

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. [Click here for a video tour of the property.](#)

Shoppes at West Market was built in 2007 and is currently 100% 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.

RETAILERS INCLUDE



DEMOGRAPHICS

Population
Households
Average Household Income (\$)

1 MILE

4,292
1,940
51,746

3 MILES

37,112
15,886
69,280

5 MILES

75,532
32,867
69,338

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