

SUNSET WEST

1319 Sunset Drive
Johnson City, TN 37604

Location

Sunset West Professional Park
Between State of Franklin and Knob Creek Road
Just outside Med Tech Park between Johnson City
Medical Center and Franklin Woods Hospital

Available for Lease

Suite 203: 1,575 SF office
\$15/SF/year NNN

Tenants

Quest Diagnostics	Paul Moran, MD
Stifel, Nicolaus & Co.	Tri-State Mountain Neurology
Trinity Heart & Vascular Gp	Ginger Carter, MD
ETSU Physicians	Hanger Prosthetics & Orthotics

Traffic Counts

Sunset Drive: 16,422 (2025)
N. State of Franklin Road: 27,799 (2025)

Demographics

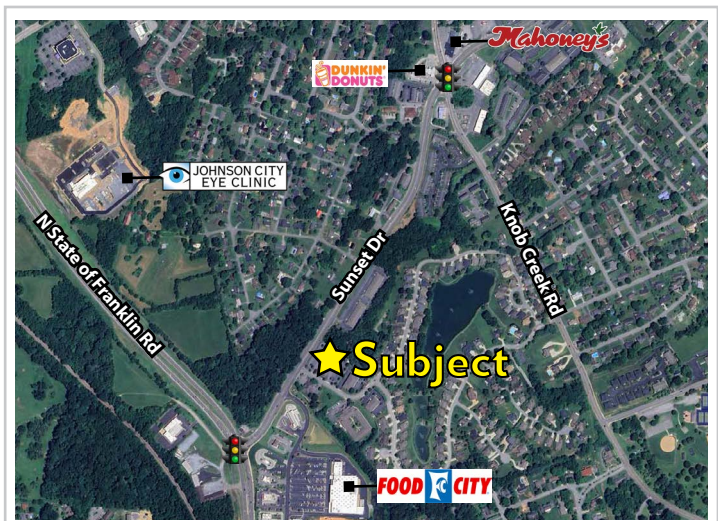
(2025 Est.)	3 mile	5 mile	10 mile
Population	50,555	86,395	165,670
Median HH Income	\$55,064	\$57,588	\$63,298
Median Age	36.0	38.3	41.7

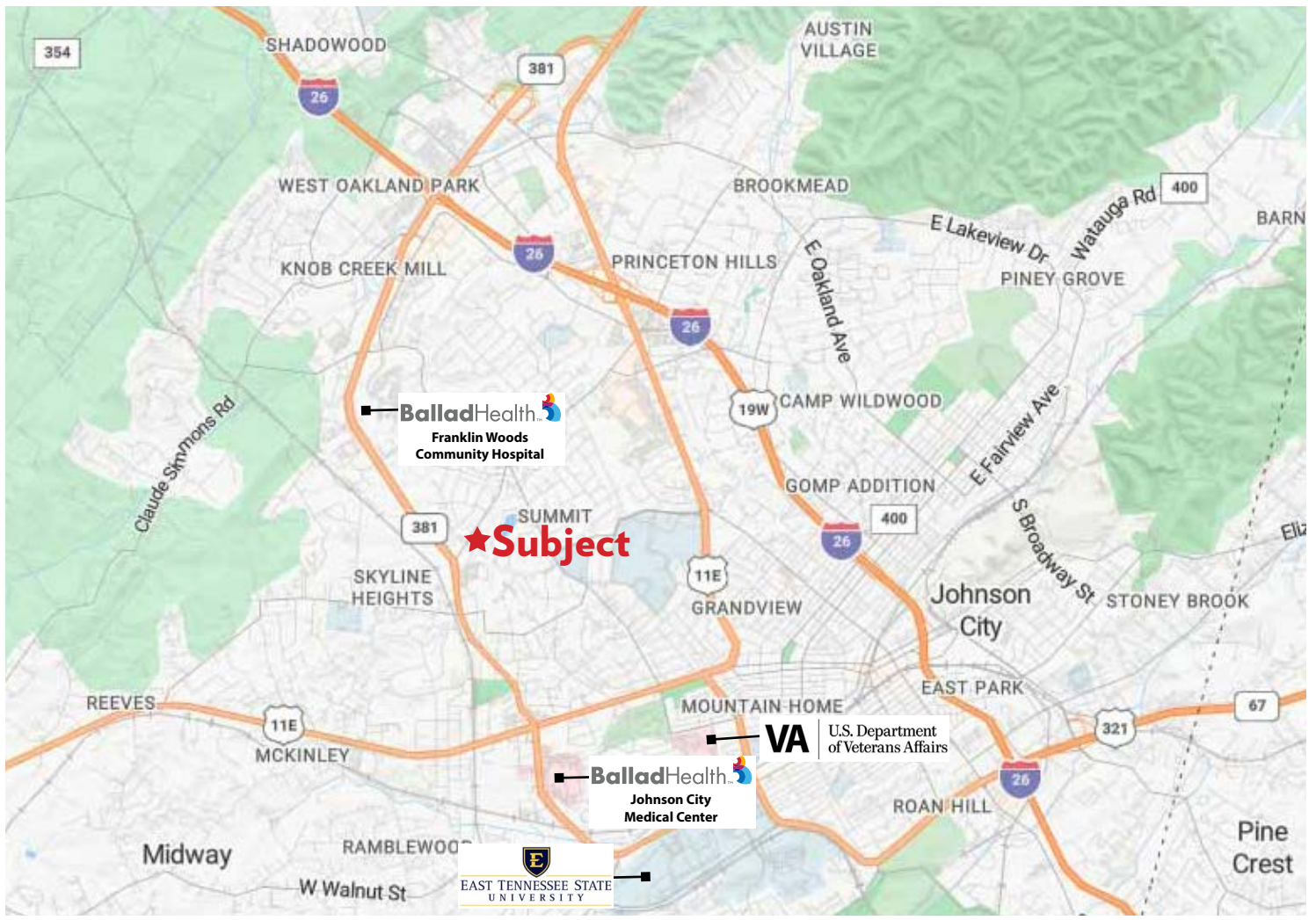
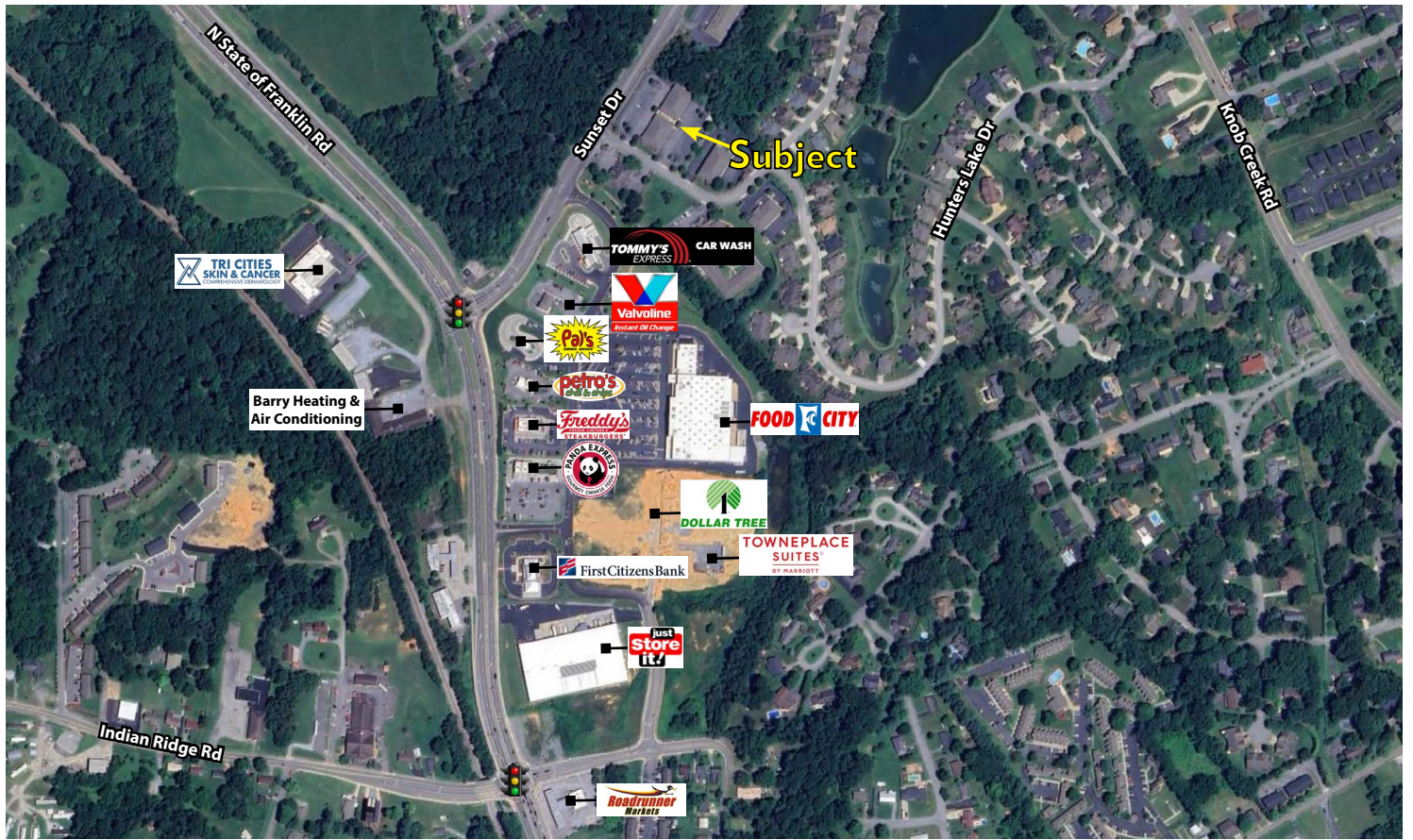
Contact

Marc Murphy, CCIM
mmurphy@mitchcox.com

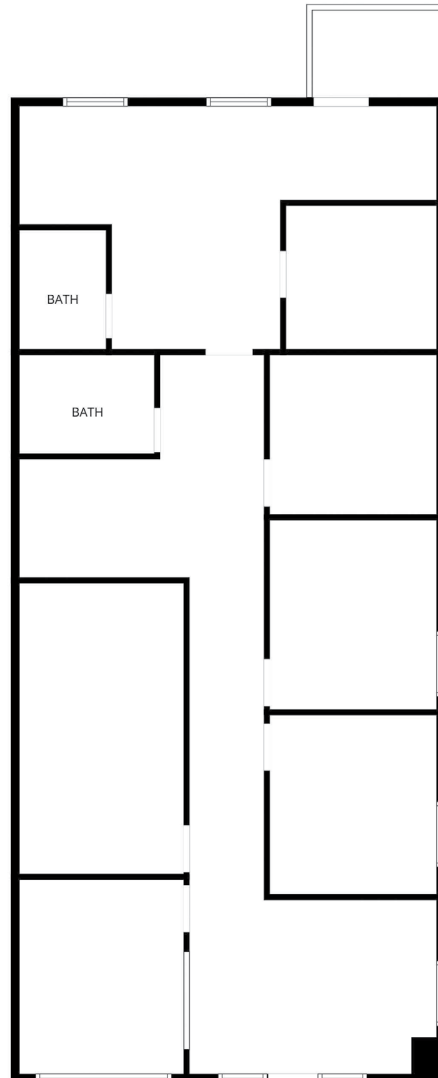
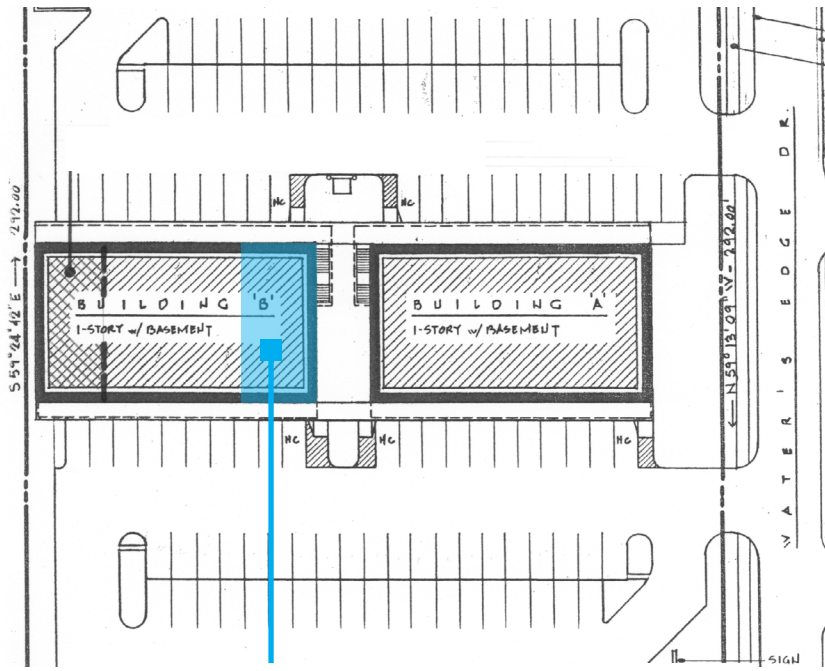
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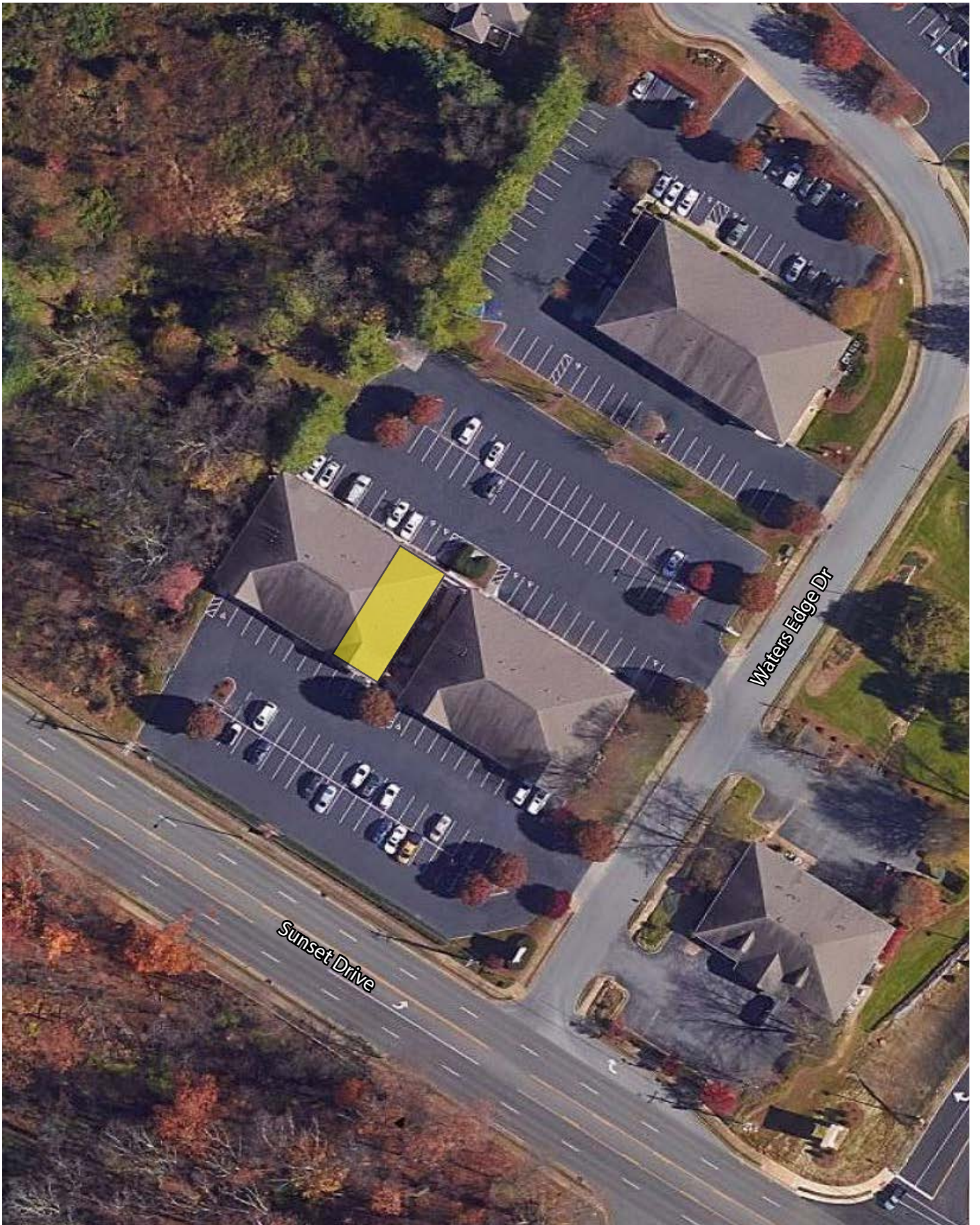




Upper Level



Suite 203: 1,575 SF Office



MITCH COX
REALTOR, INC.

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