

# SUNSET PROFESSIONAL PARK

801 Sunset Drive, Suite A-3  
Johnson City, TN 37604

## Location

Near the intersection of Sunset Drive and Knob Creek Road

## Available for Sale or Lease

Suite A-3: 3,091 SF office  
For sale: \$553,290  
For lease: \$15/SF/year NNN

## Highlights

Pediatric dental office with reception/waiting area, 2 treatment areas, 2 private exam rooms, private office, break room, lab, supply storage room, dark room, x-ray room, 3 restrooms and storage room with washer/dryer hookup

Professional business park setting in central Johnson City

Parking in front and rear of building

Proximal to restaurants and shopping

Approx. 0.6 miles from the Mall at Johnson City

Approx. 1 mile from Med Tech corridor

Approx. 1 mile off I-26, exit 20

## Demographics

(2015 Est.)	3 mile	5 mile	10 mile
Population	42,890	75,600	153,826
Median HH Income	\$38,088	\$38,350	\$41,153
Median Age	39.3	38.7	41.1

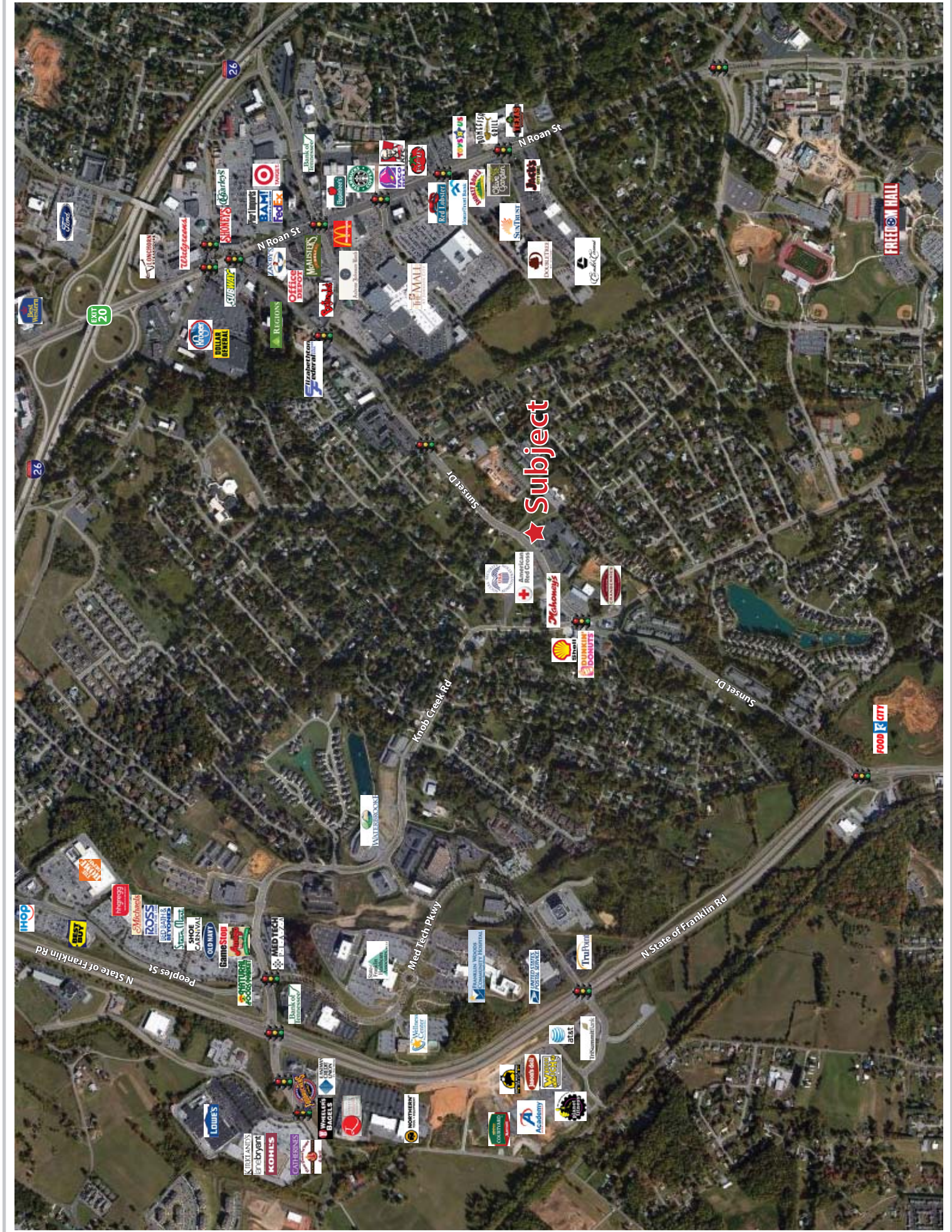
## Contact

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★ subject

26

EXIT 20

N Roan St

N Roan St

Sunset Dr

Knob Creek Rd

Sunset Dr

Med Tech Pkwy

N State of Franklin Rd

N State of Franklin Rd

Peoples St

FREECON HALL

FOOD CITY

Bank of America

Ford

Office Depot

Regions

McDonald's

Starbucks

Target

Walmart

CVS

Walgreens

Home Depot

Lowes

Best Buy

Radio Shack

Best Buy

Best Buy

Best Buy

Best Buy

IHOP

AT&T

McDonald's

Ross

Shoe Carnival

GameStop

Med Tech

Bank of America

Walmart

CVS

Walgreens

Home Depot

Lowes

Best Buy

Radio Shack

Best Buy

Best Buy

Best Buy

Best Buy

Best Buy

Best Buy

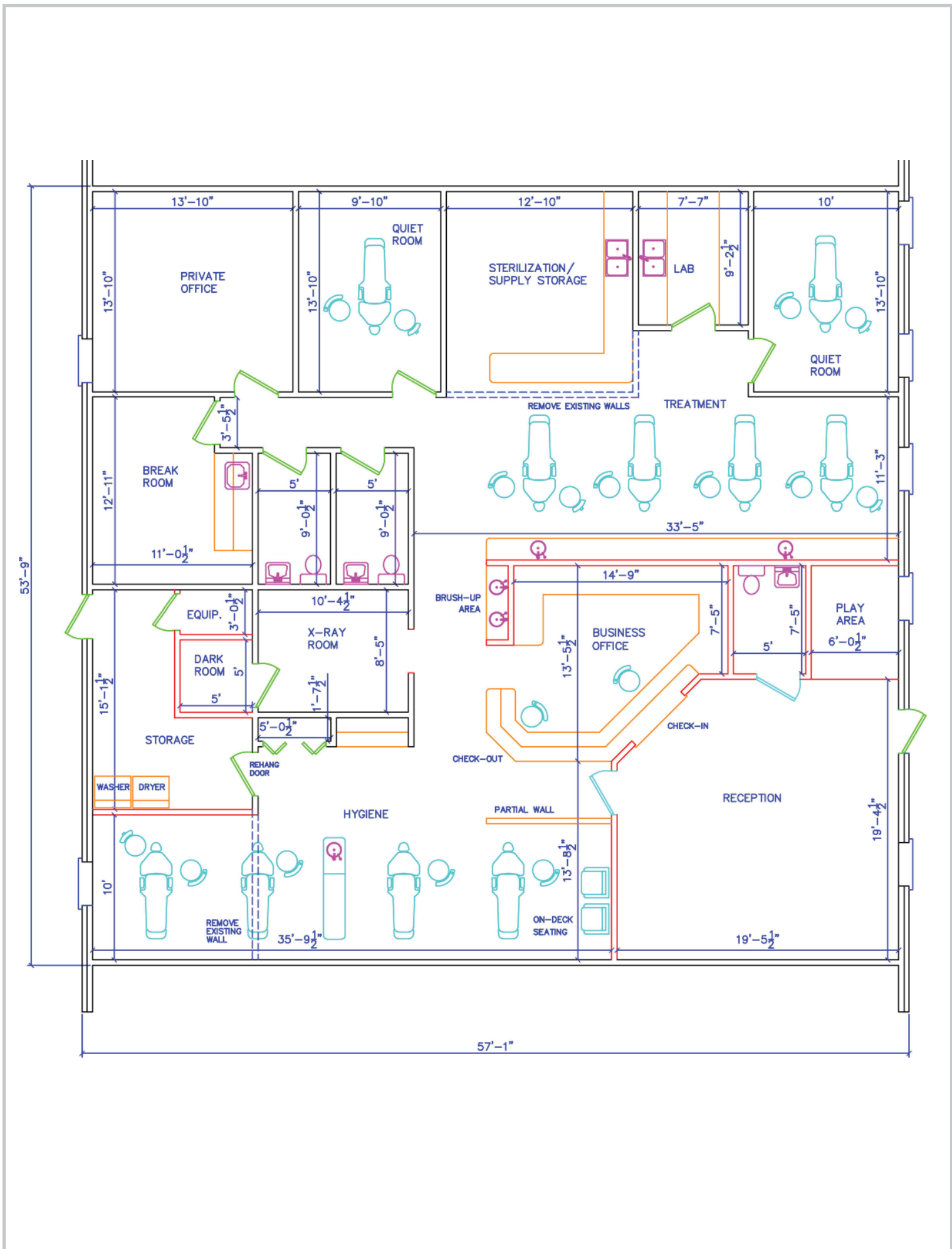
Best Buy

Best Buy

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