



Johnson City, Tennessee- Market Analysis

Wed. January 8, 2025

	Property Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property 3101 W Market St Johnson City, TN 37604	Shoppes at West Market	40,760	Dollar Tree	7 Hermanos Mexican Cuisine, Great Clips, Tobacco & Vapes Discount, Game Stop, Hachimi Japanese Cuisine, Post Net, Sweet Frog Frozen Yogurt, Cricket Wireless, Boost Mobile, JC Nails, Liberty Tax Service, Off Leash Boutique, Cato Fashions	\$ 25.00	\$ 5.07	93%	2,700	Evan Staley Hendon Properties estaley@hendonproperties.com	Walmart (NAP) shadowed High teens- low 20s
2	1914 North Roan Street Johnson City, TN 37601	Shoppes at North Roan	20,474	Men's Warehouse, Tote Boys	Five Guys, OP Nails, Crumbl Cookie, Republic Finance, Milan Laser Hair Rremoval	x		92%	1,695	KBM 423.968.3321	
3	3211 Peoples Street Johnson City, TN	Johnson City Crossing	343,972	Home Depot, Mardel, Barton's Home Outlet, Ross, PetSmart	Michaels, Spectrum, Orangetheory Fitness, Aaron's, Shoe Carnival, Five Below, America's Best Contacts & Eyeglasses, Diamond Exchange, Oreck Floor Care, Gamestop, Sally Beauty, Amigo Mexican Restaurant, Natural Foods Market	x		91%	30,973	Shannon Farley Chase Properties 812.774.2324	
4	3135 Peoples Street Johnson City, TN 37604	Peoples Crossing	29,092	David's Bridal, PT Solutions	Luxury Nails, Menchie's, Buttermilk Sky Pie Shop, CLOSED Title, Lendmark, Bentley Medical and Aesthetics, QC Kinetix, Natural Pet Supply, Pretty as a Peach, Barberitos	x		100%	-	Mitch Cox Companies	
5	3019 Peoples Street Johnson City, TN 37604	Johnson City Center	885,574	At Home, Hobby Lobby	Guitar Center, Holston Medical Group			100%	-		30,000 sf medical center anchor
6	1735 West State of Franklin Road Johnson City, TN 37604	University Plaza	54,920	Earth Fare	Daylight Donuts, The UPS Store, Yum! Sushi Burrito & Poke, JC Male Barber Co, Fleet Feet, One Stop Wines & Liquors, Angie's Nails, Exit Realty, Barberitos, Insomnia Cookies	x		98%	1,200	Mitch Cox Companies	1,200 sf- \$14/sf annually
7	1120 West State of Franklin Road Johnson City, TN 37604	University Centre	14,953	Starbucks, First Watch	Verizon, Alumni Hall, Subway, First Watch, Ubreakifx, Geico, Saladworks			90%	1,532		1,532 sf- \$34/sf/year NNN
8	1805 N Roan Street Johnson City, TN 37601	Roan Centre	122,401	AMC	Bayou Boys Fresh Gulf Shrimp, Beaty Shoes, Café Lola's, Final Cuts, Johnson City Martial Arts, LA Nails, Luna Moon Boutique, Ole's Guacamole Authentic Mexican Kitchen, Mountain Empire Comics, Once Upon A Child, Pioneer Cladding and Glazing, Plato's Closet, Play it Again Arcade, Tiebreakers	x		97%	3,600	Robbins Properties 615.301.6571	
9	198 Marketplace Blvd Johnson City, TN 37604	Johnson City Marketplace	242,503	Lowe's, Kohl's, Sephora	Kirkland's, Lane Bryant	x		98%	4,998	Mitch Cox	
10	3101 Browns Mill Road Johnson City, TN	Shops at Franklin	34,940	Outback Steakhouse	America's Home Place, Honey Baked Ham, Integral Wellness, D & J Nails and Spa, L'Etoile Nail Bar, Army National Guard Recruiting, Red Wing Shoes, Miabella's Salon, 1st Heritage Credit, The UPS Store, Spice World International Market, Kumon, Visionworks	x		100%	-	William Roller Mountcastle Corporation 423.282.6141 wroller@mountcastlecorporation.com	Walmart (NAP) shadowed
11	920 N State of Franklin Rd Johnson City, TN, 37604	State of Franklin Shops	72,916	Food City	Outparcels: Panda Express, Freddy's Frozen Custard & Steakburgers, Petro Shopping Center, Pal's, Valvoline, Tommy's Express Car Wash			83%	12,791	Tommy Perrigan Interstate Realty 423.967.3080 tommy@ira-realty.com	9.8 acres available beside Food City- \$35/sf/year
12	2120 S Roan Street Johnson City, TN 37601	Shops at S Roan Street	57,314	Food City	Farm Bureau Insurance, Hair Designers, WCYB- Johnson City Newsroom	x		100%	-	Tommy Perrigan Interstate Realty 423.967.3080 tommy@ira-realty.com	Affordable Housing Project- 145 residents will move in

13	1811 West State of Franklin Road Johnson City, TN 37604	Franklin Square	81,850	Kroger	Kroger Fuel Center, Bridge Pointe Real Estate, Coffee Town, Panda House, Vellagio Nails & Spa, Portobello's Italian Bistro, Appalachian Maid Services, Sky Thunder Tobacco & Vape, Jersey Mike's	13-17	\$ 3.75	100%	-	Brande Benson Avison Young 865.450.8883 brande.benson@avisonyoung.com	2,800 sf 2nd gen restaurant outparcel
14	509 N State of Franklin Rd Johnson City, TN 37604	Markets West	45,941	Publix	Little Caesars, Advance America, Jimmy John's, Sun Tan City, Superior Financial Services, Q Nails, Yamato, Charley's Cheesesteaks, Wild Birds Unlimited, Farm Bureau Insurance, Dry Clean City, Buff City Soap				1,700	Jay Goodson REMAX 423.612.3035	Outparcels include: Taco Bell & Hardee's
15	2120 N Roan St Johnson City, TN	Johnson City Plaza	69,599	Target, Books-A-Million, TJ Maxx	Rent-A-Center, Pier 1 Imports, Johnson City Ballroom, Joann, Outlet Express, Southern Pools and Spas, Studio Gloss, Belmeade Formal Wear, Backstage Dancewear, H&R Block					404.261.9452	
16	925 Hamilton Pl Johnson City, TN 37604	Hamilton Place	44,078	Academy, Planet Fitness, Aubrey's	Buffalo Wild Wings, AT&T, Sully's Steamers, Mariner Finance, Java Juice, LV Nail Bar, Ming's Asian Cuisine, Oakwell Animal Hospital, Maple Street Biscuit Company, Prime IV, The Pawlor, Wahaca Mexican Kitchen, Safeway Pest Control, Armed Forces, Rio de Brazil	x			9,854	KBM 423.968.3321	
Totals			135,080			\$ 25.00	\$ 4.41	96%	7,104		