



**2 Out Parcels
Available**

**Traffic Count:
38,000 VPD on I-26**

55,946 VPD



**HOBBY
LOBBY**

at home
The Home Décor Superstore

HMG
HOLSTON MEDICAL GROUP
30,000 SF
Medical Office Anchor

6,000 SF
61 Spaces
+/- 1.1 Acres
Will Fit Tenants
Specifications

Building 1

5,822 SF
60 Spaces
+/- 1.2 Acres
Will Fit Tenants
Specifications

Building 2

PLANNED:
Construction Starting Soon
2,500 SF
30 Spaces
+/- 1.1 Acres
Will Fit Tenants
Specifications



**Guitar
Center**

**Batteries
+ Bulbs**

**CHUCK E.
CHEESE'S**
Where Kids Can Be Kids



Robinson
Animal Hospital

Citizens Bank



Guitar Center Grand Video

Johnson City, TN

3019 Peoples St. Johnson City, TN 37604

Super Regional Retail Destination

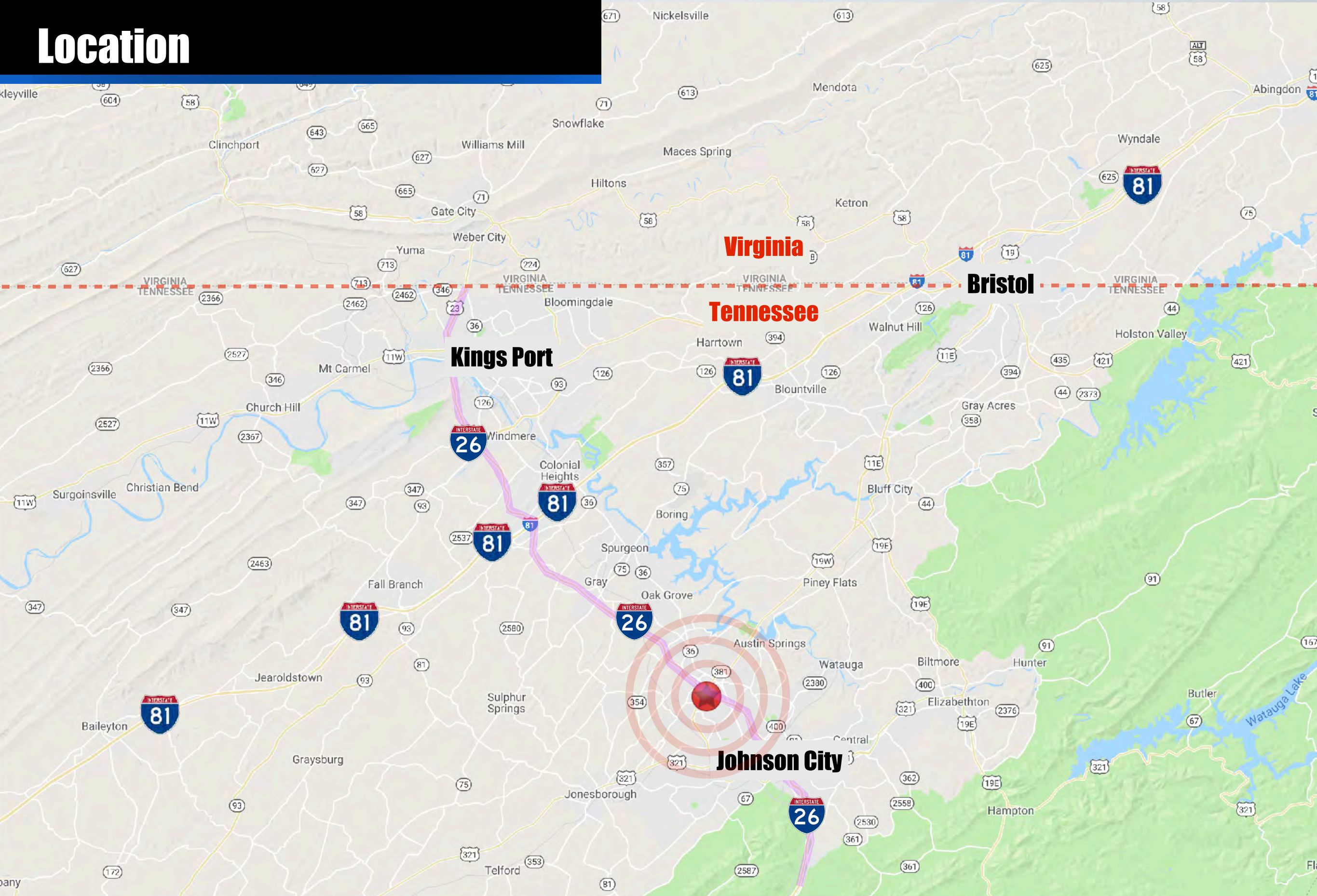
All utilities available.

Available Outparcels

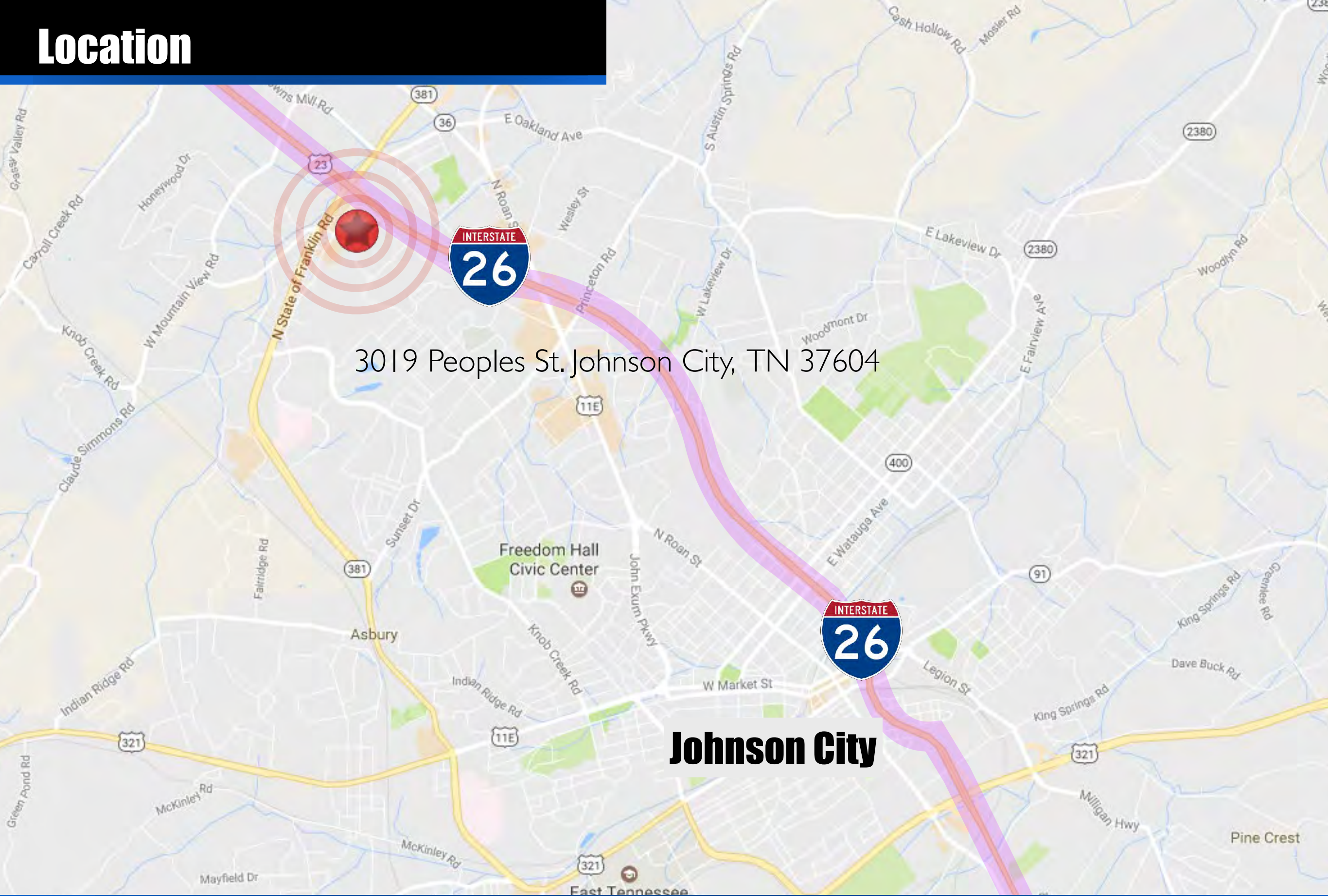
Available Outparcels - Prime Retail Location
Hobby Lobby & At Home

Trinity
DEVELOPMENT PARTNERS

Location



Location



3019 Peoples St. Johnson City, TN 37604

Johnson City

Area Overview



Area Overview



Area Overview

● SUBJECT PROPERTY

● **THE MALL AT JOHNSON CITY**
534,873 square foot shopping mall; 90+ stores and services

● **SCIENCE HILL HIGH SCHOOL**
2,227 students; Rated 9/10 by greatschools.org

● **EAST TENNESSEE STATE UNIVERSITY**
More than 14,500 students enrolled; 2,370 jobs; Member of the Division I SoCon Athletic Conference

55,946 VPD



Parcel 1

Parcel 2

Parcel 4

381

30,743 VPD



Walgreens



PLANNED:
Construction Starting Soon
2,500 SF
30 Spaces
+/- 1.1 Acres
Will Fit Tenants Specifications



30,000 SF
Medical Office Anchor

DAVID'S BRIDAL



BB&T



Site Overview



Guitar Center Grand Video

6,000 SF
61 Spaces
+/- 1.1 Acres
Will Fit Tenants
Specifications

Building 1

5,822 SF
60 Spaces
+/- 1.2 Acres
Will Fit Tenants
Specifications

Building 2

30,000 SF
Medical Office Anchor

PLANNED:
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+/- 1.1 Acres
Will Fit Tenants
Specifications



Building 4

Citizens Bank

**Batteries
+ Bulbs**

**CHUCK E.
CHEESE'S**
Where A Kid Can Be A Kid

Site Overview



30,000 SF
Medical Office Anchor

Site Overview

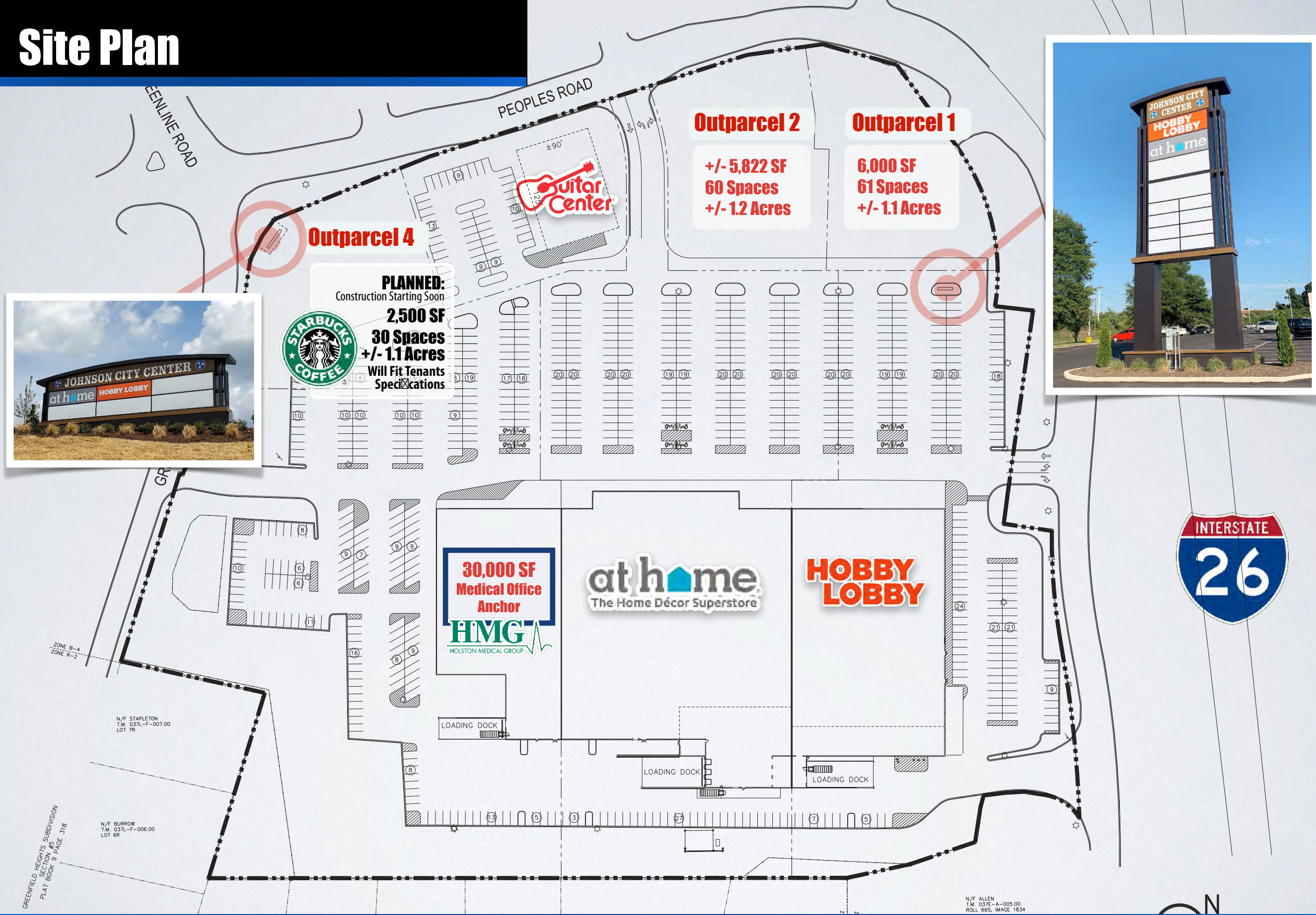


30,000 SF
Medical Office Anchor

Site Overview



Site Plan



Property Signage



ENTRANCE SIGN



PYLON SIGN - VISIBLE FROM I-26

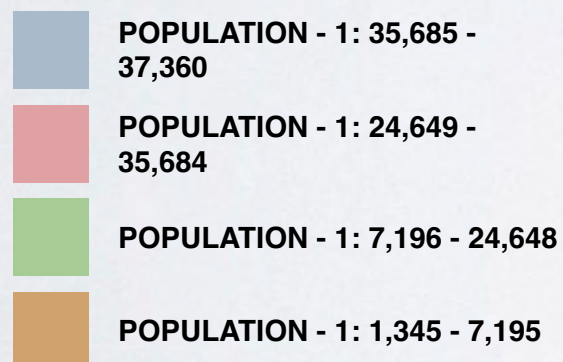
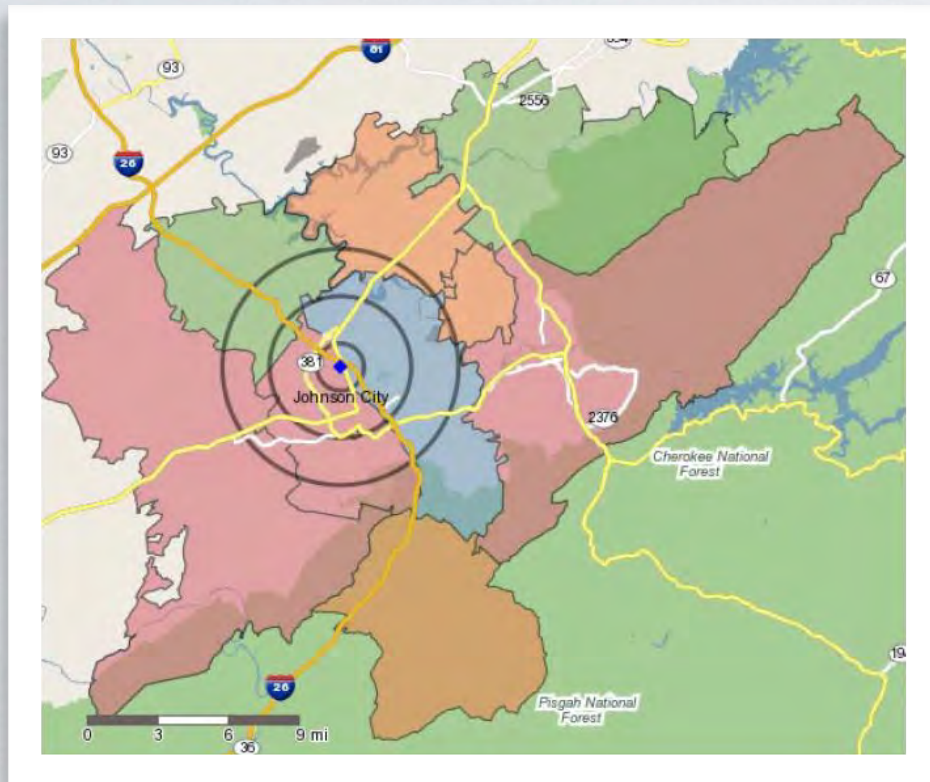
Property Photos



NEW HOBBY LOBBY AND AT HOME



CURRENT POPULATION MAP

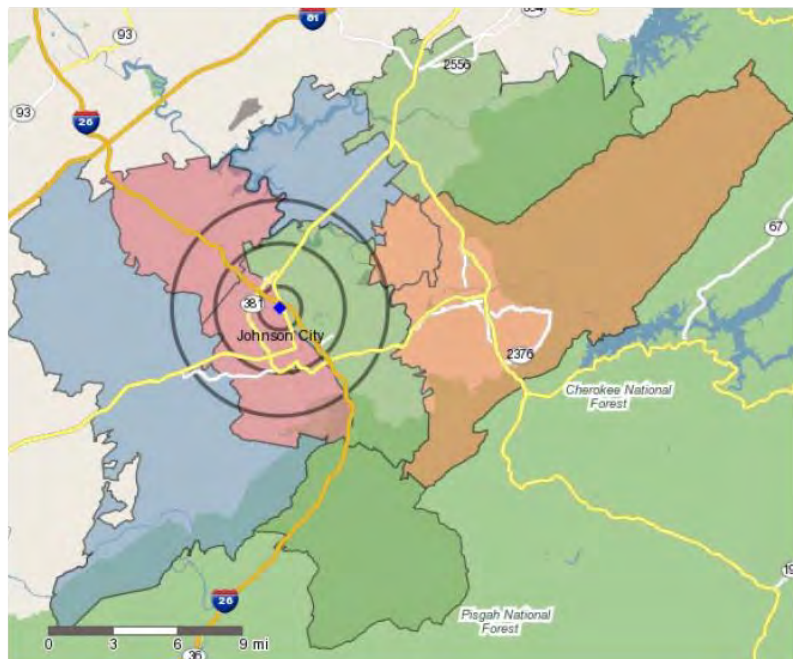


PROPERTY HIGHLIGHTS

- PREMIER RETAIL PARCEL IN SUBMARKET. ONE OF THE LAST AVAILABLE AND HIGHLY VISIBLE PROPERTIES.
- POTENTIAL OUT PARCELS.
- INTERSTATE VISIBILITY AT BUSIEST INTERCHANGE IN THE CITY, WITH OVER 60,000 CARS PER DAY
- 200,000+ RESIDENTS IN TRADE AREA
- UNDERSERVED RETAIL MARKET
- SURROUNDING RETAILERS: WALMART, HOME DEPOT, SAM'S CLUB, LOWE'S, ROSS
- HOME OF EAST TENNESSEE STATE UNIVERSITY (15,520 STUDENTS)

Demographics

HOUSEHOLD INCOME MAP



- HOUSEHOLD INCOME - 1: \$70,143 - 71,235
- HOUSEHOLD INCOME - 1: \$57,700 -70,142
- HOUSEHOLD INCOME - 1: \$51,552 - 57,699
- HOUSEHOLD INCOME - 1: \$43,048 - 51,551

Traffic Counts



38,416 CPD
I-26 or US 23



30,743 CPD
Highway 381



Guitar Center Grand Video



\$67,688

**AVERAGE HH
INCOME**



31,261

POPULATION



14,108

HOUSEHOLDS

<u>Demographics</u>	<u>1 mile</u>	<u>3 mile</u>	<u>10 mile</u>
POPULATION	31,261	71,615	155,090
HOUSEHOLDS	14,108	30,571	65,264
AVERAGE HH INCOME	\$67,688	\$58,614	\$57,184

Demographics



HEALTHCARE HUB/ REGIONAL UNIVERSITY



EAST TENNESSEE STATE UNIVERSITY

- +/- 16,000 STUDENTS
- +/- 2,200 FULL-TIME EMPLOYEES
- ANN. ECONOMIC IMPACT: +/- \$700M
- 4TH LARGEST UNIVERSITY IN TENNESSEE
- 2ND LARGEST EMPLOYER IN REGION

JAMES H. QUILLEN VA MEDICAL CENTER

VA



U.S. Department
of Veterans Affairs



SUPER-REGIONAL RETAIL DESTINATION

WITHIN A 3-MILE RADIUS OF JOHNSON CITY CENTER THERE IS **+/- 4.4M SF OF RETAIL** WITH AN AVERAGE OCCUPANCY OF 96%.

BalladHealth™



JOHNSON CITY MEDICAL CENTER / NISWONGER CHILDREN'S HOSPITAL / FRANKLIN WOODS COMMUNITY HOSPITAL

- +/- 595 BEDS TOTAL
- ONLY CHILDREN'S HOSPITAL IN REGION
- TOP 100 HEART HOSPITAL IN USA
- AFFILIATE OF BALLAD HEALTH, LARGEST EMPLOYER IN REGION



THE ANCHORS AT JOHNSON CITY CENTER HAVE **SIGNIFICANT DRAWING POWER** ATTRACTING A BROAD RANGE OF CUSTOMERS - BENEFITING TENANTS AND OWNERSHIP ALIKE.



Rick Steele

Phone: 404-906-7968

email: steelegroupinc@gmail.com

John Abernathy

Phone: 205-542-4347

email: johna@blackwaterresources.com