

RETAIL FOR LEASE

TURN-KEY FREESTANDING RESTAURANT BUILDING W/ PARKING

1208 Harris Drive West, Johnson City, TN 37604



OFFERING SUMMARY

AVAILABLE SF:	±5,600 SF
LEASE RATE:	\$9,167 Per Month NNN
LOT SIZE:	1.59 Acres
MARKET:	Downtown Johnson City
TRAFFIC COUNT:	±29,580

PROPERTY HIGHLIGHTS

- ±5,600 SF Turn-Key Operational Restaurant
- 129 Private Parking Stalls on ±1.59 Acres
- Newer Equipment and Improvements Included in Lease
- Quality Clean Kitchen, Full Bar, Lounge, & Open Areas
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Walking Distance to Many Local and National Employing Businesses
- Functional Floor Plan w/ Multiple Dining, Banquet, & Bar Room
- Prime Location in a High Traffic Area on Main Retail Corridor
- Optimal Visibility w/ ±29,580 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure

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PROPERTY OVERVIEW

±5,600 SF vacant freestanding restaurant building located in a dense retail corridor in Johnson City, TN. With the building formerly being Ruby Tuesday's it features a functional floor plan that includes up-to-date fully operational turn-key kitchen, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, walk in cooler, hood range, multiple restrooms, and more. The Property is an excellent opportunity for both a value-add investor or an owner/user seeking to acquire a former restaurant building with FF&E included in the sale. Constructed in 2003, the building sits on a ±1.59-acre parcel and contains approximately 129 dedicated parking spaces. The Property sits between several adjacent businesses, including Chick-fil-A, Starbucks, Bank of Tennessee, and directly across the street from East Tennessee State University. This prime restaurant site is located along North State of Franklin Road and offers excellent visibility with pylon signage visible from both directions. Traffic counts on North State of Franklin Road are approximately 29,580 vehicles per day. The Property is in a premium location adjacent to numerous hotels, big-box retail, and, restaurants including Kroger, Walmart, McDonalds, Johnson City Medical Center, Krispy Kreme, CVS, Jimmy John's, Hampton Inn Johnson City and many others.

LOCATION OVERVIEW

The property is strategically located in a dense retail corridor benefiting from its proximity to major national and local tenants. Major national and local tenants in the area include: Starbuck's, McDonald's, Chick-fil-A, Domino's, Kroger, Walgreens, as well as many others. Located just minutes away is East Tennessee State University. ETSU is the nation's sixth largest system of public education. In addition, located just one mile away is Johnson City Medical Center, a Level I Trauma, 445-bed, general medical and surgical facility. Johnson City has approximately ±44,784 individuals residing within a three-mile radius of the property. The property is located on Harris Drive West, just off North State of Franklin Road. North State of Franklin Road has ±29,580 vehicles per day. Nearby is West Market Street & Interstate-26, which brings an additional ±27,090 & ±44,070 vehicles per day to the area.



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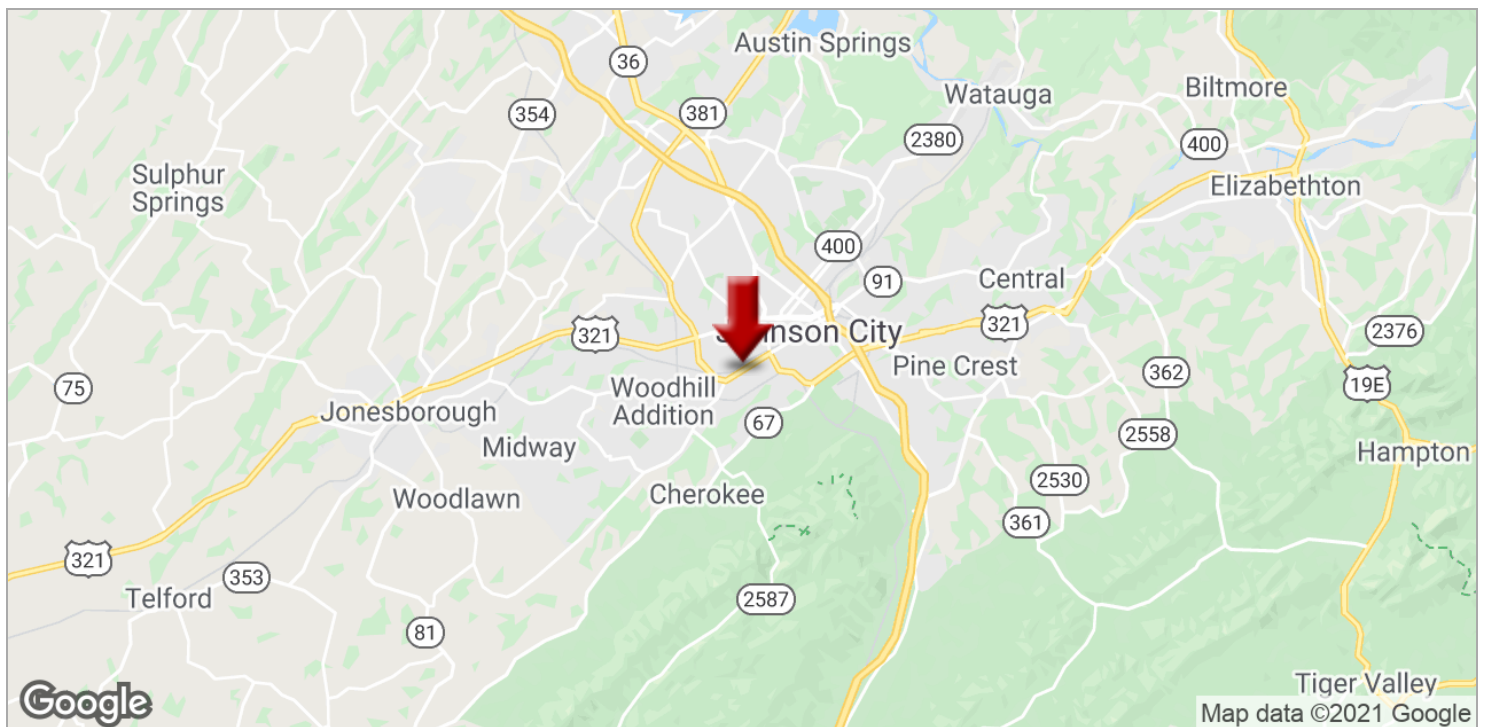
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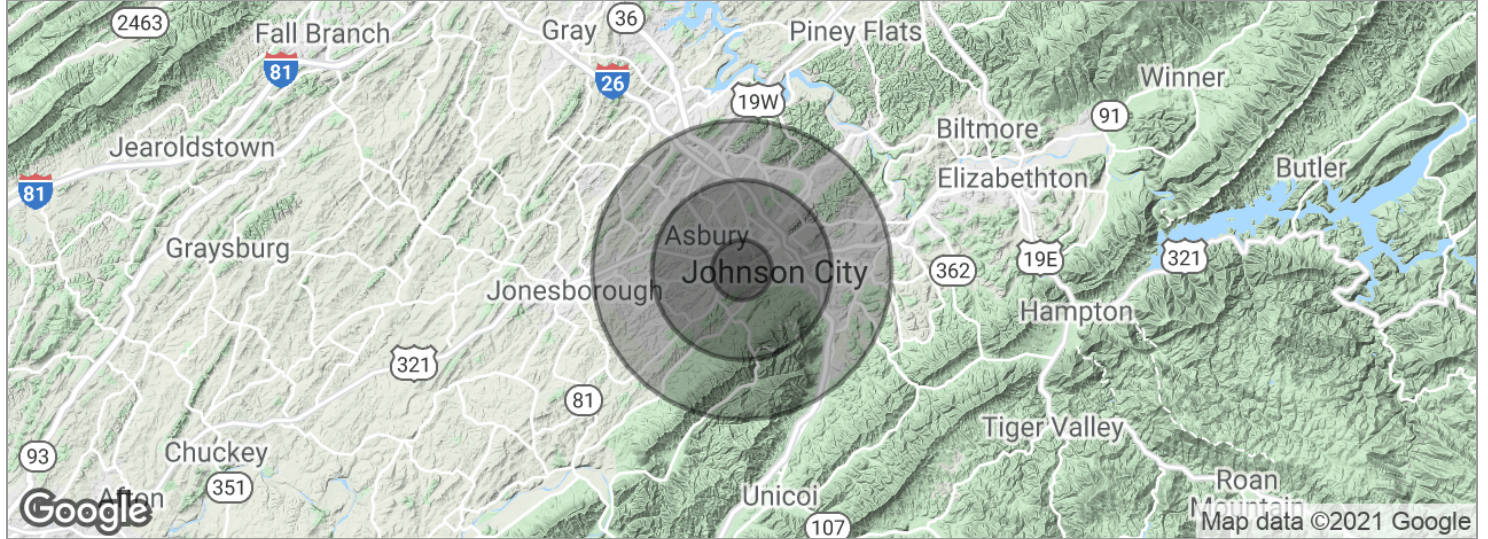
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,346	58,524	79,674
Median age	29.0	28.8	29.1
Median age (male)	27.2	27.3	27.7
Median age (Female)	30.6	30.4	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,383	17,379	23,349
# of persons per HH	3.3	3.4	3.4
Average HH income	\$40,848	\$47,341	\$51,327
Average house value	\$182,621	\$211,504	\$219,359
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	66.9%	64.2%	61.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	67.3%	71.0%	71.6%
Black	1.1%	0.9%	0.8%
Asian	3.1%	2.9%	3.5%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.9%	1.6%	1.6%
Other	23.9%	20.3%	18.9%

* Demographic data derived from 2010 US Census

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