# SHOPPES AT WEST MARKET

3101 W Market St, Johnson City, TN 37604 Washington County





### **HIGHLIGHTS**

For Lease County: Washington Type: Retail Total SF: 40,760 Year Built: 2007

### CONTACT

Evan Staley 404.926.1533 estaley@hendonproperties.com Shoppes at West Market is a 40,760 sq. ft. shopping center located in Johnson City, Tennessee. The center is shadow-anchored by a high-performing Walmart since 2006. Located just off Interstate 381, this Walmart serves as the primary Walmart to Johnson City.

Shoppes at West Market was built in 2007 and is currently occupied with national and regional tenants such as CATO, Dollar Tree, Game Stop, and Great Clips. The center is located inside the primary retail corridor of Johnson City, with 1.2 million sq. ft. of retail in a 2-mile radius. The 5.28 acre single parcel is ideally situated on the high traffic corridor of West Market Street (27,483 VPD) & I-381 (31,372 VPD). The surrounding five mile population is 74,047 with a median household income of \$75,920 and 2% population growth.

The property is located 2 miles from East Tennessee State University, the fourth largest university in the state of Tennessee. ETSU enrolls 17,000+ students & employs 800+ academic staff. Shoppes at West Market is also less than 2 miles from Johnson City Medical Center, a major medical facility in the Tri-Cities with 2,300 employees & 531 beds. Johnson City Medical center is a Level 1 Trauma Center and one of the 3 major hubs of regional provider Ballad Health. The hospital serves as a teaching hospital for numerous institutions, including the adjacent East Tennessee State University. Click here for a video tour of the property.

DEMOGRAPHICS	1 MILE	<b>3 MILES</b>	5 MILES
Population	4,281	41,413	80,483
Daytime Population	2,074	40,525	63,756
Households	1,957	17,094	33,935
Average Household Income (\$)	64,646	90,089	88,534
Median Household Income (\$)	39,405	55,486	57,981
Median Age	38	38	38

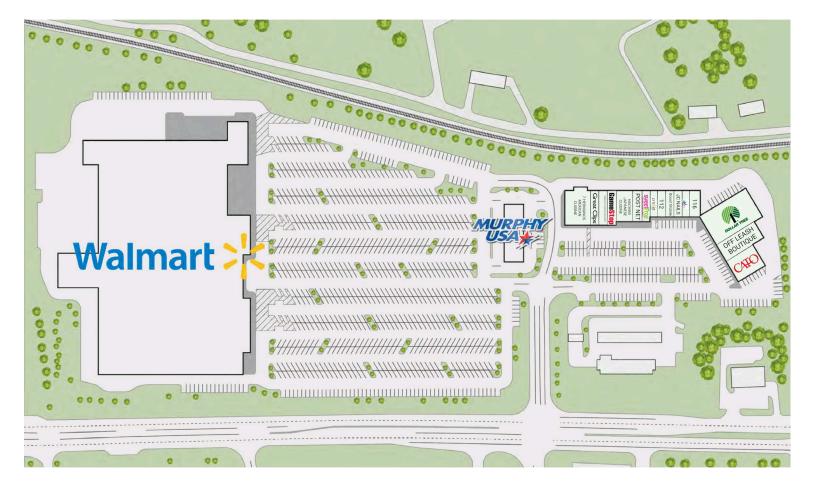
### **RETAILERS INCLUDE**

DOLLAN TREE	CATO	Great Clips <sup>.</sup>
Game <mark>Stop</mark>	sweetFrog	cricket

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101 7 HERMANOS MEXICAN CUISINE	4,800 SF
104 Great Clips	1.600 SF
105 TOBACCO & VAPES DISCOUNT	1,600 SF
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106 Game Stop	1,600 SF
108 HACHIMI JAPANESE CUISINE	2,800 SF
109 POST NET	1,400 SF
110 Sweet Frog Frozen Yogurt	1,400 SF
111 Cricket Wireless	1,200 SF

112	Moon Lash Beauty	1,200 SF
113	Boost Mobile	1,200 SF
114	JC NAILS	1,200 SF
115	Liberty Tax Service	900 SF
116	Acceptance Insurance	1,500 SF
200	Dollar Tree	10,000 SF
210	OFF LEASH BOUTIQUE	4,300 SF
220	Cato Fashions	4,060 SF