



HOBBY LOBBY

at home
The Home Décor Superstore

HMG
HOLISTON MEDICAL GROUP
30,000 SF
Medical Office Anchor

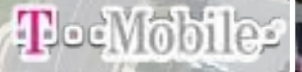
3 Out Parcels Available

Traffic Count:
38,000 VPD on I-26

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

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

5,050 SF
45 Spaces
+/- 1.1 Acres
Will Fit Tenants Specifications



Building 1

Building 2

Building 4



Batteries + Bulbs



Citizens Bank



Guitar Center Grand Video

Johnson City, TN

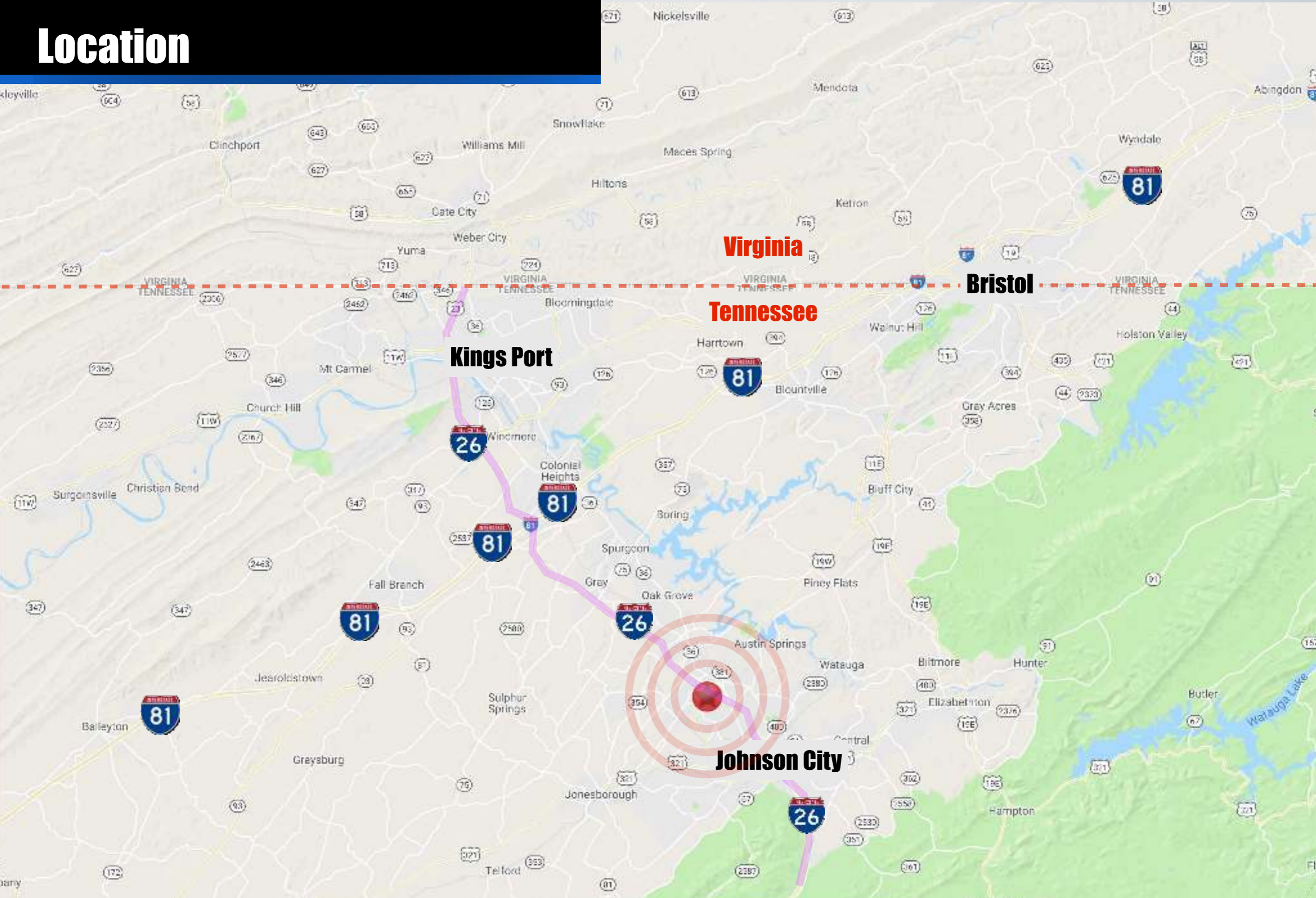
3019 Peoples St. Johnson City, TN 37604
Super Regional Retail Destination
All utilities available.

Available Outparcels

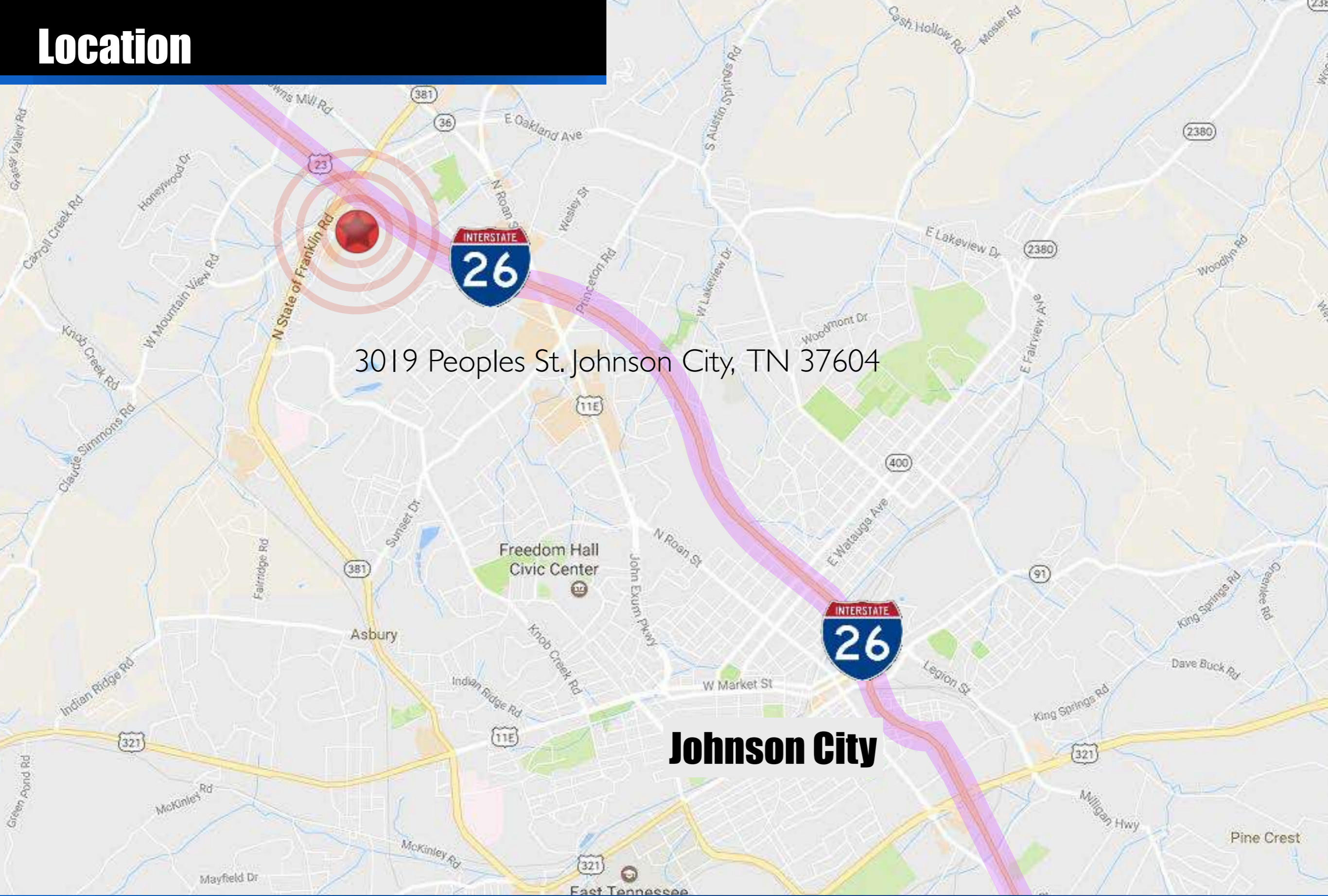
Available Outparcels - Prime Retail Location
Hobby Lobby & At Home



Location



Location



3019 Peoples St. Johnson City, TN 37604

Johnson City

Area Overview



Area Overview



Area Overview



55,946 VPD



**30,000 SF
Medical Office Anchor**

381 30,743 VPD

- **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

Site Overview



Guitar Center Grand Video

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30,000 SF
Medical Office Anchor

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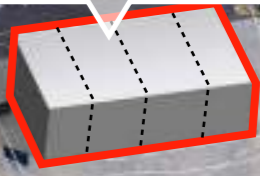
Building 1

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

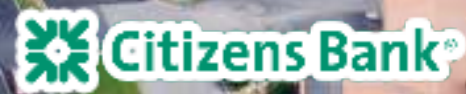


Building 2

5,050 SF
45 Spaces
+/- 1.1 Acres
Will Fit Tenants Specifications



Building 4



Site Overview



30,000 SF
Medical Office Anchor

Site Overview

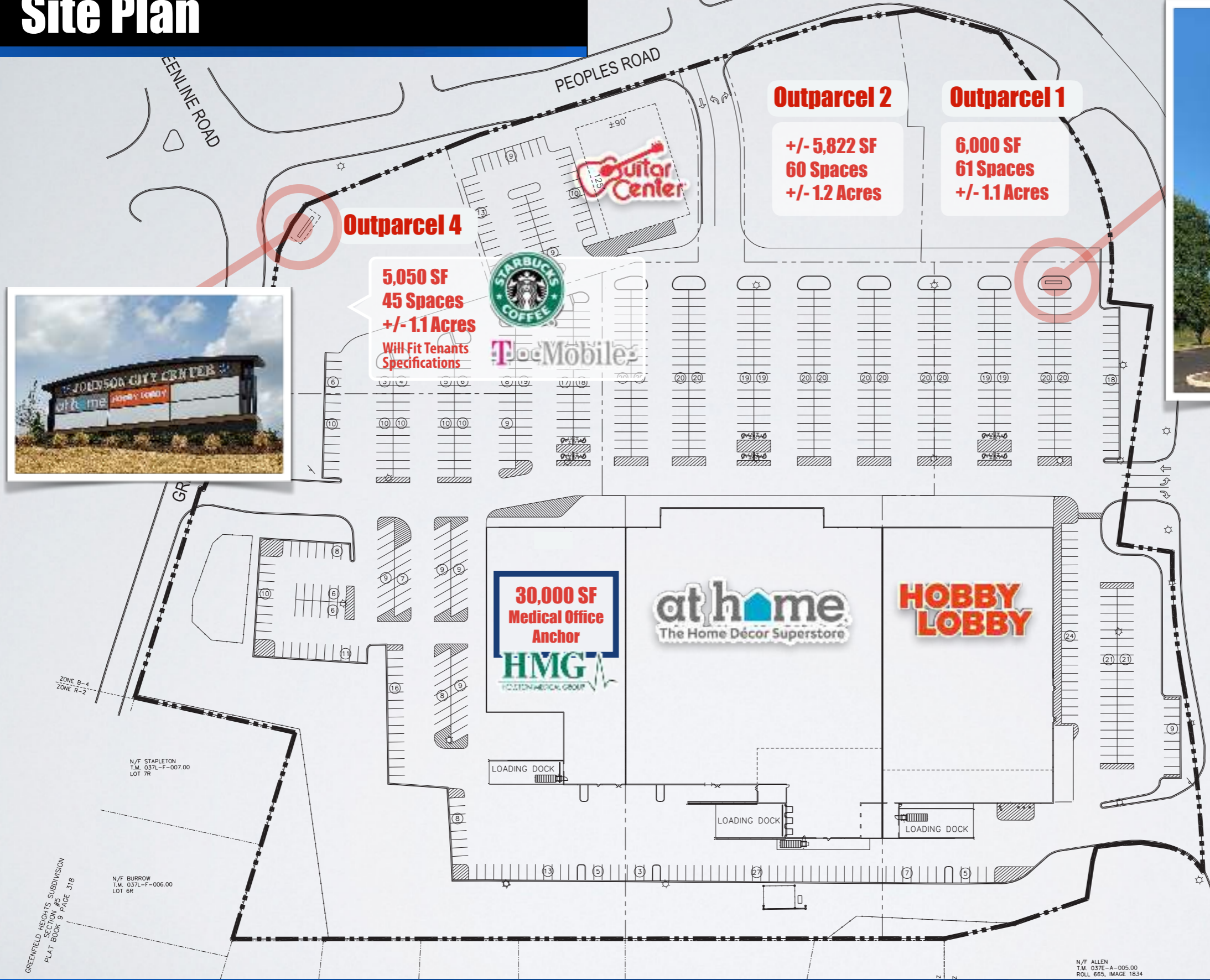


30,000 SF
Medical Office Anchor

Site Overview



Site Plan



Outparcel 2
 +/- 5,822 SF
 60 Spaces
 +/- 1.2 Acres

Outparcel 1
 6,000 SF
 61 Spaces
 +/- 1.1 Acres

Outparcel 4
 5,050 SF
 45 Spaces
 +/- 1.1 Acres
 Will Fit Tenants Specifications

30,000 SF
Medical Office
Anchor
HMG
 HOLLISTON MEDICAL GROUP

at home
 The Home Décor Superstore

HOBBY LOBBY



T-Mobile



ZONE B-4
 ZONE R-2

N/F STAPLETON
 T.M. 037L-F-007.00
 LOT 7R

N/F BURROW
 T.M. 037L-F-006.00
 LOT 6R

GREENFIELD HEIGHTS SUBDIVISION
 SECTION #8
 PLAT BOOK 9 PAGE 318

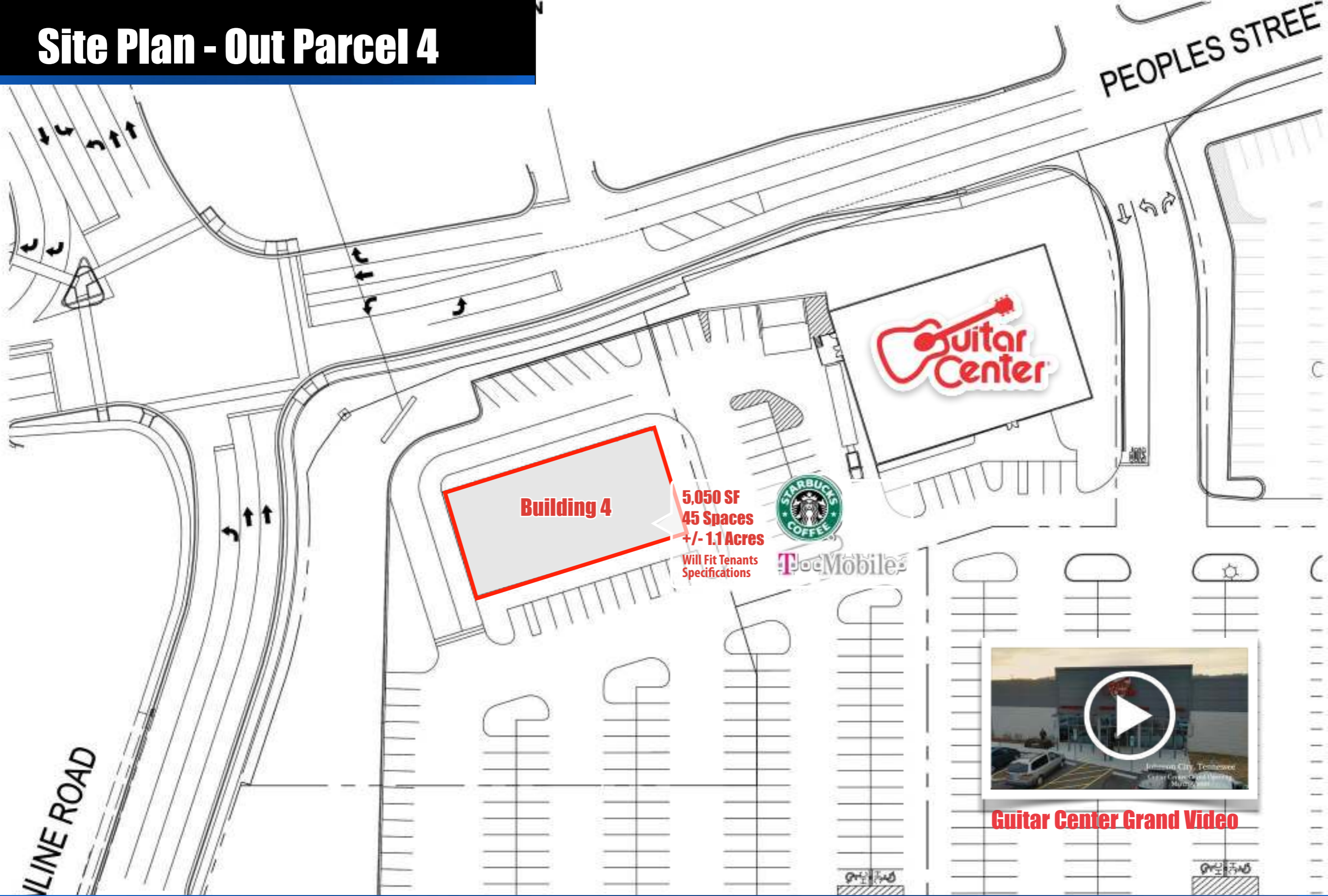
N/F ALLEN
 T.M. 037E-A-005.00
 ROLL 665, IMAGE 1834



1505 Lakes Parkway, Suite 190 Lawrenceville, GA 30043
 404.906.7968

3 Outparcels Available
 For Ground Lease or Build-To-Suit **P. 11**
 3019 Peoples St., Johnson City, TN 37604

Site Plan - Out Parcel 4



Building 4

5,050 SF
45 Spaces
+/- 1.1 Acres
Will Fit Tenants Specifications



Guitar Center Grand Video

Site Plan - Out Parcel 4



5,050 SF
45 Spaces
+/- 1.1 Acres
Will Fit Tenants Specifications



Site Plan - Out Parcel 4



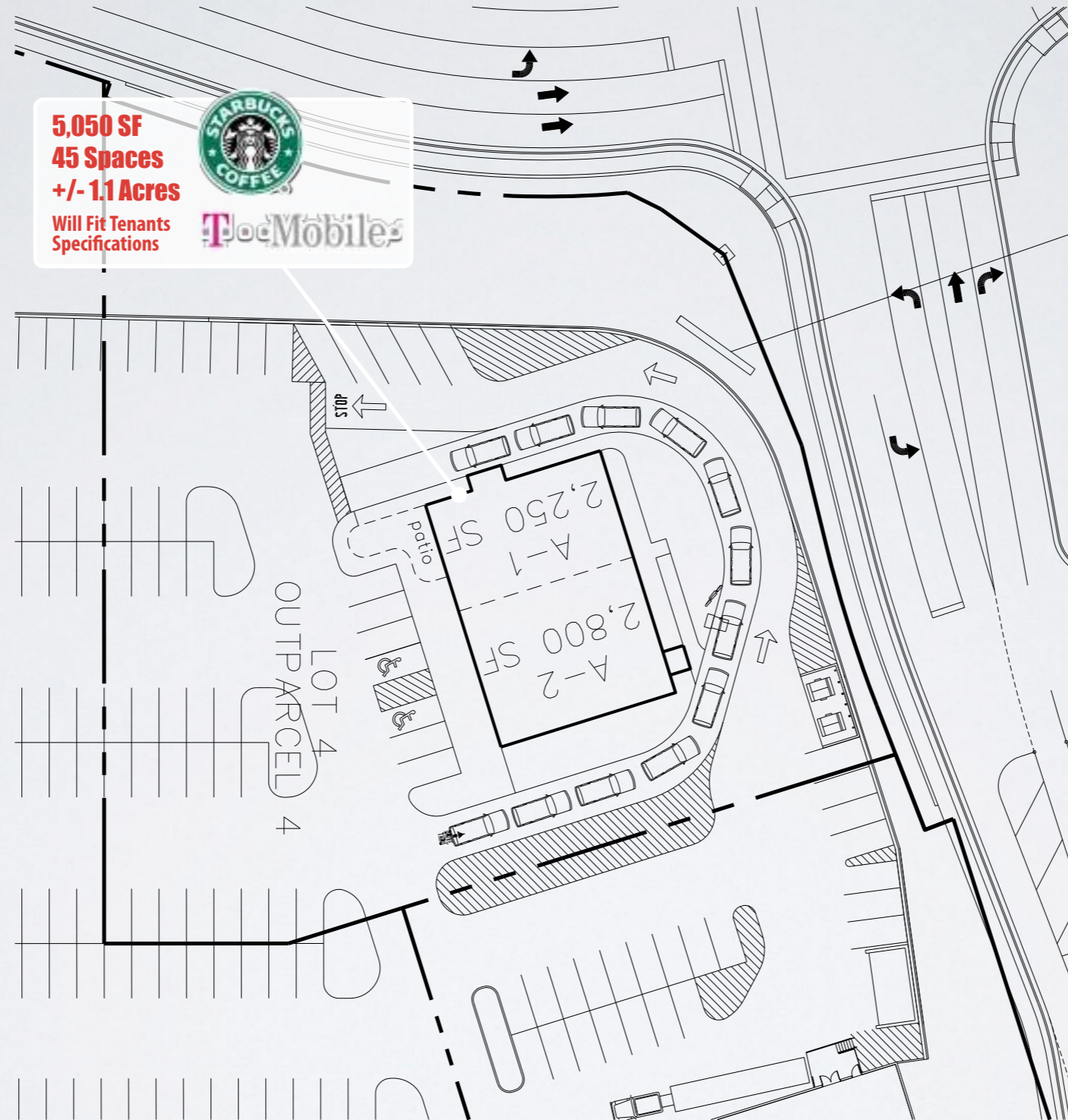
5,050 SF
45 Spaces
+/- 1.1 Acres
Will Fit Tenants Specifications



Renderings - Out Parcel 4



Site Plan - Out Parcel 4



5,050 SF
45 Spaces
+/- 1.1 Acres
Will Fit Tenants
Specifications



Property Signage



ENTRANCE SIGN

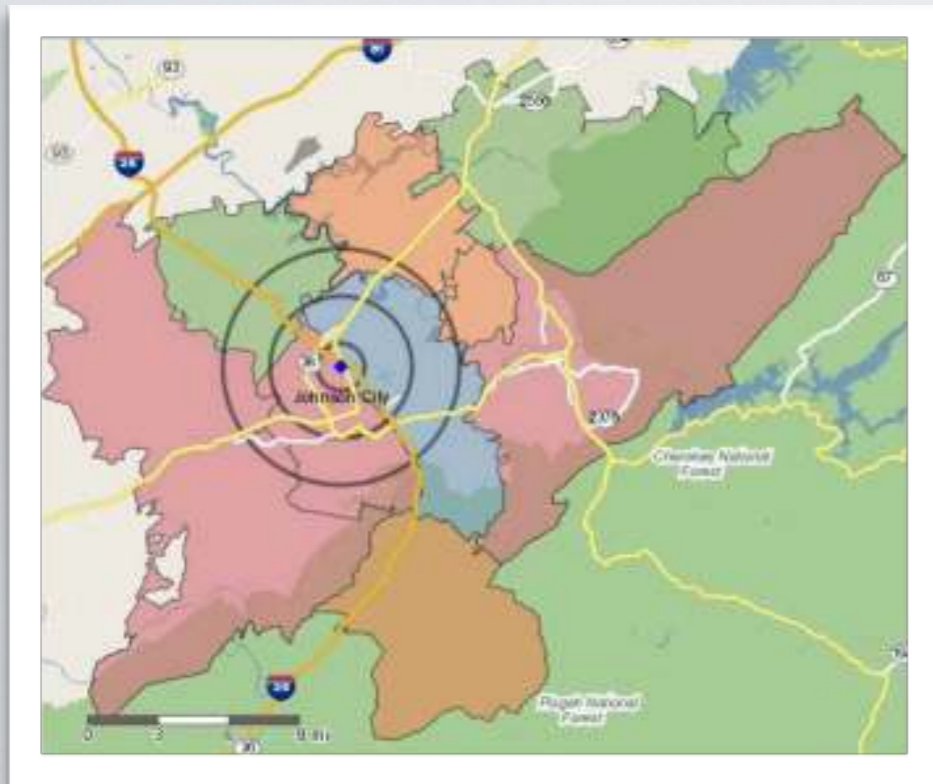
PYLON SIGN - VISIBLE FROM I-26

Property Photos



NEW HOBBY LOBBY AND AT HOME

CURRENT POPULATION MAP

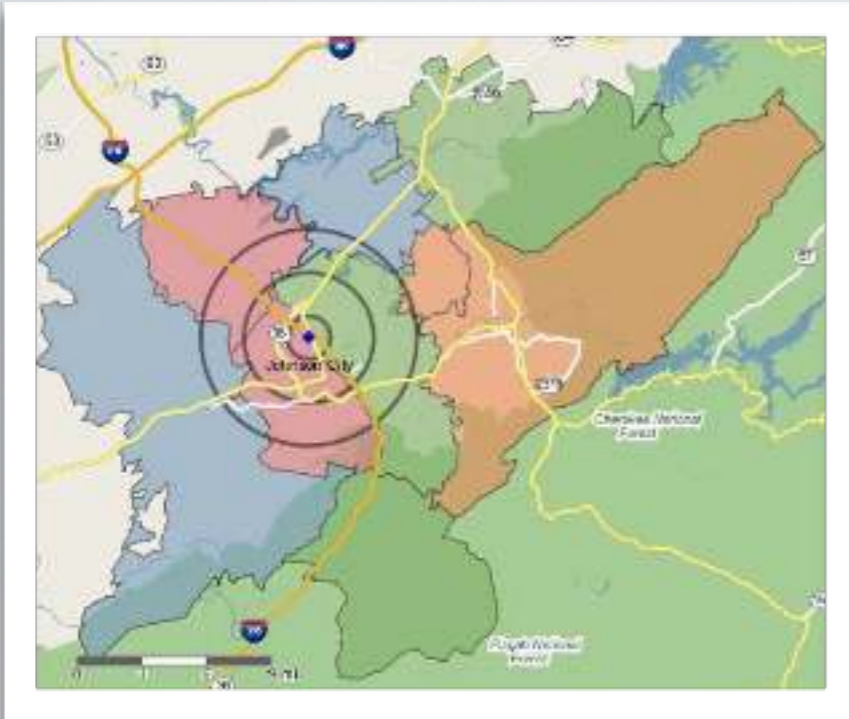


PROPERTY HIGHLIGHTS

- 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



\$67,688

AVERAGE HH INCOME



31,261

POPULATION



14,108

HOUSEHOLDS

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

Traffic Counts



38,416 CPD
I-26 or US 23



30,743 CPD
Highway 381



Guitar Center Grand Video

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



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



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%.

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



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