

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 Ballard Health. The hospital serves as a teaching hospital for numerous institutions, including the adjacent East Tennessee State University.

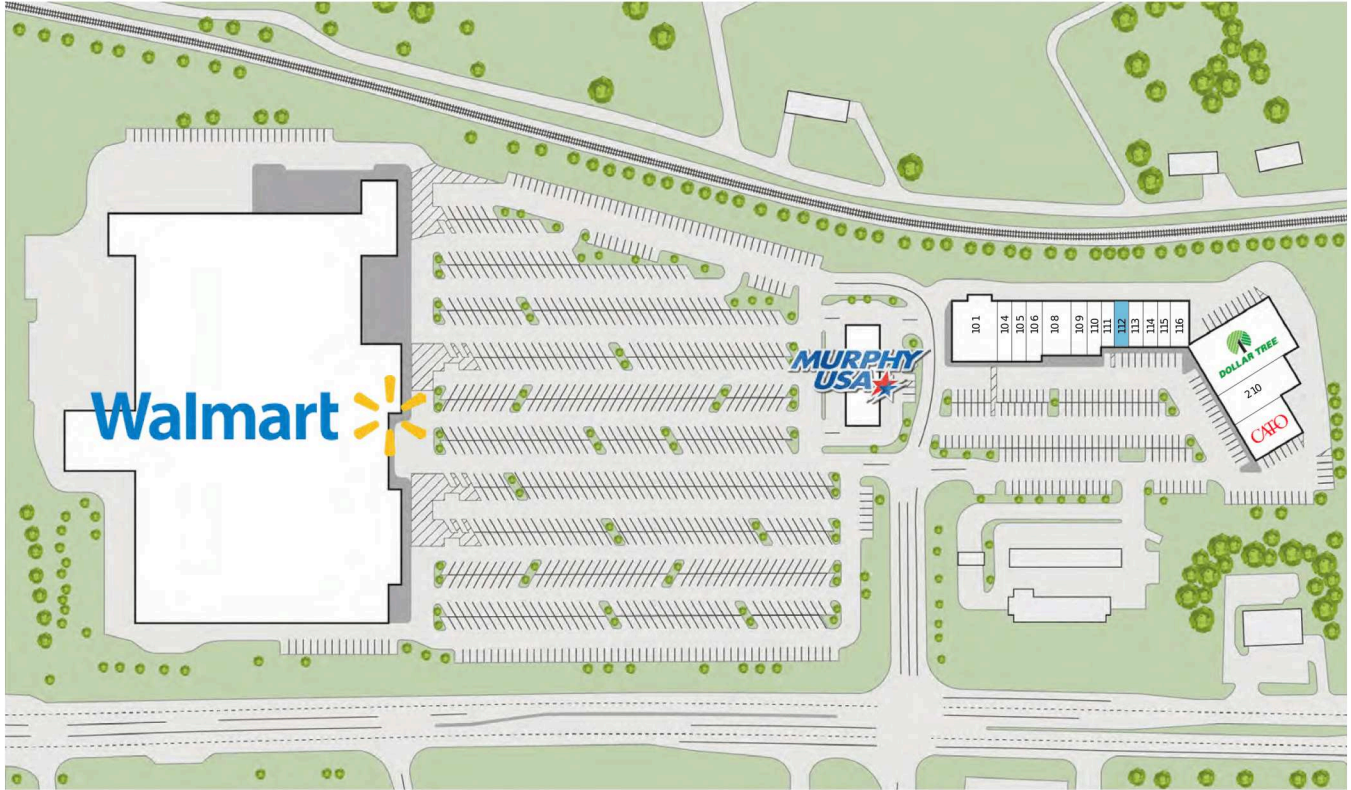
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,292	37,112	75,532
Households	1,940	15,886	32,867
Average Household Income (\$)	51,746	69,280	69,338

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Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
101	7 Hermanos Mexican Cuisine	4,800	112	Available	1,200
104	Great Clips	1,600	113	Metro PCS #13009	1,200
105	Tobacco & Vapes Discount	1,600	114	JC Nails	1,200
106	GameStop	1,600	115	Liberty Tax	900
108	Hachimi Japanese Cuisine	2,800	116	Sally Beauty	1,500
109	PostNet	1,400	200	Dollar Tree	10,000
110	Sweet Frog	1,400	210	Wag N' Suds	4,300
111	Cricket	1,200	220	CATO	4,060