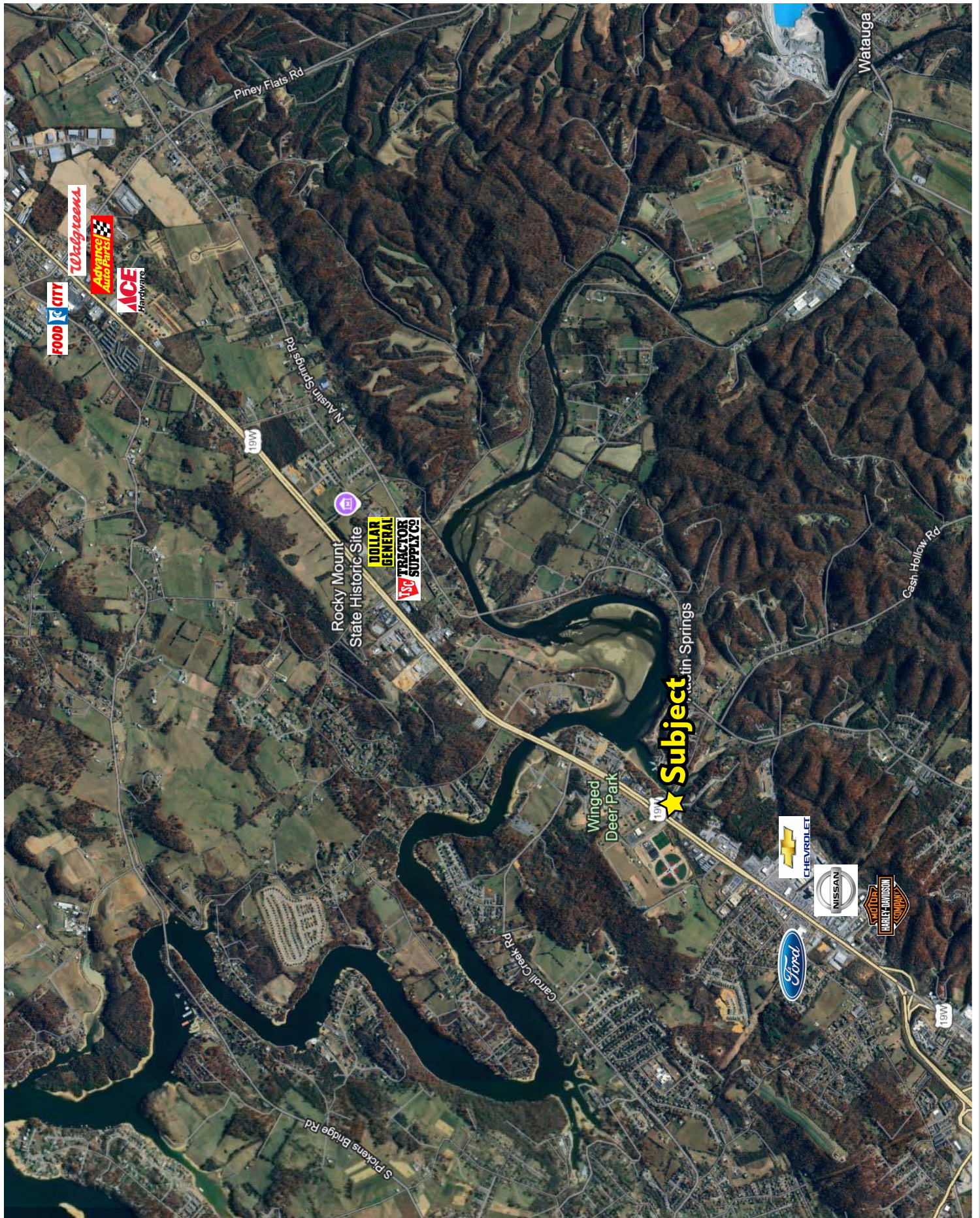


3974 Bristol Hwy



3990 Bristol Hwy





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