

N STATE OF FRANKLIN RD SITE

North State of Franklin Road
Johnson City, TN 37604

Location

Just off N State of Franklin Rd in Food City shopping center

Available for Sale

1.897 acres
\$939,000

Highlights

Strategic location between Johnson City Medical Center and Franklin Woods Community Hospital

Graded with utilities stubbed to site or nearby

Shared off-site stormwater retention pond

Adjacent to new TownePlace Suites hotel

Easy access to traffic light via Horizon Lane

Zoned B-4 Planned Arterial Business District

Other users in center include Pal's, Freddy's, Petro's, Panda Express and First Citizens Bank

Traffic Counts

N State of Franklin Rd: 27,799 (2025)

Demographics

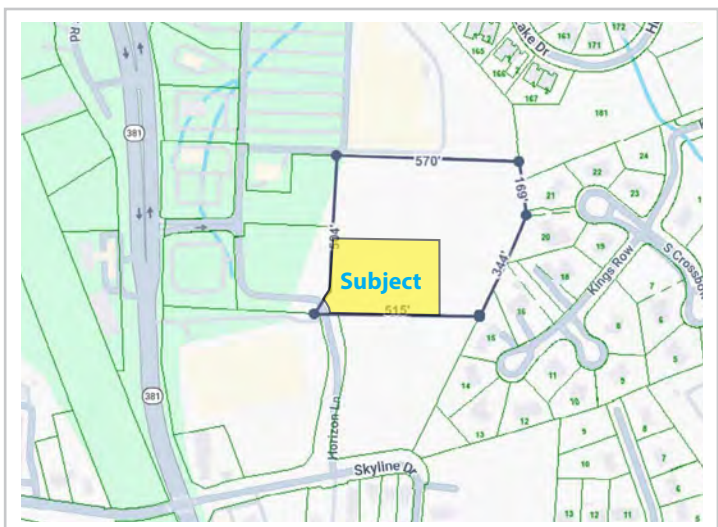
(2025 Est.)	3 mile	5 mile	10 mile
Population	50,558	85,767	164,623
Median HH Income	\$54,698	\$57,226	\$63,124
Median Age	35.8	38.3	41.7

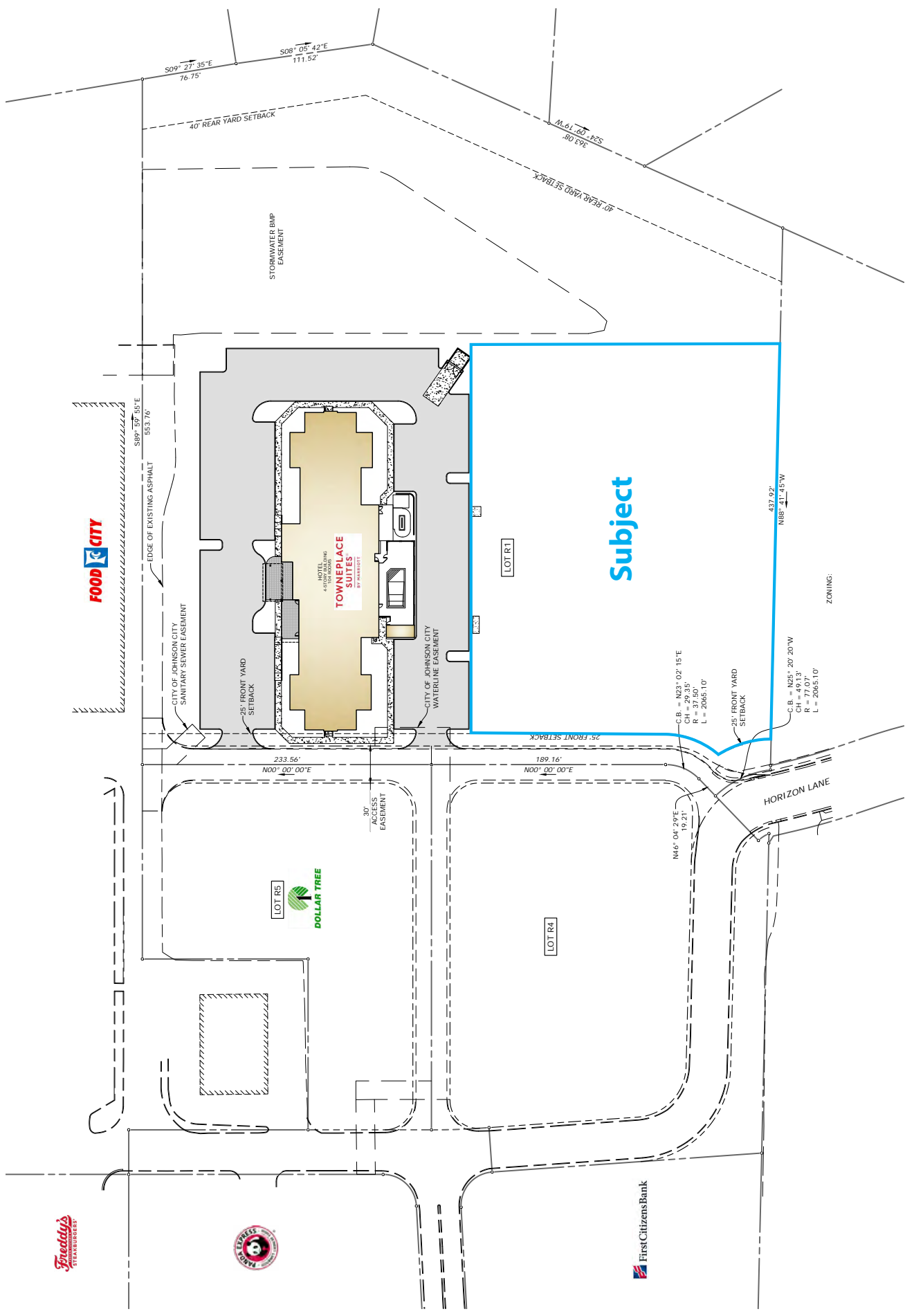
Contact

John Speropulos, CCIM, SIOR
john@mitchcox.com

Marc Murphy, CCIM
mmurphy@mitchcox.com

☎ 423-282-6582 | 📠 423-282-5903
www.mitchcox.com





FOOD CITY

DOLLAR TREE

TOWNEPLACE SUITES
 4 STORY WALKING HOTEL
 BY PARADISOTT

Subject

Speedway
 SUPERMARKETS



First Citizens Bank

HORIZON LANE

ZONING:

C.B. = $N23^{\circ}02'15''E$
 CH = 79.35'
 L = 2065.10

C.B. = $N25^{\circ}20'20''W$
 CH = 49.13'
 L = 2065.10

233.56'
 $N00^{\circ}00'00''E$

189.16'
 $N00^{\circ}00'00''E$

$M6^{\circ}04'29''E$
 19.21'

25' FRONT SETBACK

25' FRONT YARD SETBACK

25' FRONT YARD SETBACK

CITY OF JOHNSON CITY
 SANITARY SEWER EASEMENT

CITY OF JOHNSON CITY
 WATERLINE EASEMENT

STORMWATER BMP
 EASEMENT

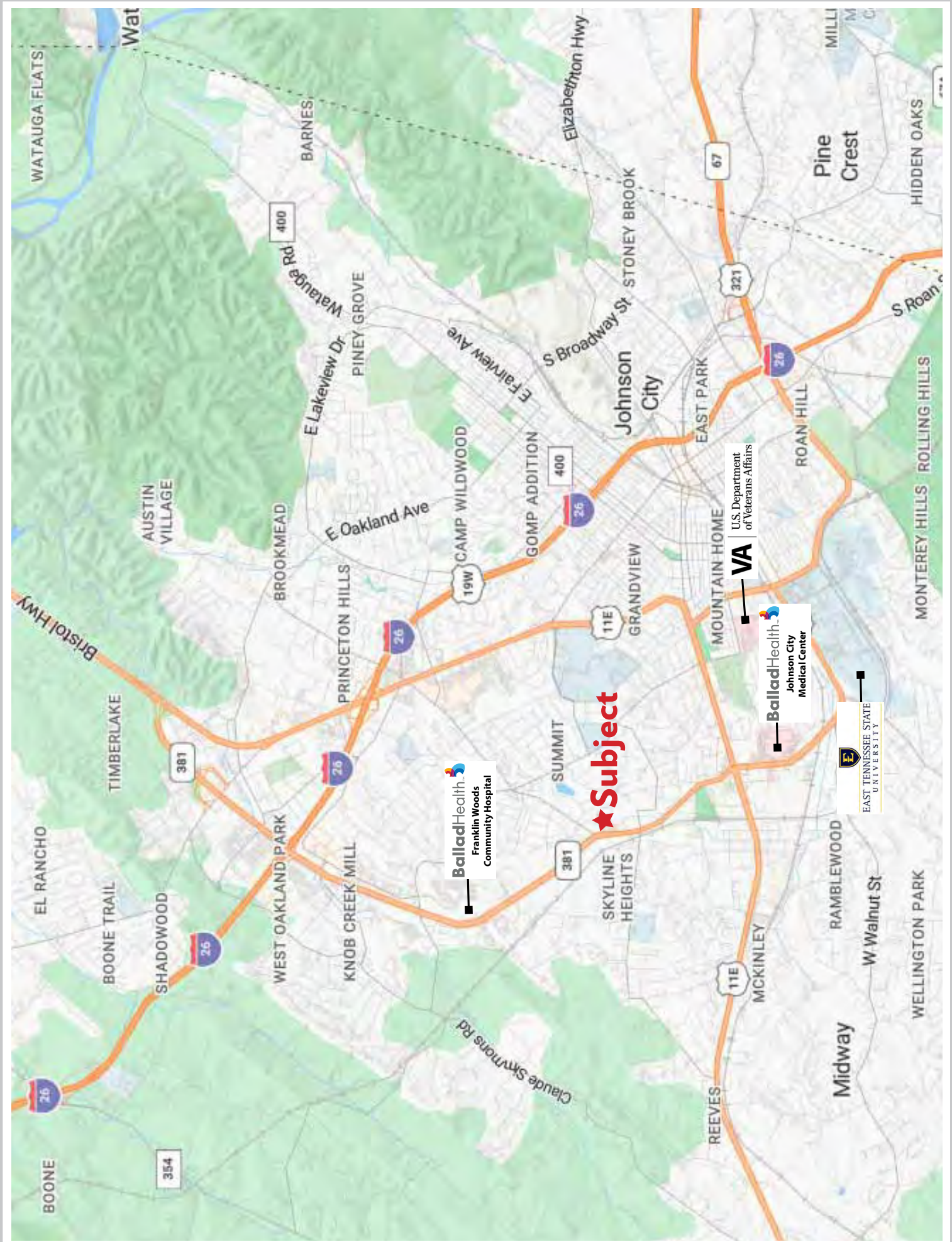
EDGE OF EXISTING ASPHALT
 $S89^{\circ}59'55''E$
 553.76'

40' REAR YARD SETBACK

40' REAR YARD SETBACK

$M.61^{\circ}00'12''E$
 393.08'

437.92'
 $N88^{\circ}41'45''W$



★ Subject

BalladHealth
Franklin Woods
Community Hospital

BalladHealth
Johnson City
Medical Center

VA
U.S. Department
of Veterans Affairs

EAST TENNESSEE STATE
UNIVERSITY



MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com