

CENTURY 21.
Legacy

3545
W MARKET ST

3545 W Market St
Johnson City, TN 37604



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CENTURY 21.

Legacy

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3545

W Market St

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3545
W MARKET ST

PROPERTY INFORMATION

Purchase Price
\$1,400,000.00

Property Address
*3545 W Market St
Johnson City, TN 37604*

Property Size
13,030 Sq. Ft.

Land Size
0.97 Acres

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Nestled in the heart of Johnson City, Tennessee, 3545 W Market St is a location that holds a unique opportunity.

The area surrounding 3545 W Market St is rich in history and culture. Johnson City, founded in the mid-1800s, is known for its Southern hospitality and vibrant community spirit. The city offers a blend of small-town charm and big-city amenities, with a variety of shopping, dining, and entertainment options.

3545 W Market St is also in close proximity to some of Johnson City's most popular attractions and three largest employers with easy access to Hwy 11e and I-26

3545

W MARKET ST

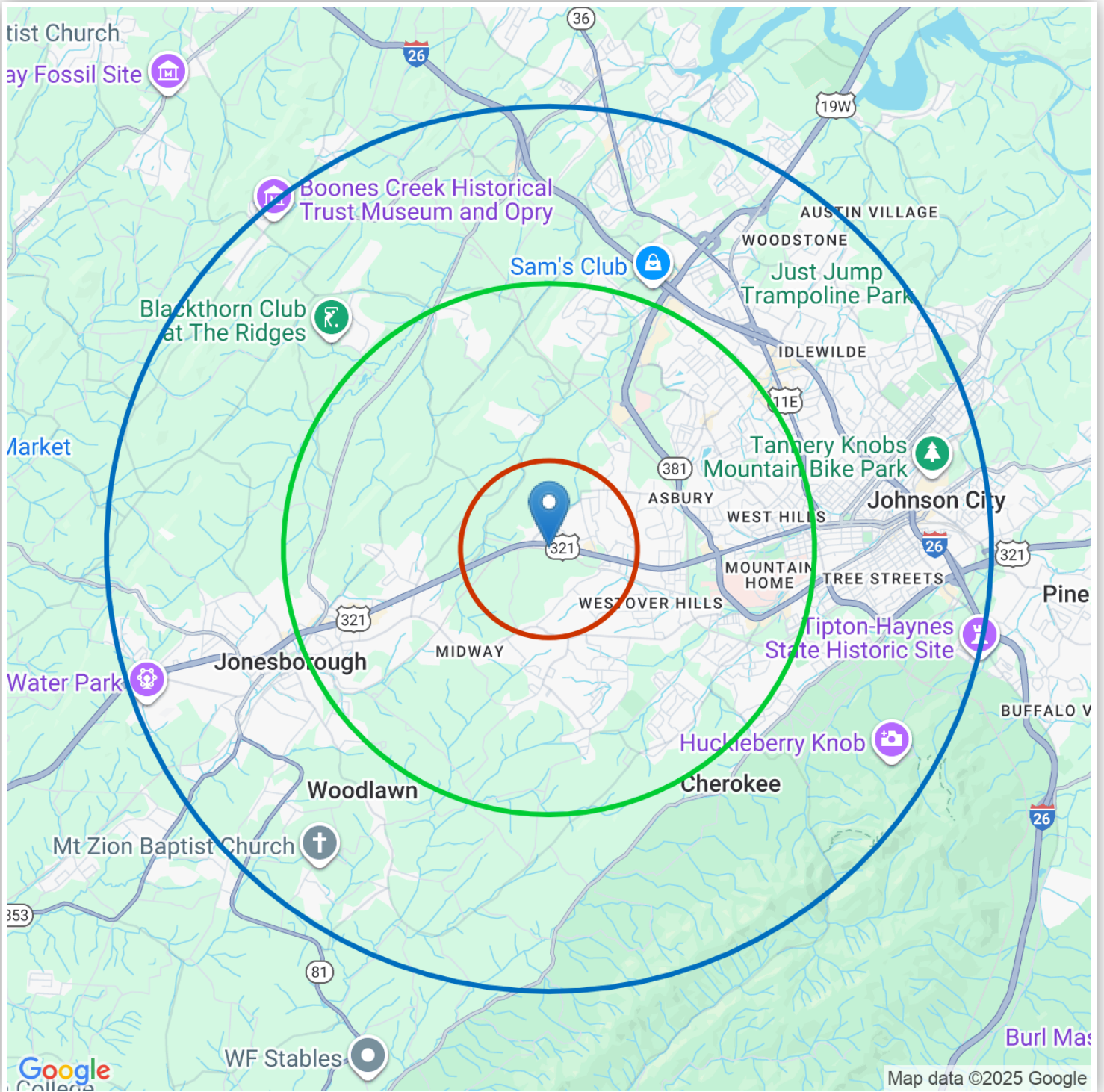
3545 W Market St
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PROPERTY PHOTOS



CENTURY 21
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

2,196
Population

43.9 Median Age

2.35
Average Household Size

926
Total Households

EDUCATION

8.6%

No High School Diploma

10.69%

High School Graduate

19.84%

Some College

12.9%

Bachelor's/ Grad

BUSINESS



120

Total Businesses



812

Total Employees

EMPLOYMENT

43

Manufacturing Employees

203

Retail Trade Employees

28

Eating & Drinking Employees

41

Finance/Ins/Real Estate Emp

2.6%

Unemployment Rate

INCOME



\$46,881

Median Household Income



\$34,961

Per Capita Income



\$147,989

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.2%)

The smallest group : \$150,000 - \$199,999 (3.01%)

Indicator	Value(%)	
< \$15,000	13.76	■
\$15,000 - \$24,999	8.39	■
\$25,000 - \$34,999	13.87	■
\$35,000 - \$49,999	16.56	■
\$50,000 - \$74,999	17.2	■
\$75,000 - \$99,999	11.83	■
\$100,000 - \$149,999	6.45	■
\$150,000 - \$199,999	3.01	■
\$200,000+	8.82	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

29,522
Population

39.7 Median Age



2.2
Average Household Size

12,471
Total Households

EDUCATION



3.72%
No High School Diploma



17.98%
High School Graduate



18.44%
Some College

24.02%
Bachelor's/ Grad

BUSINESS



1,209
Total Businesses



33,780
Total Employees

EMPLOYMENT

256
Manufacturing Employees

6,298
Retail Trade Employees

2,173
Eating & Drinking Employees

911
Finance/Ins/Real Estate Emp

3.7% Unemployment Rate

INCOME



\$59,333
Median Household Income



\$42,920
Per Capita Income



\$158,444
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (14.76%) ■

The smallest group : \$150,000 - \$199,999 (6.01%) ■

Indicator	Value(%)	
< \$15,000	12.04	■
\$15,000 - \$24,999	10.72	■
\$25,000 - \$34,999	9.25	■
\$35,000 - \$49,999	11.22	■
\$50,000 - \$74,999	14.76	■
\$75,000 - \$99,999	10.97	■
\$100,000 - \$149,999	13.46	■
\$150,000 - \$199,999	6.01	■
\$200,000+	11.57	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

76,615
Population

38.6 Median Age



2.23
Average Household Size

30,923
Total Households

EDUCATION



4.53%
No High School Diploma



18.08%
High School Graduate



19.56%
Some College

22.97%
Bachelor's/ Grad

BUSINESS



3,428
Total Businesses



62,491
Total Employees

EMPLOYMENT

1,086
Manufacturing Employees

14,774
Retail Trade Employees

5,340
Eating & Drinking Employees

2,339
Finance/Ins/Real Estate Emp

4.7% Unemployment Rate

INCOME



\$61,154
Median Household Income



\$39,433
Per Capita Income



\$151,061
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.23%)

The smallest group : \$150,000 - \$199,999 (6.52%)

Indicator	Value(%)	
< \$15,000	11.85	■
\$15,000 - \$24,999	9.67	■
\$25,000 - \$34,999	7.61	■
\$35,000 - \$49,999	12.15	■
\$50,000 - \$74,999	16.23	■
\$75,000 - \$99,999	11.94	■
\$100,000 - \$149,999	14.61	■
\$150,000 - \$199,999	6.52	■
\$200,000+	9.41	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

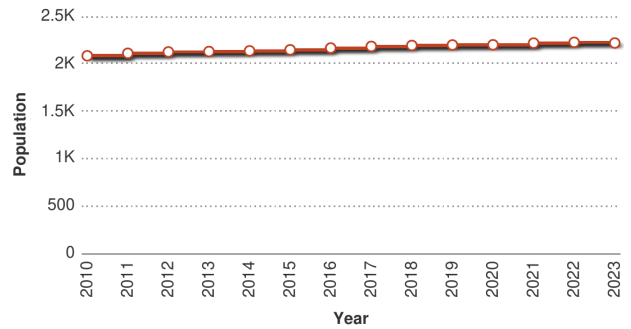
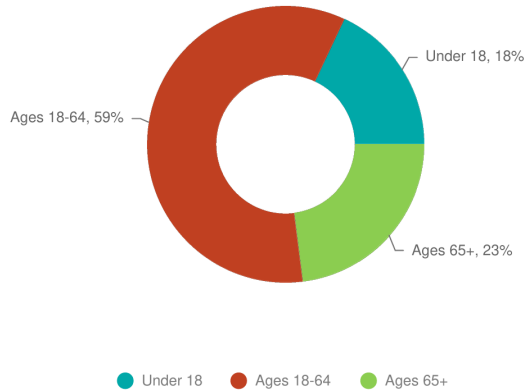
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

2,196 Population	930 Households	43.9 Median Age
2.35 Avg Size Household	\$46,881 Median Household Income	\$224,085 Median Home Value
73 Wealth Index	85 Housing Affordability	36.9 Diversity Index

HISTORICAL & FORECAST POPULATION



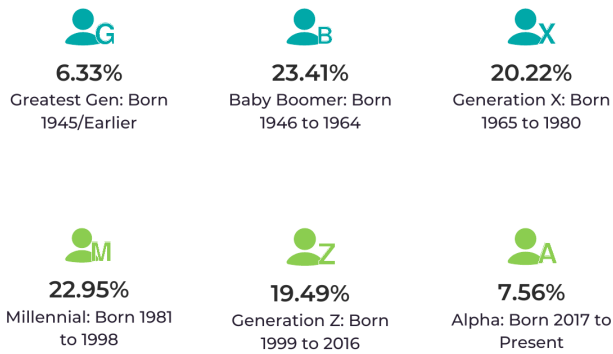
POPULATION BY AGE



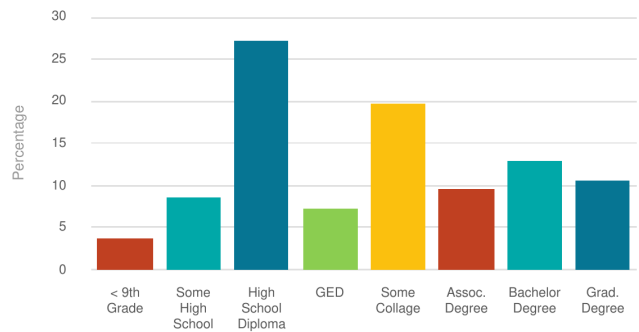
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

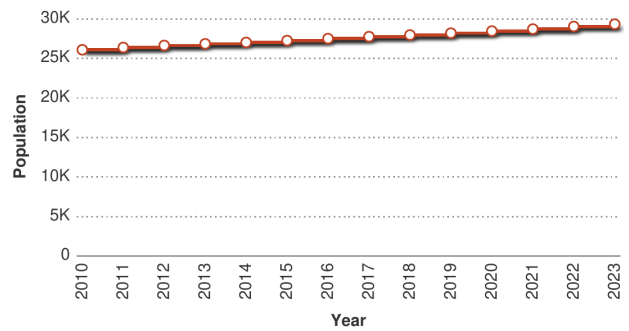
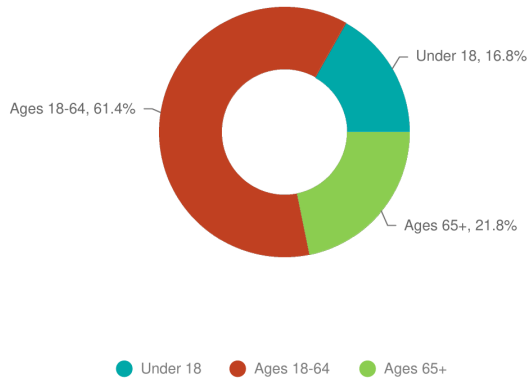
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

29,522 Population	12,978 Households	39.7 Median Age
2.2 Avg Size Household	\$59,333 Median Household Income	\$302,943 Median Home Value
94 Wealth Index	80 Housing Affordability	38 Diversity Index

HISTORICAL & FORECAST POPULATION



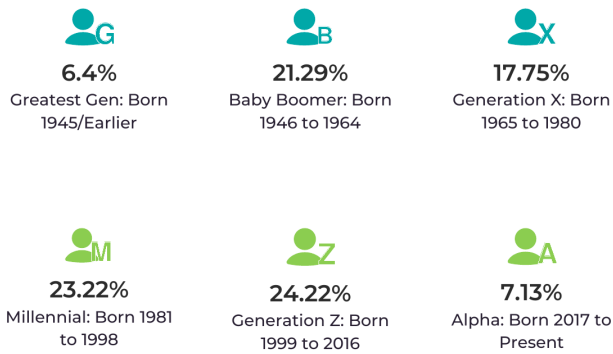
POPULATION BY AGE



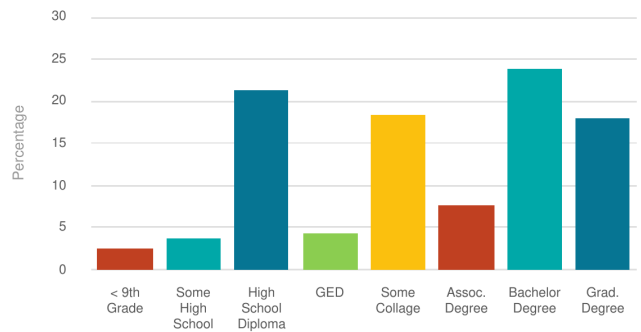
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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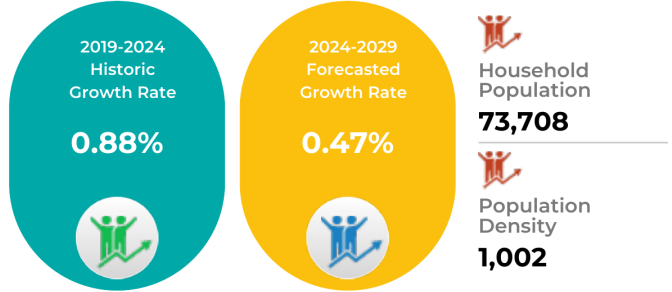
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

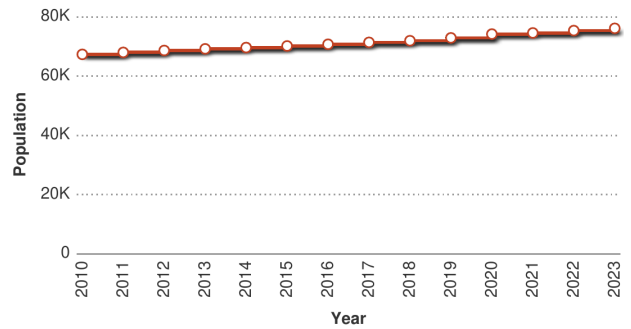
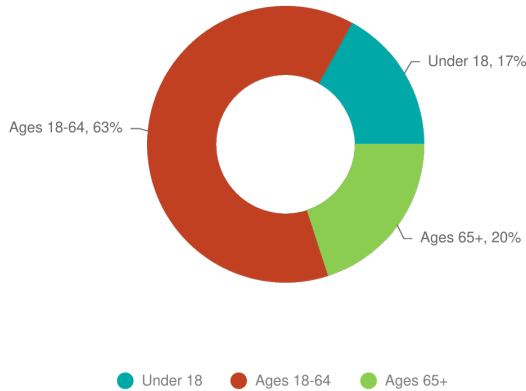
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

76,615 Population	32,197 Households	38.6 Median Age
2.23 Avg Size Household	\$61,154 Median Household Income	\$299,823 Median Home Value
85 Wealth Index	83 Housing Affordability	39.6 Diversity Index

HISTORICAL & FORECAST POPULATION



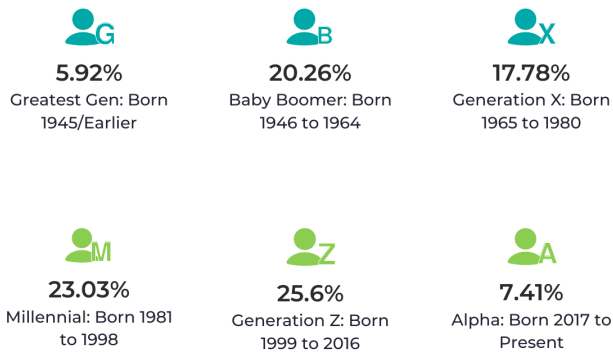
POPULATION BY AGE



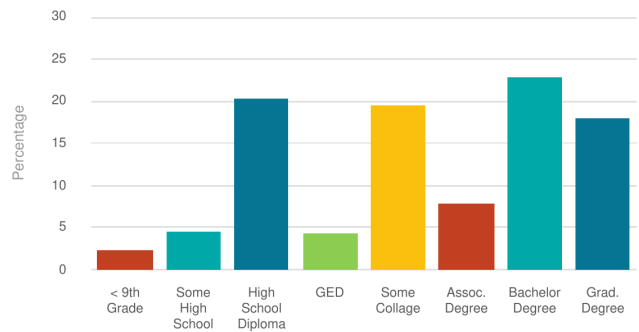
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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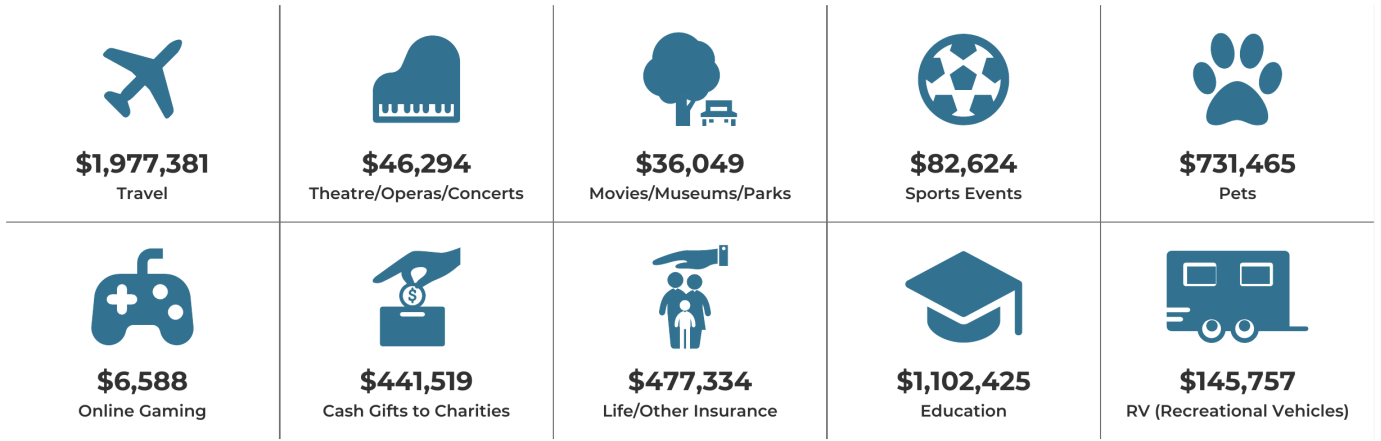
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

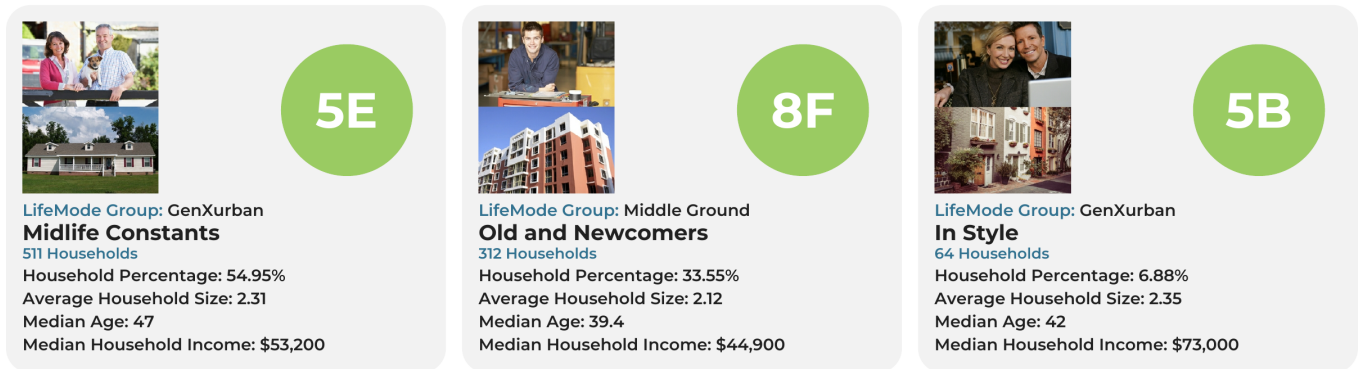
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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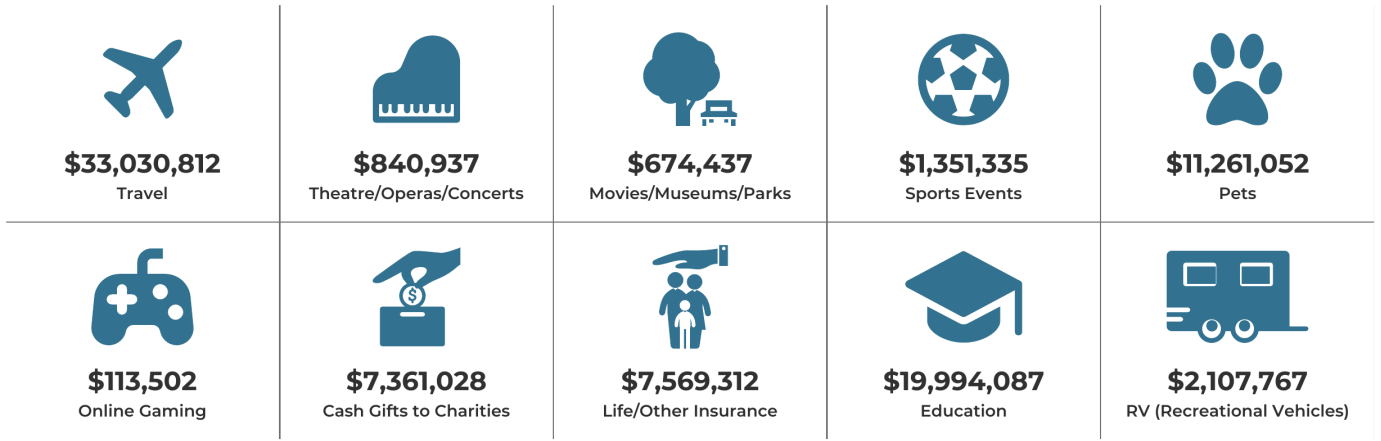
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

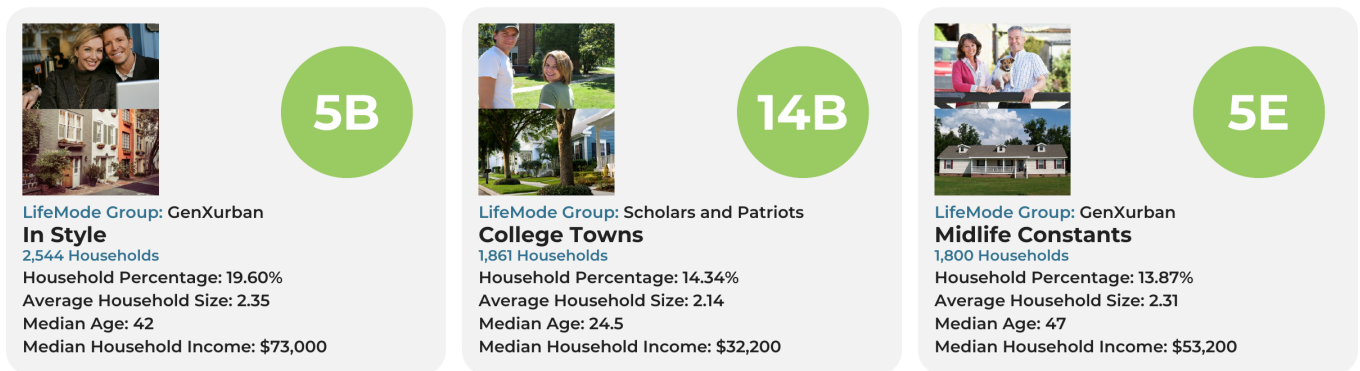
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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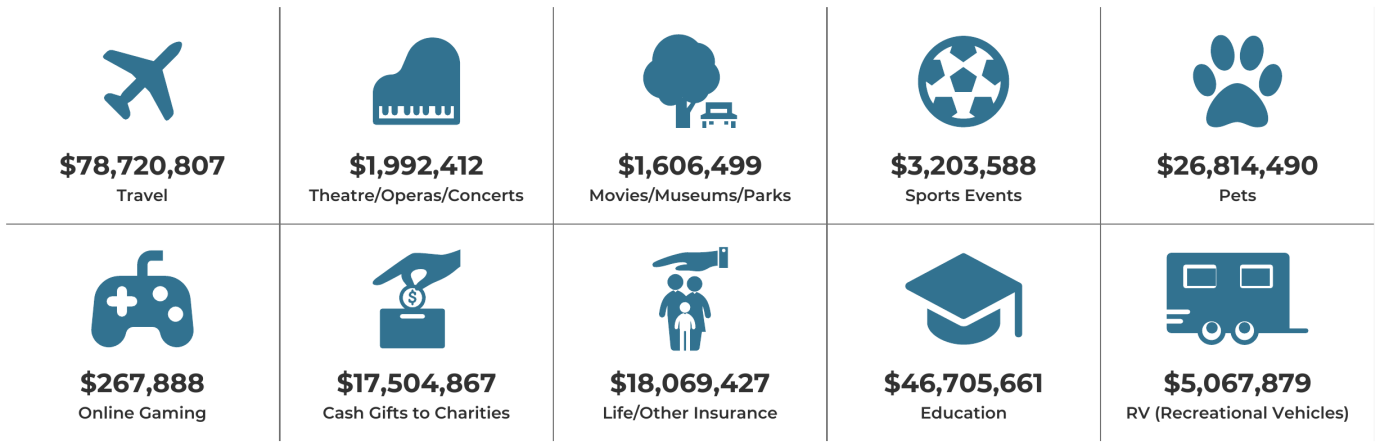
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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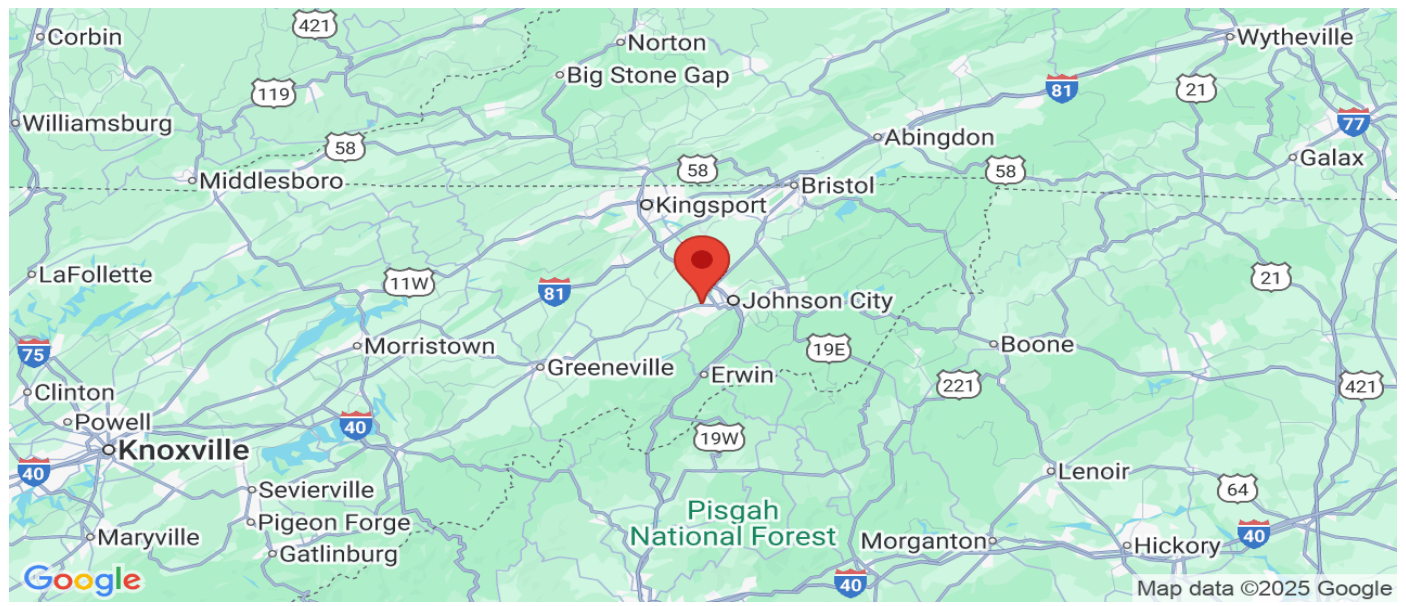
INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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