

BOONES CREEK OFFICE CONDO

119 Boone Ridge Drive
Johnson City, TN 37615

Location

Just off Boones Creek Road

Available for Sale

2,080 SF
\$119,500

Highlights

- Dark shell space
- Lots of windows facing Boones Creek Road
- Beautiful mountain views
- Professional office setting
- Back portion of space is open gravel so that restrooms can be installed
- 109 shared paved parking spaces
- Covered entrances on both sides of building
- Zoned I-1
- Approx. 0.4 miles from I-26, exit 17

Traffic Counts

Boones Creek Rd: 16,600 (2014)

Demographics

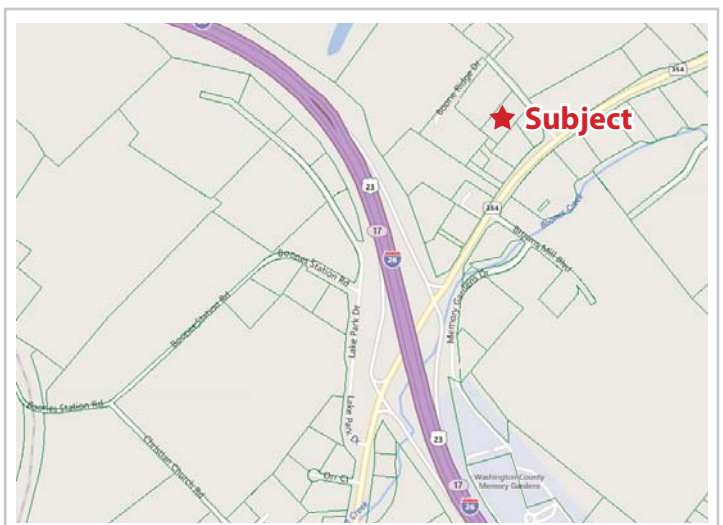
(2015 Est.)	3 mile	5 mile	10 mile
Population	19,362	48,482	153,043
Median HH Income	\$58,146	\$52,413	\$44,049
Median Age	42.8	43.3	41.5

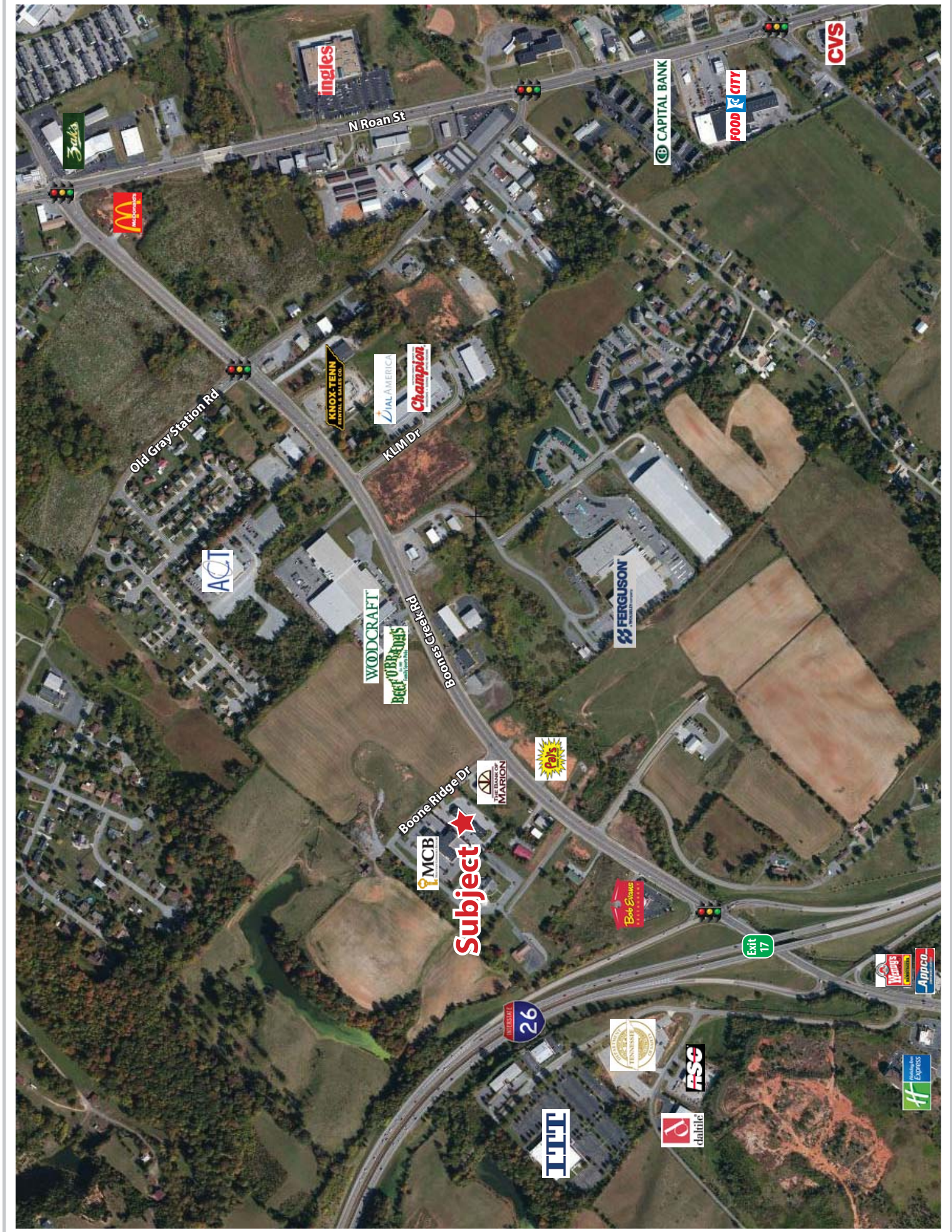
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Ingles

CVS

FOOD CITY

CAPITAL BANK

N Roan St

Zaxby's

McDonald's

Old Gray Station Rd

KNOX-TENN
RENTALS & SALES CO.

ZIAL AMERICA

Champion

KLM Dr

ACIT

WOODCRAFT

Beech Grove

Boone Creek Rd

FERGUSON

Boone Ridge Dr

Sunflower

MARTON

MCB

Subject

Bob Evans

Exit 17

Wendy's

Appco

Interstate 26

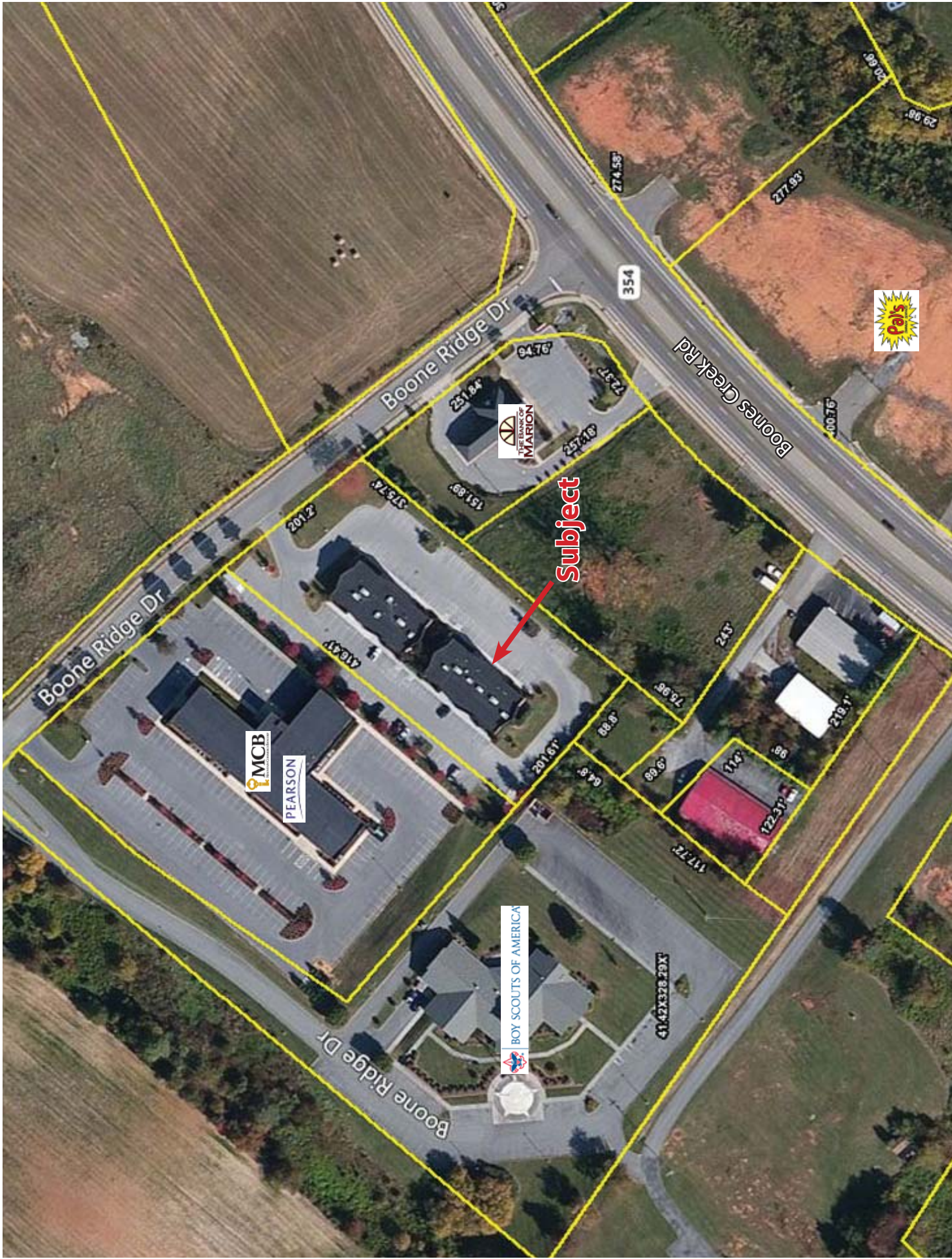
THE GREAT TASTE OF TENNESSEE

RSC

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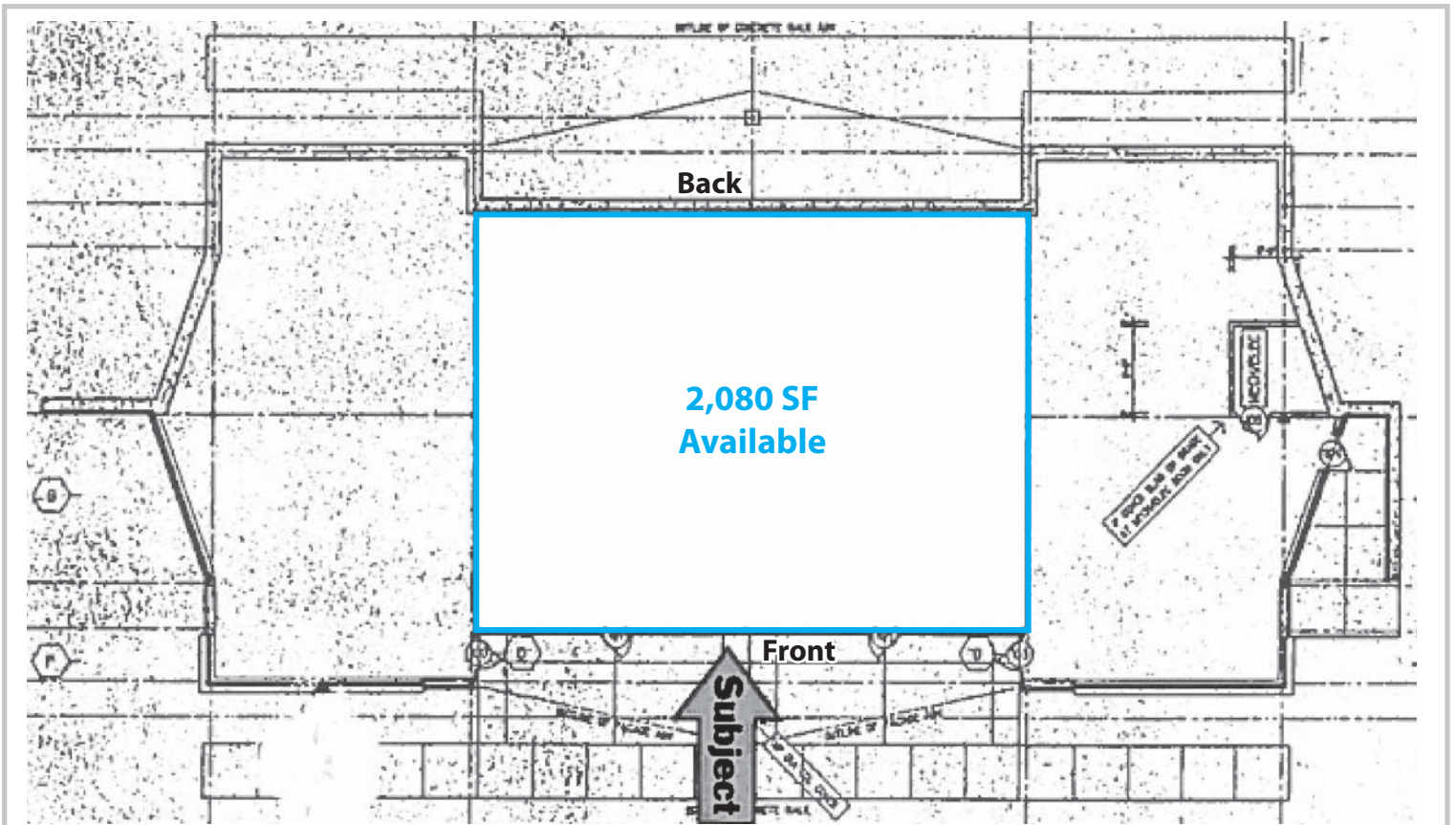
TUTT

H-E-B



subject





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