

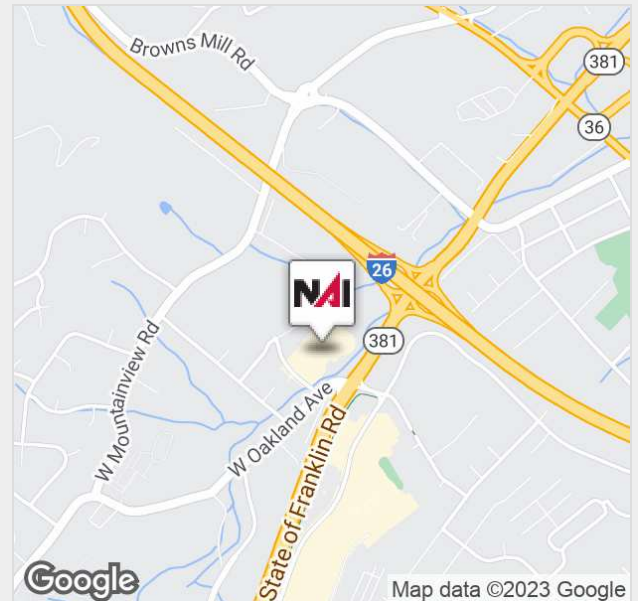


3020 Franklin Terrace Court

Johnson City, Tennessee 37604

Property Features

- Heavy retail and service corridor
- Multiple suite sizes
- Immediate access from I-26
- Park like setting
- Competitive rates



For more information:

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Lease Rate

\$16.00 SF/Yr

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For Lease

Franklin Terrace Court



Property Summary

Available SF:	1,631 - 6,355 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	2.82 Acres
Building Size:	15,126 SF
Year Built:	2003
Zoning:	Commercial
Market:	Johnson City
Cross Streets:	State of Franklin Road

Property Overview

Located immediately off the I-26/State of Franklin Road exit. This center offers convenient access, high traffic counts and surrounded by a mix of national big box stores, restaurants and inline retailers.

Sam's, Barnes and Noble, Home Depot, Walmart and Lowes are just a few of the brands located off this exit.

This location is ideal for multiple types of use, with suite sizes ranging from 1,600 sq ft to 6,000 + sq ft. It is very well maintained, has ample parking and sits in the retail hub serving northern Johnson City and an expanded rural MSA to the north.

Location Overview

Located at the retail/services hub off with immediate access from I-26 and State of Franklin Road. This area is loaded with big box and inline national retailers, providing goods and services to northern Johnson City and an expanded rural MSA.

For Lease

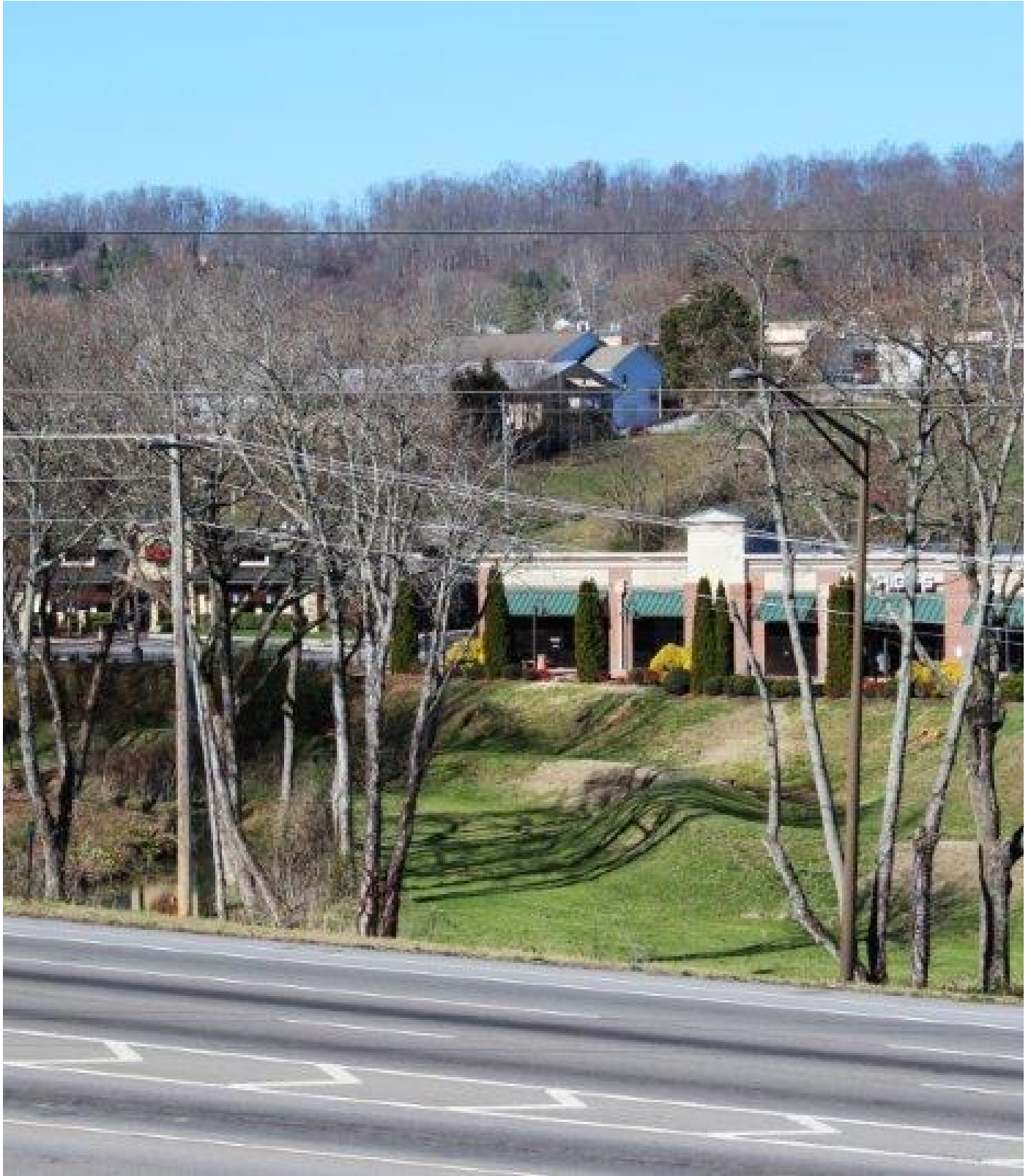
Franklin Terrace Court



SPACE	SUITE #	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3020 State of Franklin Road	1	\$16.00 SF/YR	NNN	2,687 - 6,355 SF	VACANT
3020 State of Franklin Road	2	\$16.00 SF/YR	NNN	1,631 - 6,355 SF	VACANT
3020 State of Franklin Road	3	\$16.00 SF/YR	NNN	2,037 - 6,355 SF	VACANT

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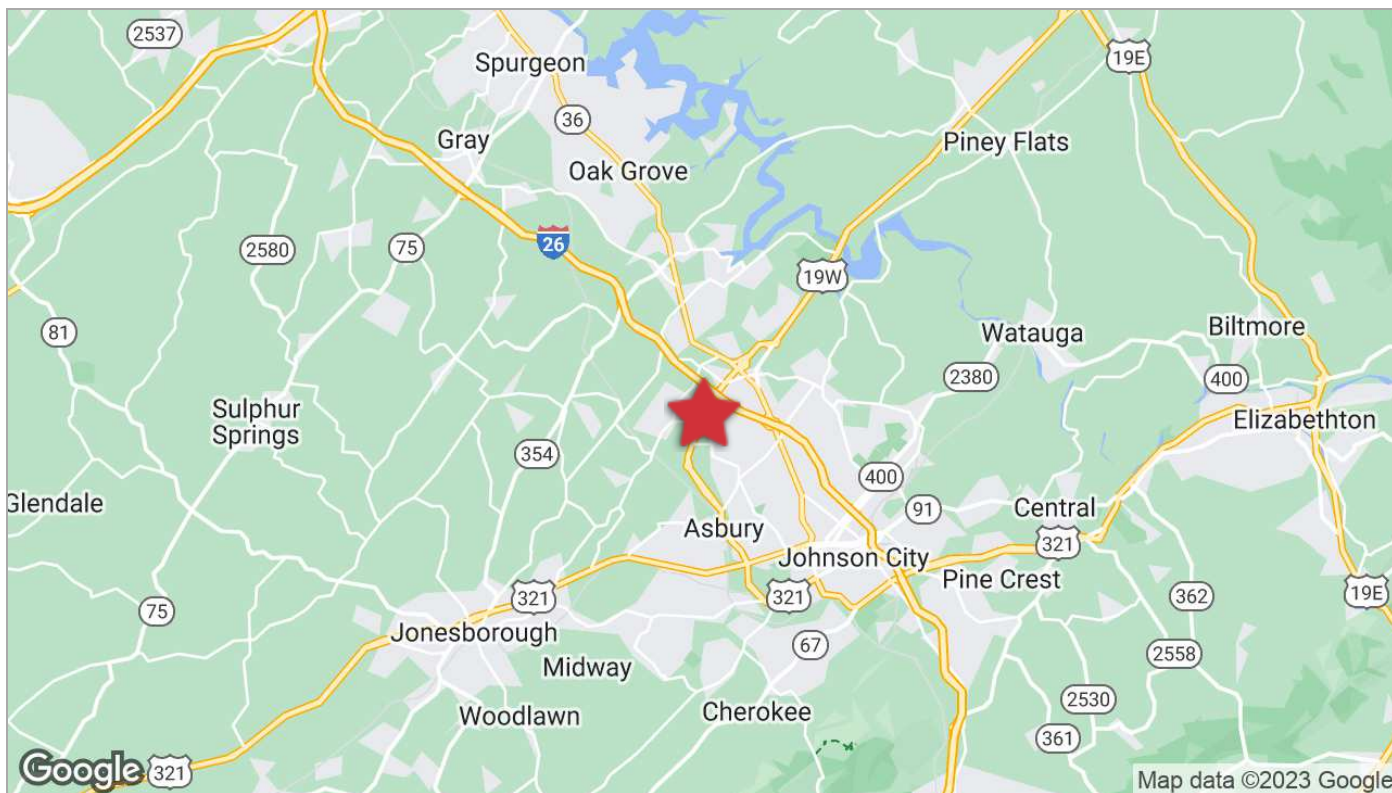
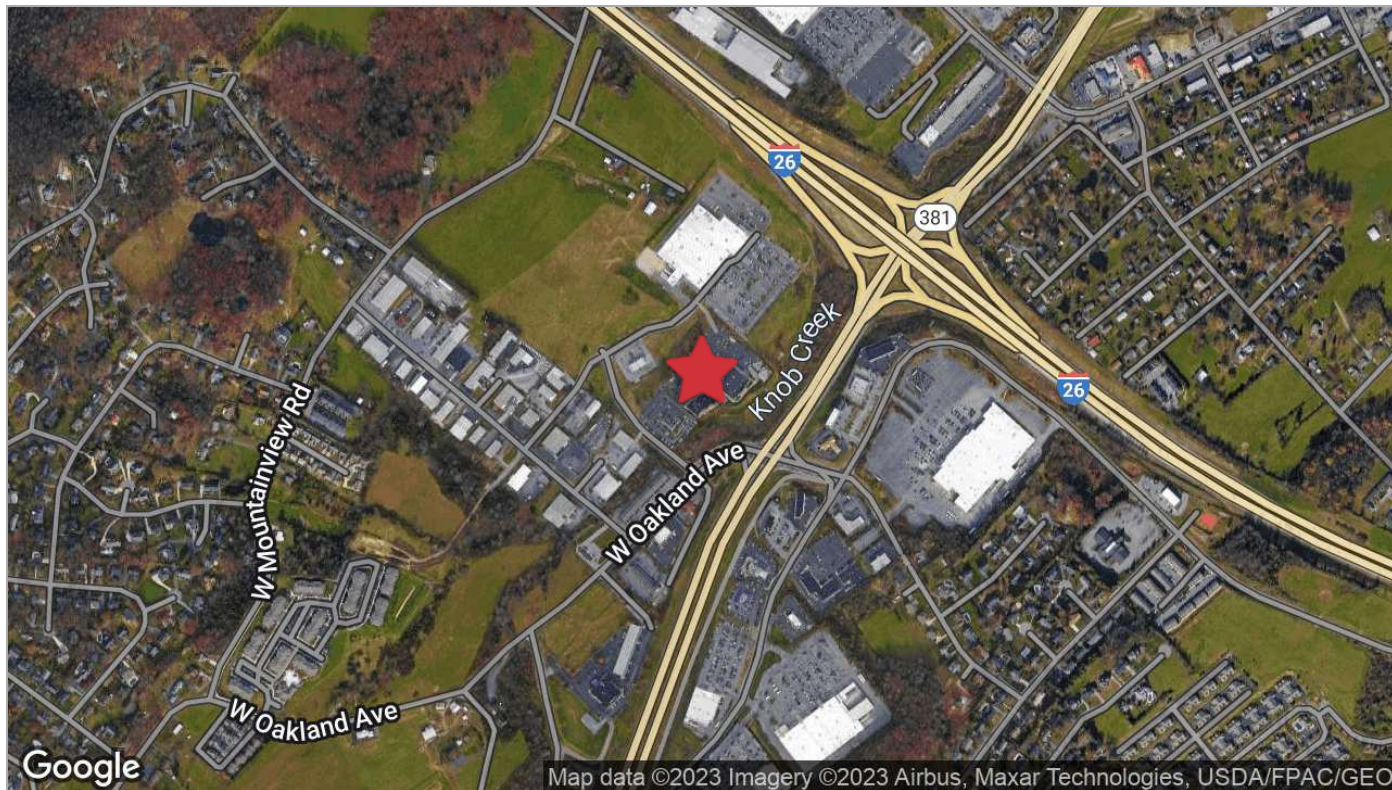
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Franklin Terrace Court



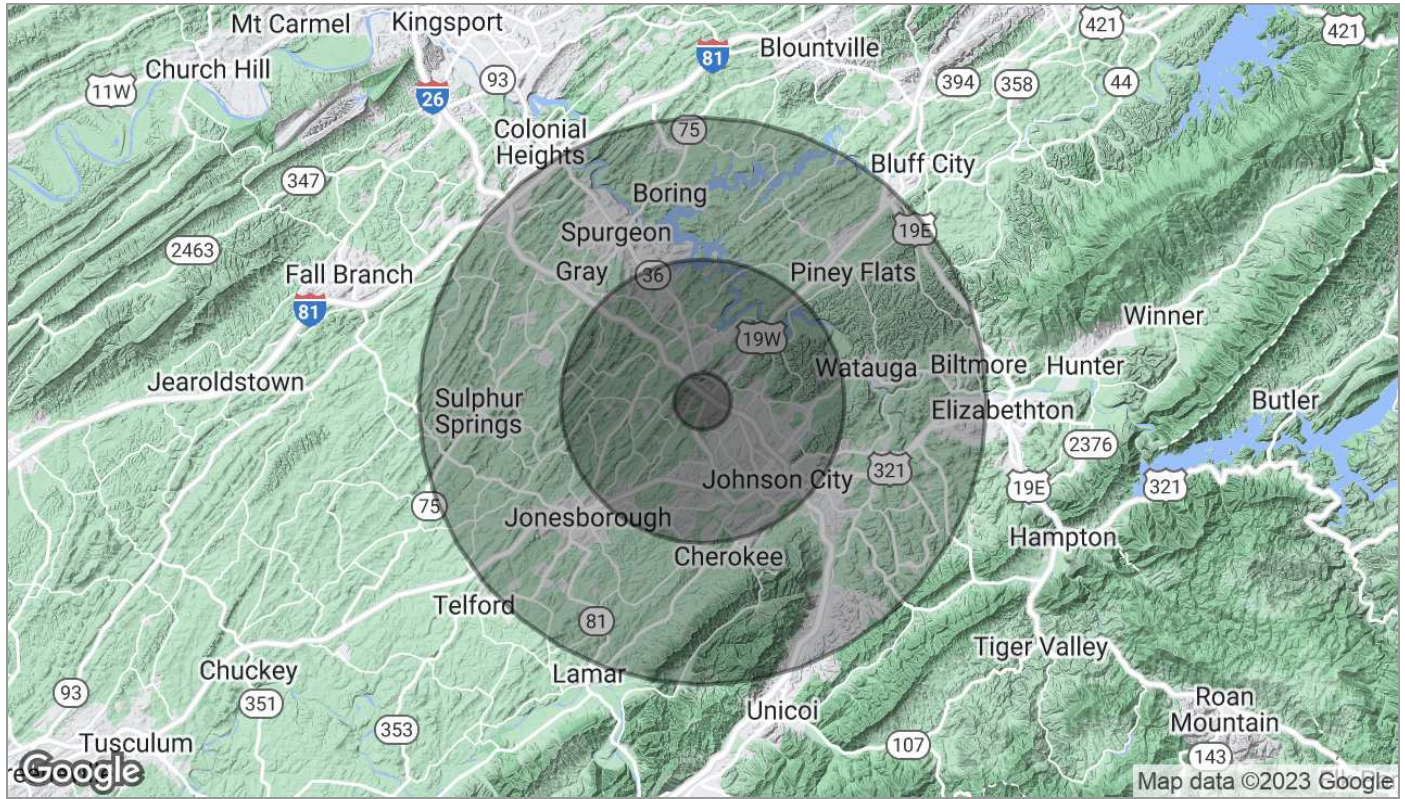
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For Lease

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,021	68,741	149,093
MEDIAN AGE	43.8	39.8	38.9
MEDIAN AGE (MALE)	42.4	38.9	37.8
MEDIAN AGE (FEMALE)	45.5	40.5	40.1
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,286	29,110	62,245
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$78,511	\$59,924	\$57,406
AVERAGE HOUSE VALUE		\$134,262	\$143,060

* Demographic data derived from 2020 ACS - US Census