

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

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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.](#)

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	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

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101	7 HERMANOS MEXICAN CUISINE	4,800 SF	112	Moon Lash Beauty	1,200 SF
104	Great Clips	1,600 SF	113	Boost Mobile	1,200 SF
105	TOBACCO & VAPES DISCOUNT	1,600 SF	114	JC NAILS	1,200 SF
106	Game Stop	1,600 SF	115	Liberty Tax Service	900 SF
108	HACHIMI JAPANESE CUISINE	2,800 SF	116	Acceptance Insurance	1,500 SF
109	POST NET	1,400 SF	200	Dollar Tree	10,000 SF
110	Sweet Frog Frozen Yogurt	1,400 SF	210	OFF LEASH BOUTIQUE	4,300 SF
111	Cricket Wireless	1,200 SF	220	Cato Fashions	4,060 SF