

# SOUTH ROAN STREET

1913 SOUTH ROAN STREET, JOHNSON CITY, TN



## FOR LEASE

1,200 - 34,000 SF  
0.67 ACRE  
OUTPARCEL  
AVAILABLE

Traffic Count  
University 28,885- VPD  
I-26 37,588- VPD

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Knoxville, TN 37919  
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## PROPERTY FEATURES

- Johnson City's newest redevelopment
- Corner Parcel at the intersection of S. Roan and University
- Visibility on Interstate 26
- Area retailers include: Walgreen's, CVS, Food City, Advance Auto, and BB&T
- 1.5 miles from East Tennessee State University - Enrollment of 17,000
- Landlord improvements include: New facade, new parking lot lighting, new parking surface / striping, pylon sign, etc.

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### TENANT INFORMATION

UNIT	SQ.FT.	TENANT
1	5,200	RENT A CENTER
2	1,880	FANTASTIC CUTS
3	1,760	AVAILABLE
4	2,054	AVAILABLE
5	1,280	AVAILABLE
6	3,200	AVAILABLE
7	9,503	AVAILABLE
8	33,295	AVAILABLE
9	1,533	AVAILABLE
10	67,468	AVAILABLE

### LEGEND

■ AVAILABLE  
■ OCCUPIED

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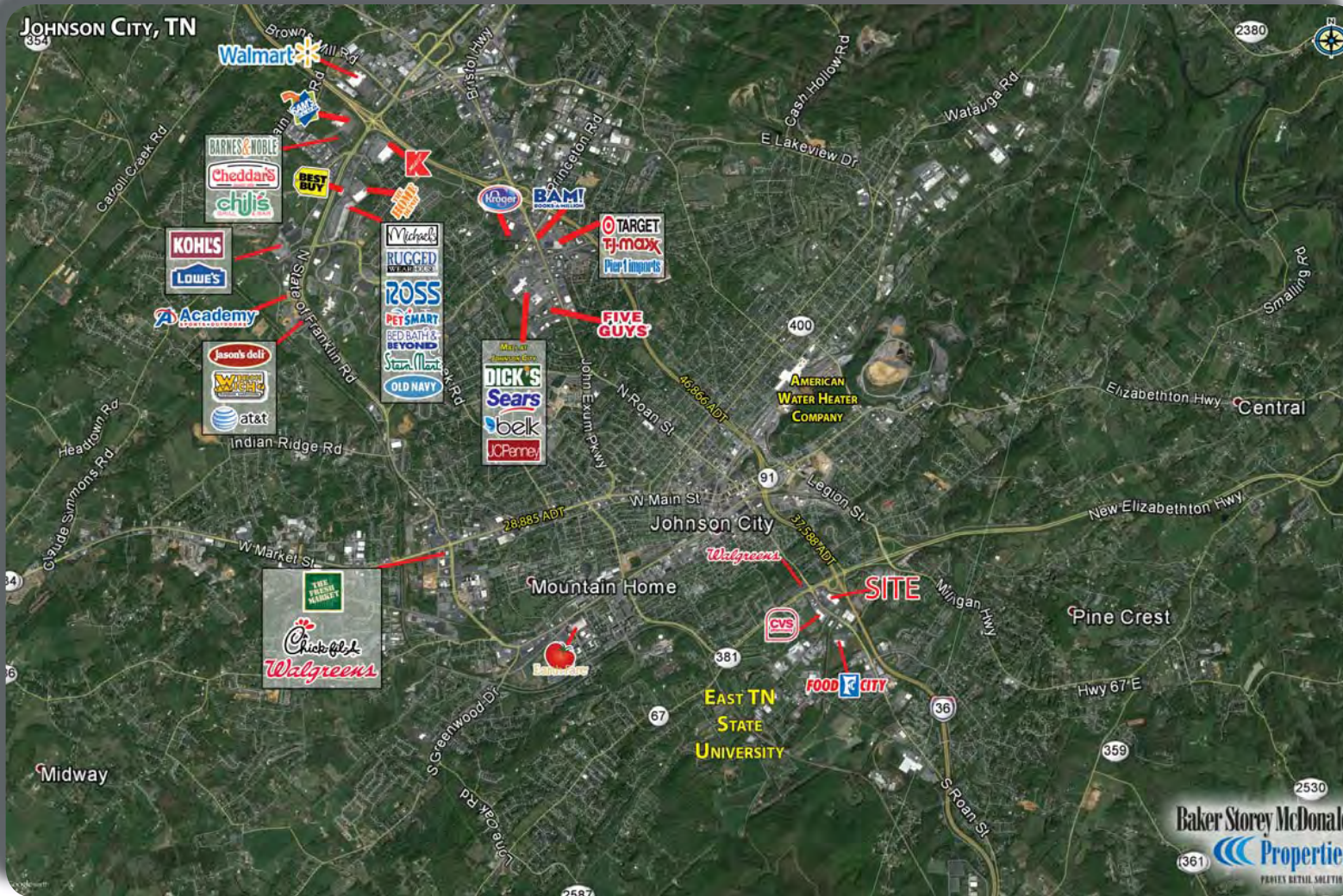
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Demographics	3mi	5Mi	7Mi
Population	43,925	71,922	99,115
Avg HH Inc	\$45,148	\$51,327	\$55,834
Daytime Pop	46,566	73,741	93,578
Trade Area	1,554 psm	916 psm	644 psm

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