



SHOPS AT WALGREENS

104 UNIVERSITY PKWY, JOHNSON CITY, TN 37604



PROPERTY DESCRIPTION

104 University Pkwy offers a well-positioned 9,490 SF retail strip designed for flexibility and long-term value. The property provides an efficient layout well suited for multiple retail tenants, service users, or a single-user concept seeking a prominent commercial presence. Its scale supports a range of leasing strategies, making it an attractive opportunity for investors pursuing stable income potential and future upside. With a functional retail design and strong street-facing appeal, this property delivers a compelling platform for merchandising, tenant retention, and efficient day-to-day operations.

PROPERTY HIGHLIGHTS

- 9,490 SF retail strip building
- Flexible layout for multiple tenant uses
- Suitable for retail and service-oriented operators

MAURICE (MO) WHITTEN

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OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	4
Available SF:	4,785 SF
Lot Size:	63,093 SF
Building Size:	9,490 SF

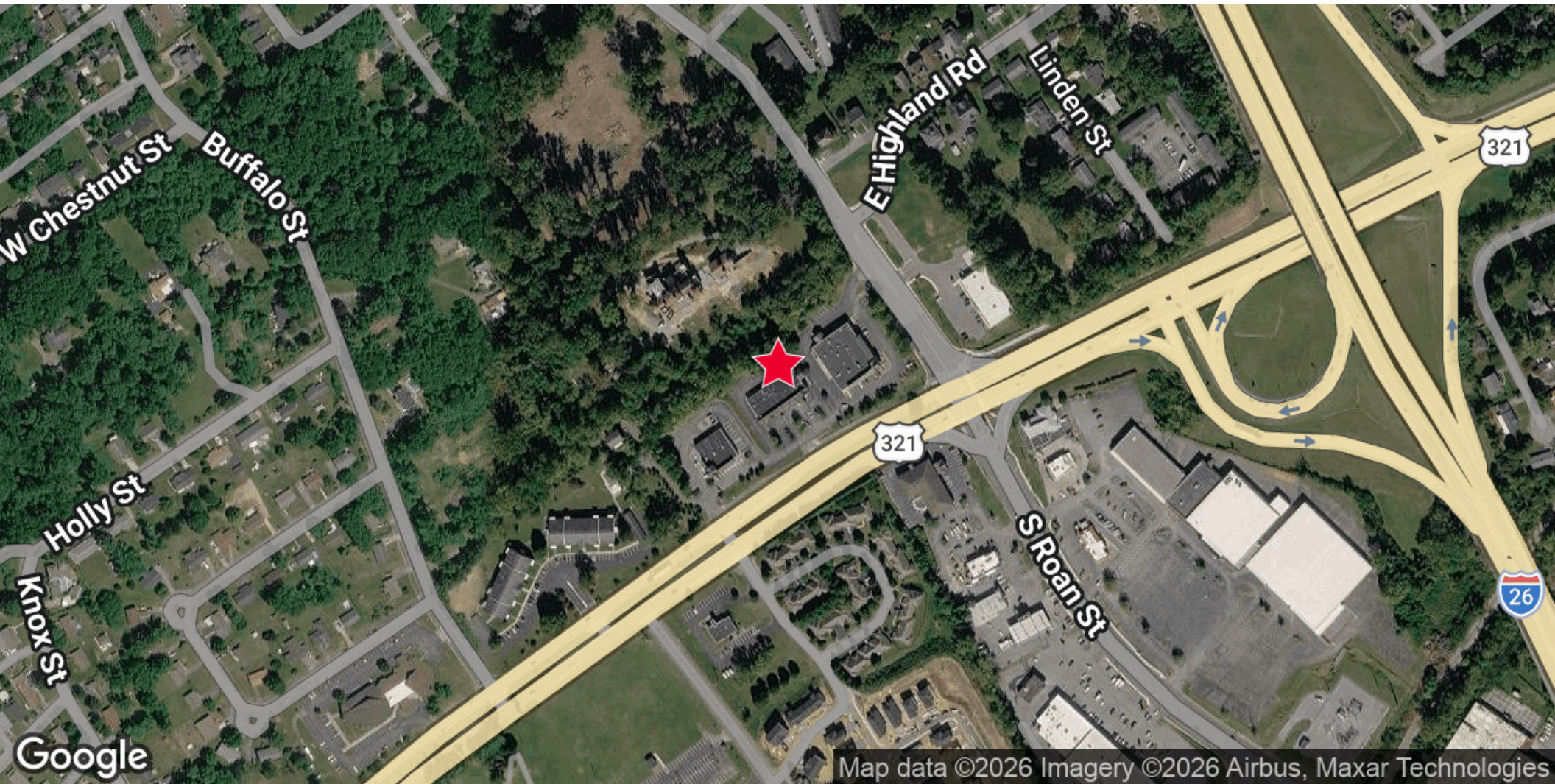
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,321	18,910	31,665
Total Population	7,523	43,944	73,706
Average HH Income	\$56,415	\$60,716	\$68,141





RETAIL PROPERTY FOR LEASE

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,785 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104 University Parkway	Available	4,785 SF	NNN	Negotiable	Open Floor Plan

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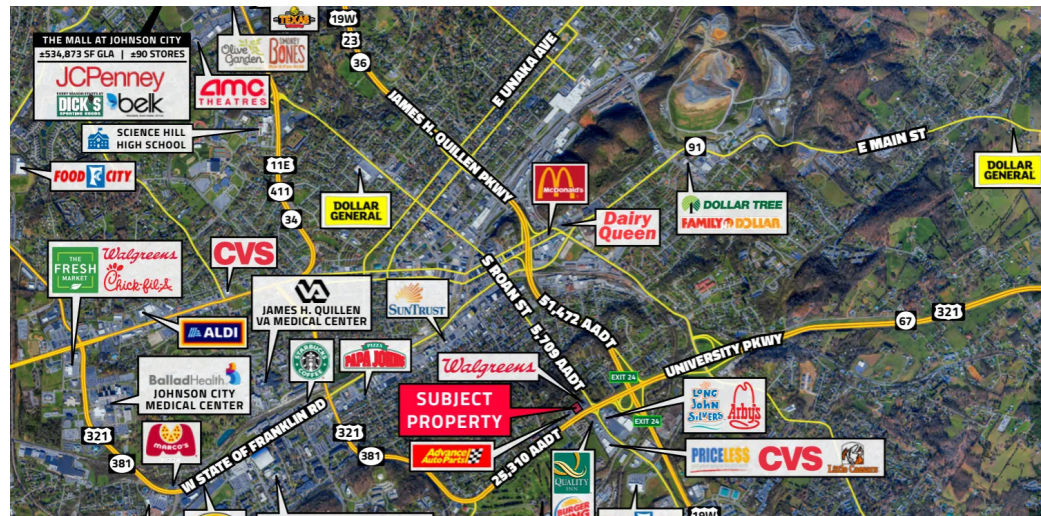
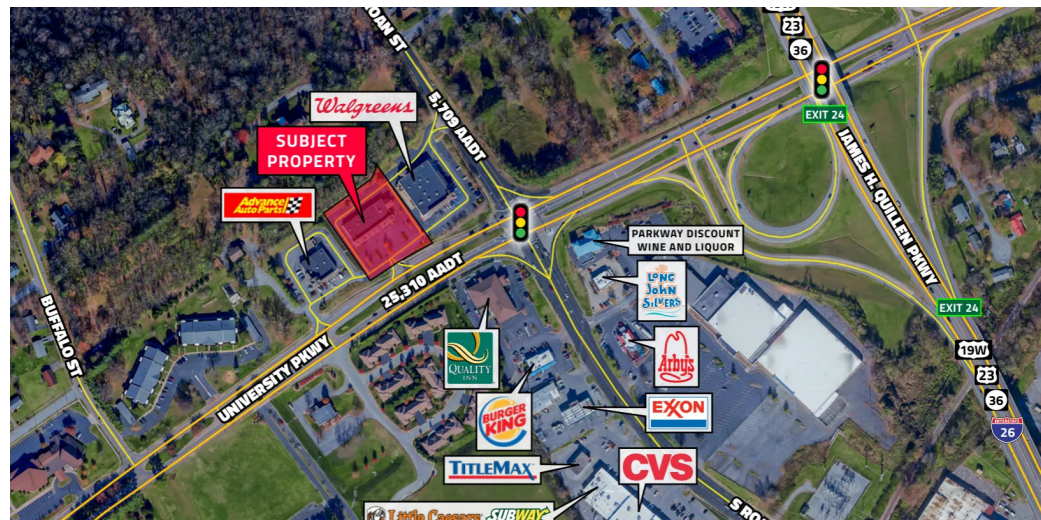
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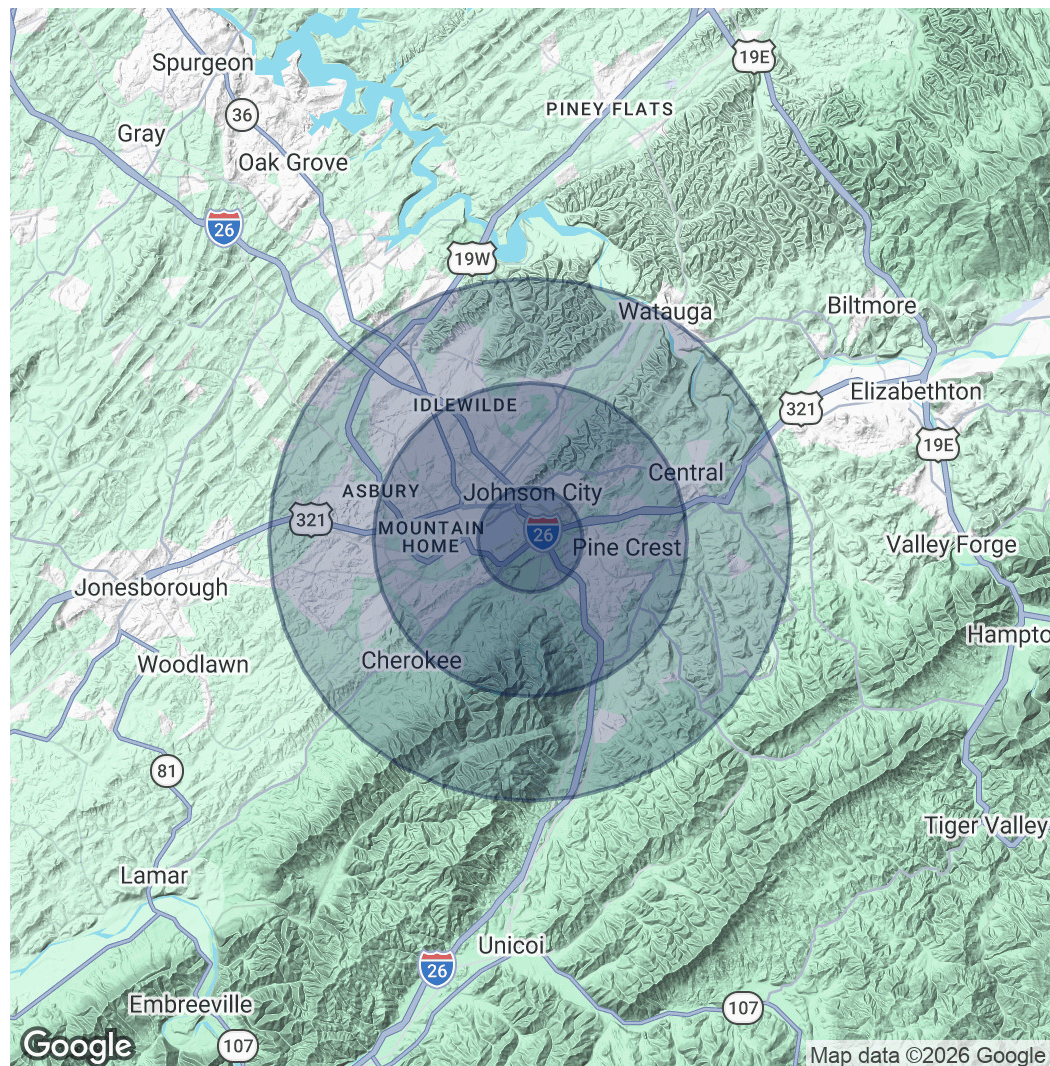
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,523	43,944	73,706
Average Age	30.8	34.5	36.8
Average Age (Male)	29.9	33.9	35.9
Average Age (Female)	31.8	36.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,321	18,910	31,665
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$56,415	\$60,716	\$68,141
Average House Value	\$192,605	\$195,854	\$208,715

2023 American Community Survey (ACS)



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