

UNIVERSITY CENTRE

1120 West State of Franklin Road
Johnson City, TN 37604

Location

At the intersection of West State of Franklin Road and University Parkway, across from ETSU

Available for Lease

Suite 20: 1,532 SF retail/office space
\$34/SF/year NNN

Highlights

14,953 SF shopping center completed in 2018

Located at a busy lighted intersection

Dedicated space on monument sign

Proximal to 3 major employers - ETSU, VA and Johnson City Medical Center

Other tenants include Verizon, Alumni Hall, Subway, First Watch, Ubreakifix and Starbucks

Approx. 1.5 miles from I-26, exit 23

Approx. 0.5 miles from Model Mills redevelopment

Traffic Counts

W State of Franklin Rd: 14,870 (2022)
University Pkwy: 16,060 (2022)

Demographics

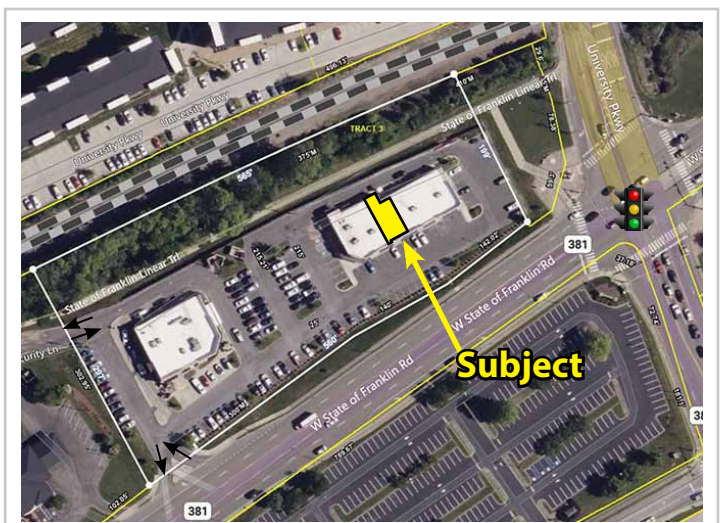
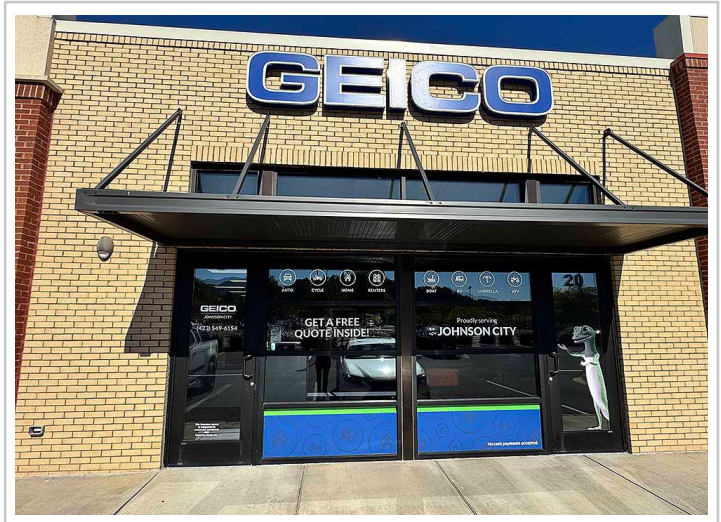
(2024 Est.)	3 mile	5 mile	10 mile
Population	51,924	78,667	161,265
Median HH Income	\$50,313	\$53,772	\$61,420
Median Age	34.7	37.6	41.5

Contact

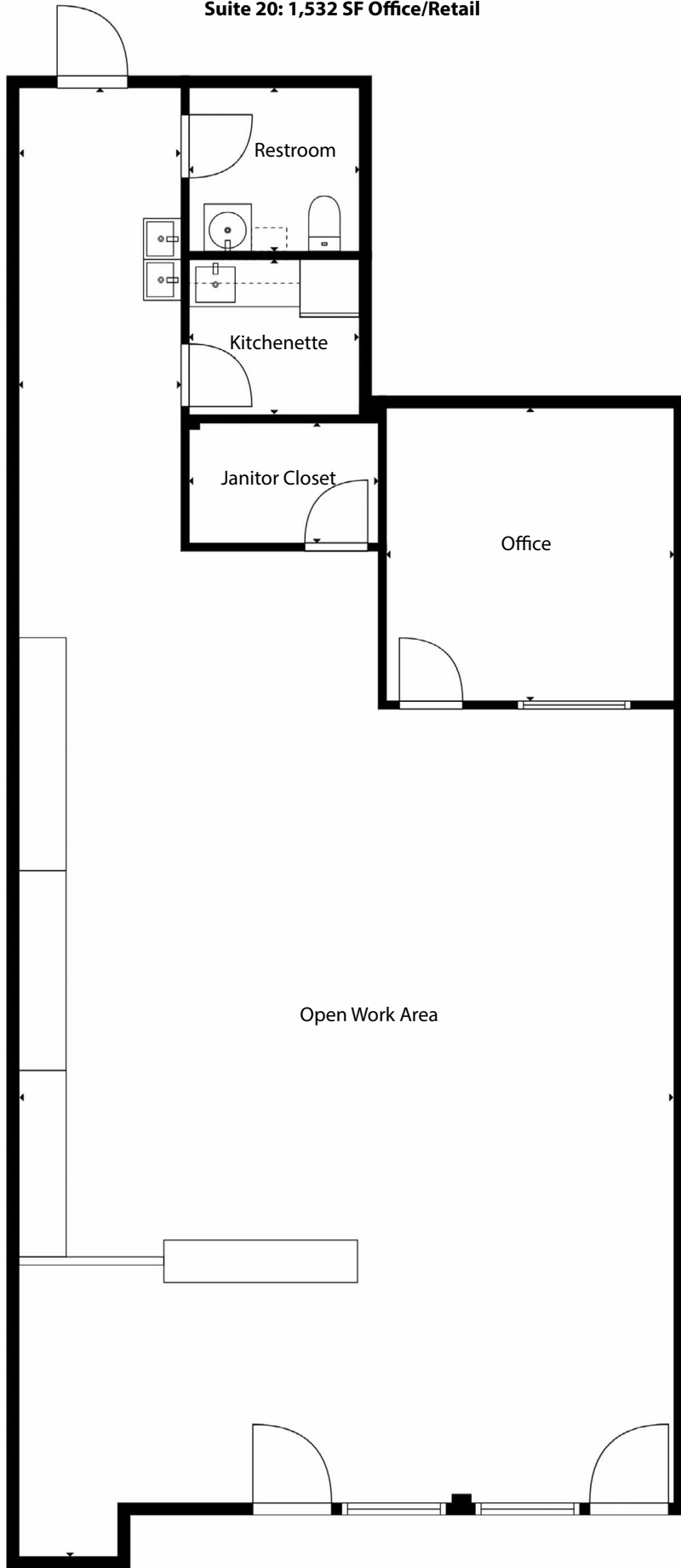
Shannon K. Castillo

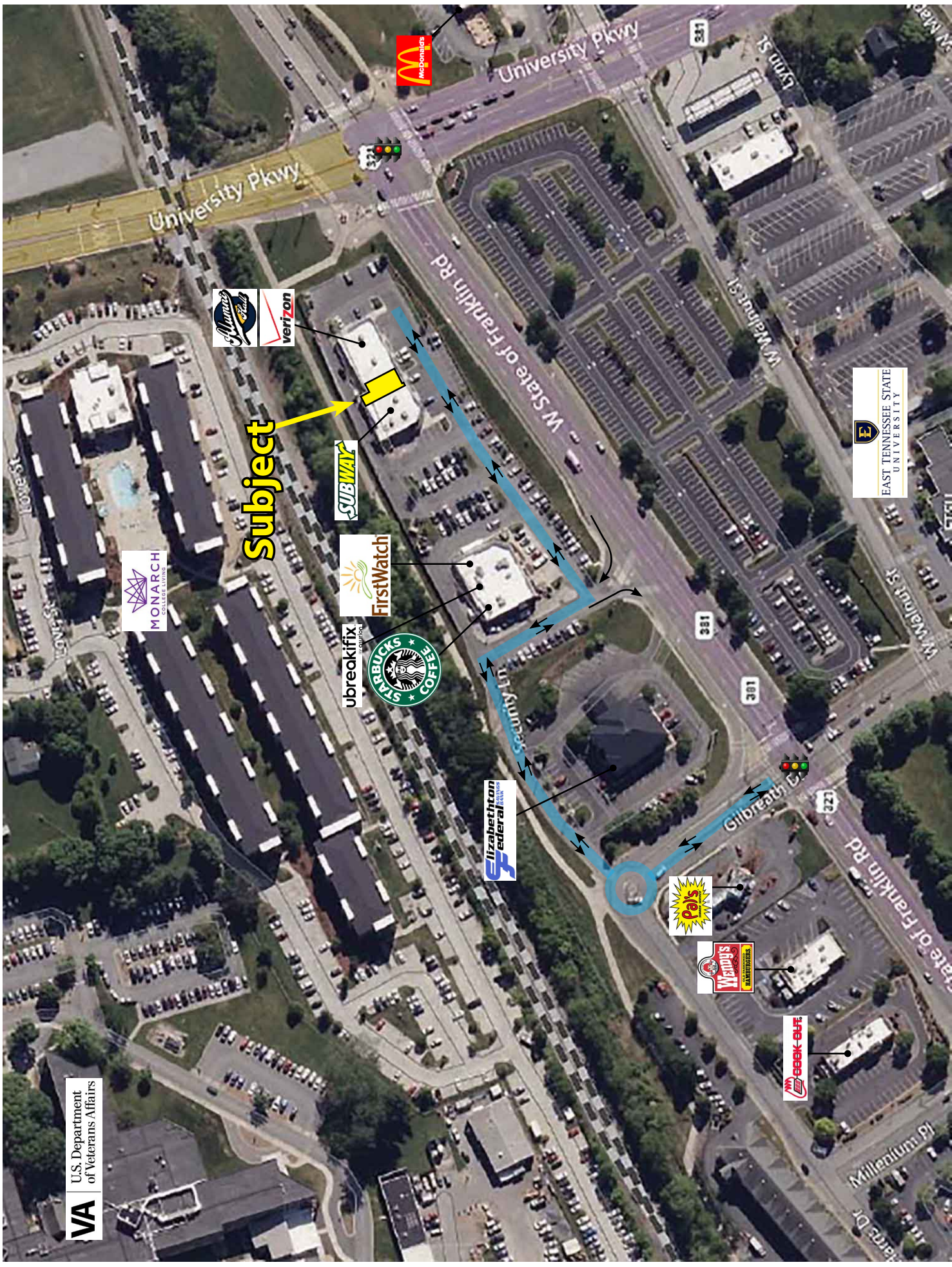
Affiliate Broker
shannon@mitchcox.com

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www.mitchcox.com



Suite 20: 1,532 SF Office/Retail





VA U.S. Department of Veterans Affairs

MONARCH
COLLEGE LIVING

Sumner
verizon

Subject

SUBWAY

FirstWatch

ubreakifix

STARBUCKS
COFFEE

Elizabeth Federal BANK

Pals

Wendy's
OLD FASHIONED HAMBURGERS

Bobak Out

EAST TENNESSEE STATE UNIVERSITY

University Pkwy

University Pkwy

W State of Franklin Rd

381

381

381

381

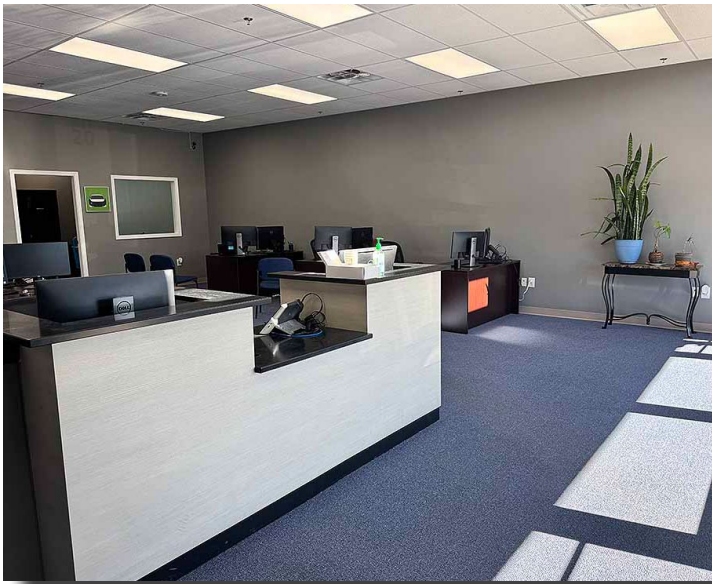
State of Franklin Rd

Gilbreath Blvd

Millennium Pl

W Walnut St

W Walnut St



MITCH COX
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