

# BOONES CREEK OFFICE/CALL CENTER

100 Lab Connect Drive  
Johnson City, TN 37615

## Location

Just off I-26 on Boones Creek Rd in Boones Creek

## Available for Sale or Lease

15,000 SF office  
For sale: \$1,700,000  
For lease: \$9/SF/Year NNN

## Highlights

Currently built out for office, but easily convertible to industrial or call center use

3.31 acre lot

20' eave height

Building can be expanded

246 paved & well-lit parking spaces

## Traffic Counts

Boones Creek Road: 18,145 (2014)  
I-26: 54,136 (2014)

## Demographics

(2015 Est.)	5 mile	10 mile	15 mile
Population	50,436	149,958	269,581
Median HH Income	\$51,259	\$43,988	\$41,151
Median Age	43.1	41.3	43.0

## Contact

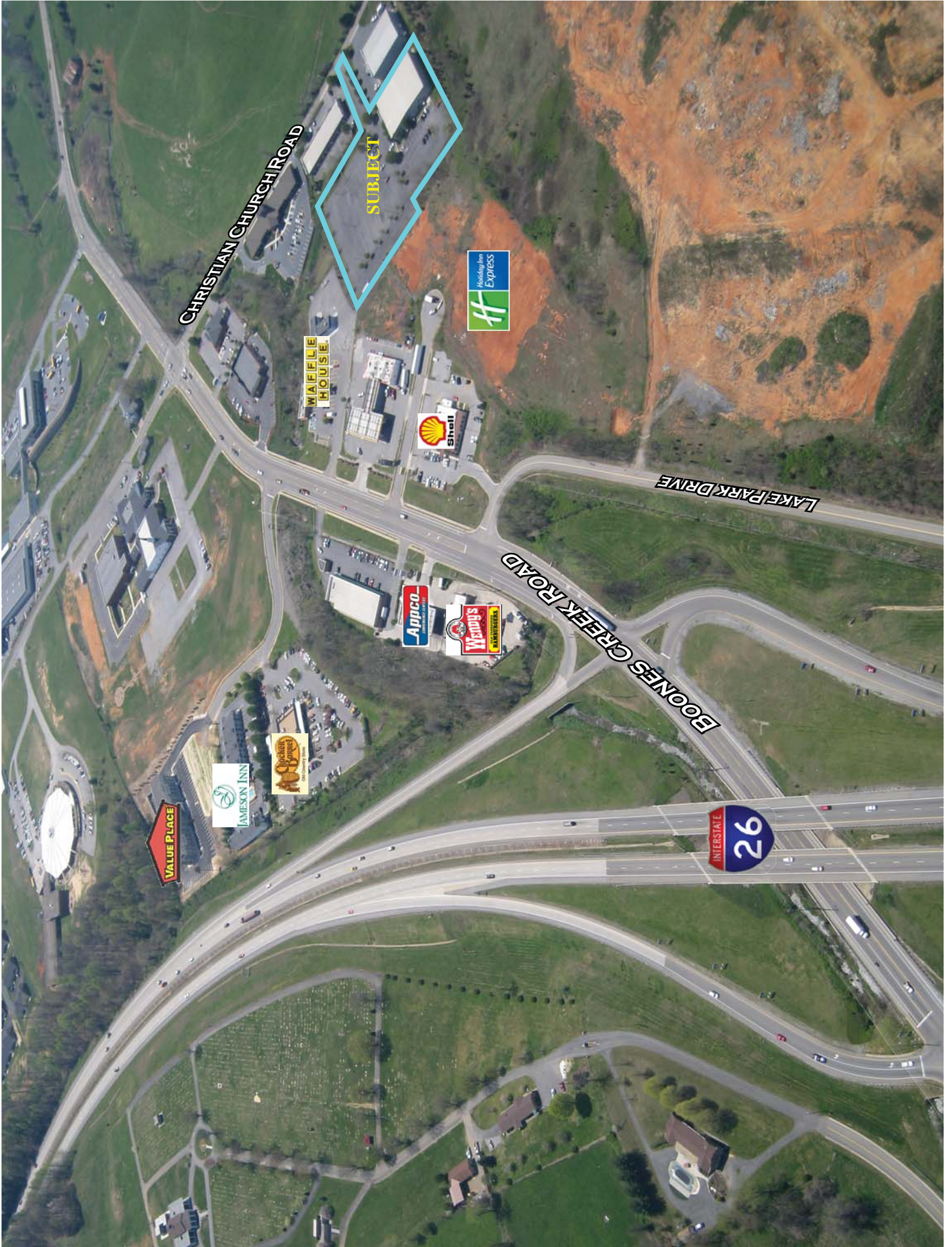
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**Owner/Agent**





CHRISTIAN CHURCH ROAD

SUBJECT

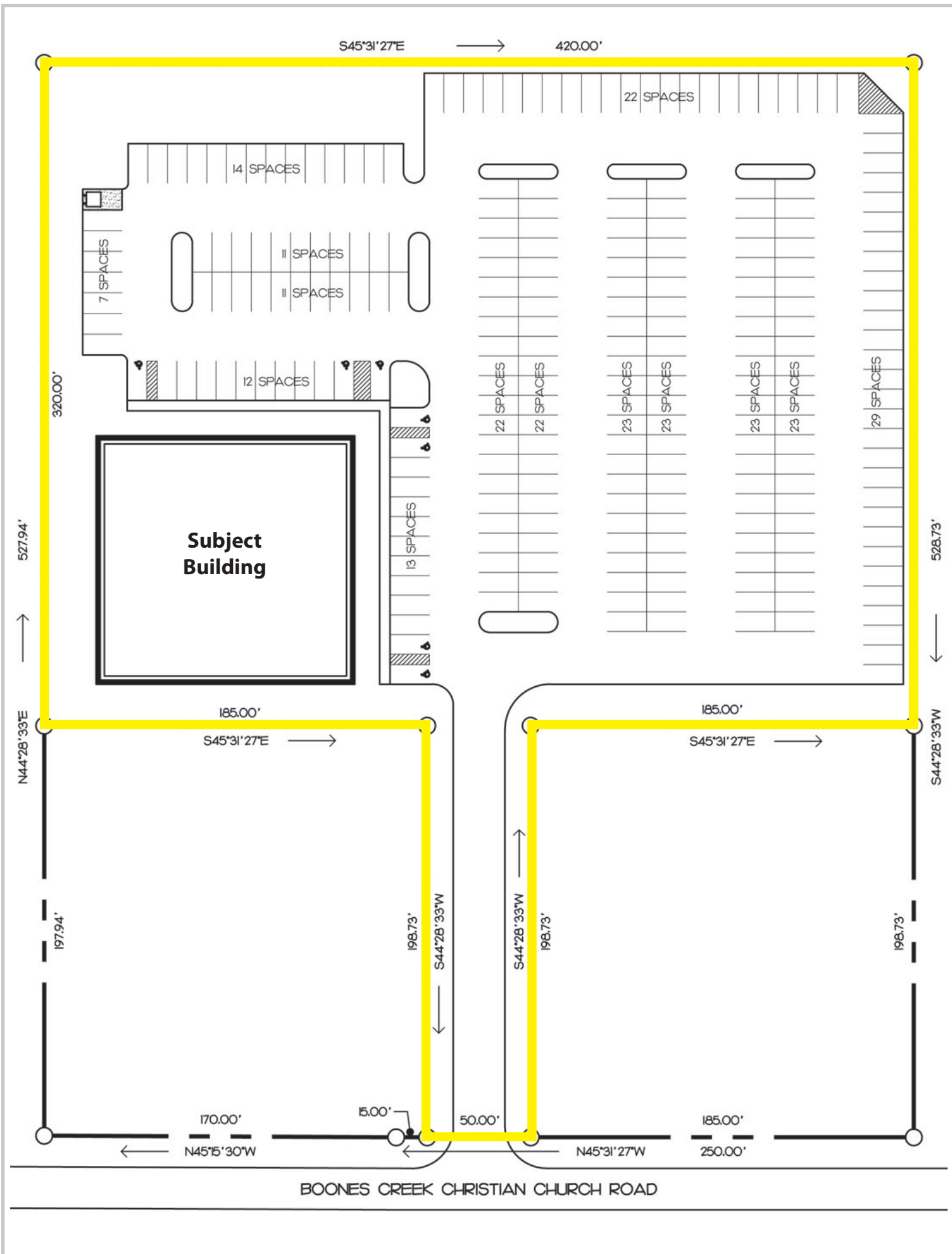
MAFFLE HOUSE

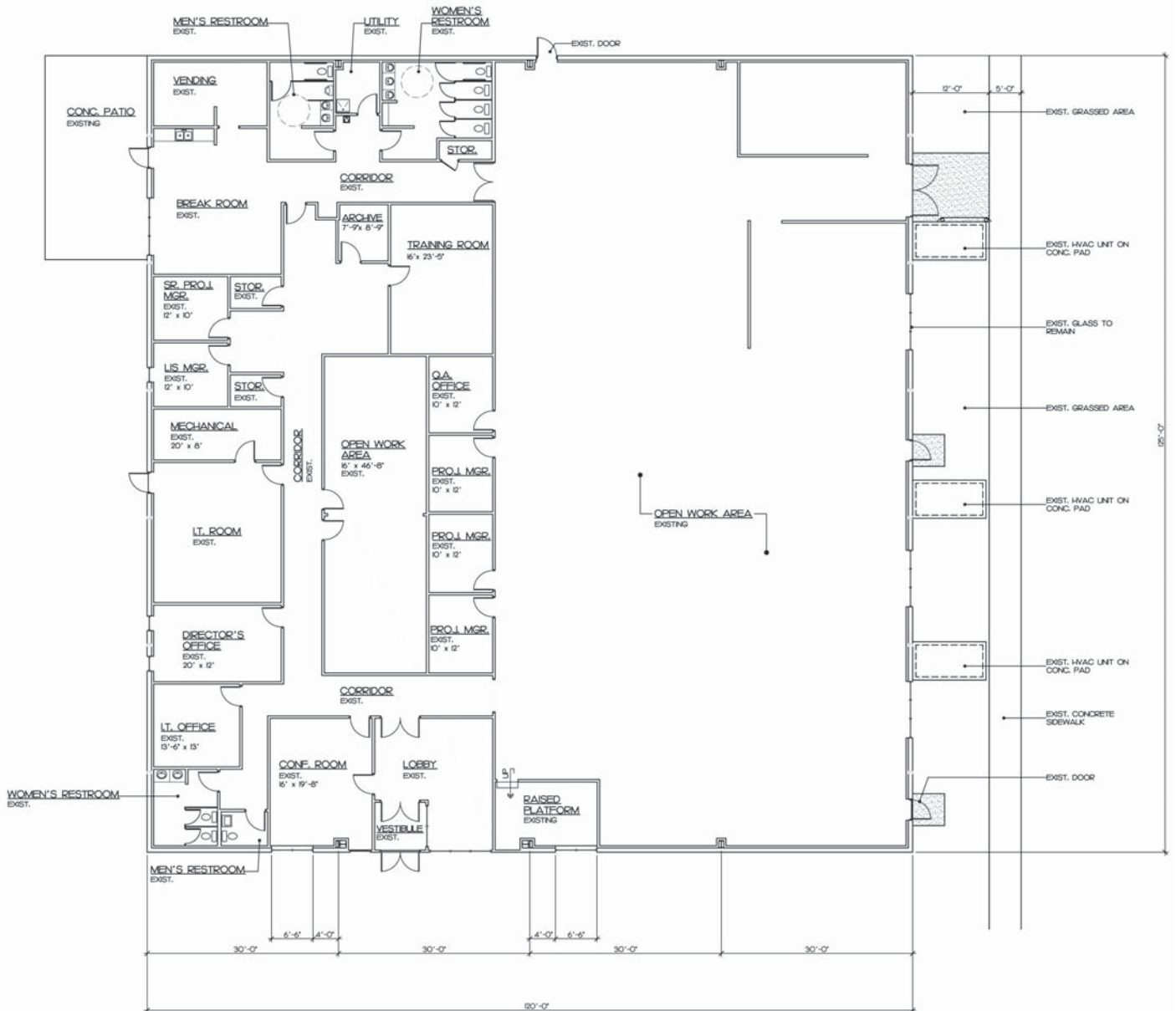


LAKE PARK DRIVE

BOONES CREEK ROAD







**MITCH COX**  
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