

# WALNUT ST RETAIL/RESTAURANT

413 West Walnut Street  
Johnson City, TN 37604

## Location

On W Walnut St at the intersection of Campbell St

## Available for Lease

1,850 SF retail/restaurant

\$12/SF/year NNN

## Highlights

Prime location in W Walnut St redevelopment district

Next to Timber! restaurant

1 block from Model Mill redevelopment

Prominent sign on building

Large display windows

Open floor plan with small stage, 2 restrooms and storage

Updated electrical and new mini-split HVAC system

Less than one mile from I-26, exit 23

## Traffic Counts

W State of Franklin Rd: 15,793 (2025)

## Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	53,772	80,745	161,881
Median HH Income	\$49,813	\$53,192	\$60,440
Median Age	35.1	37.6	41.6

## Contact

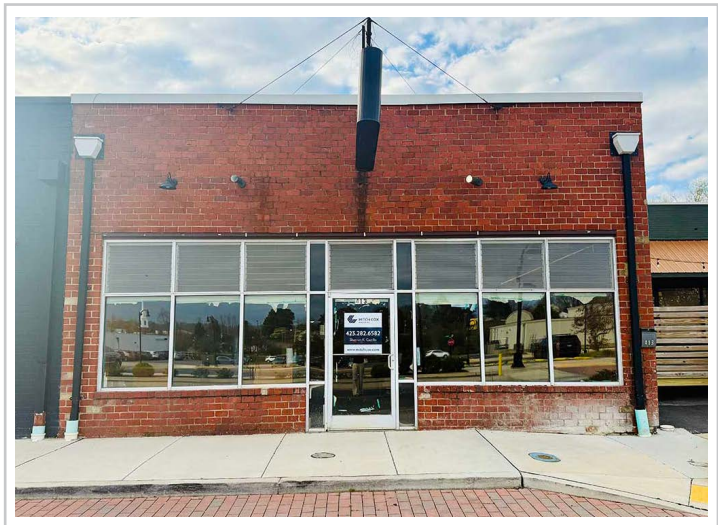
**Shannon K. Castillo**

Broker

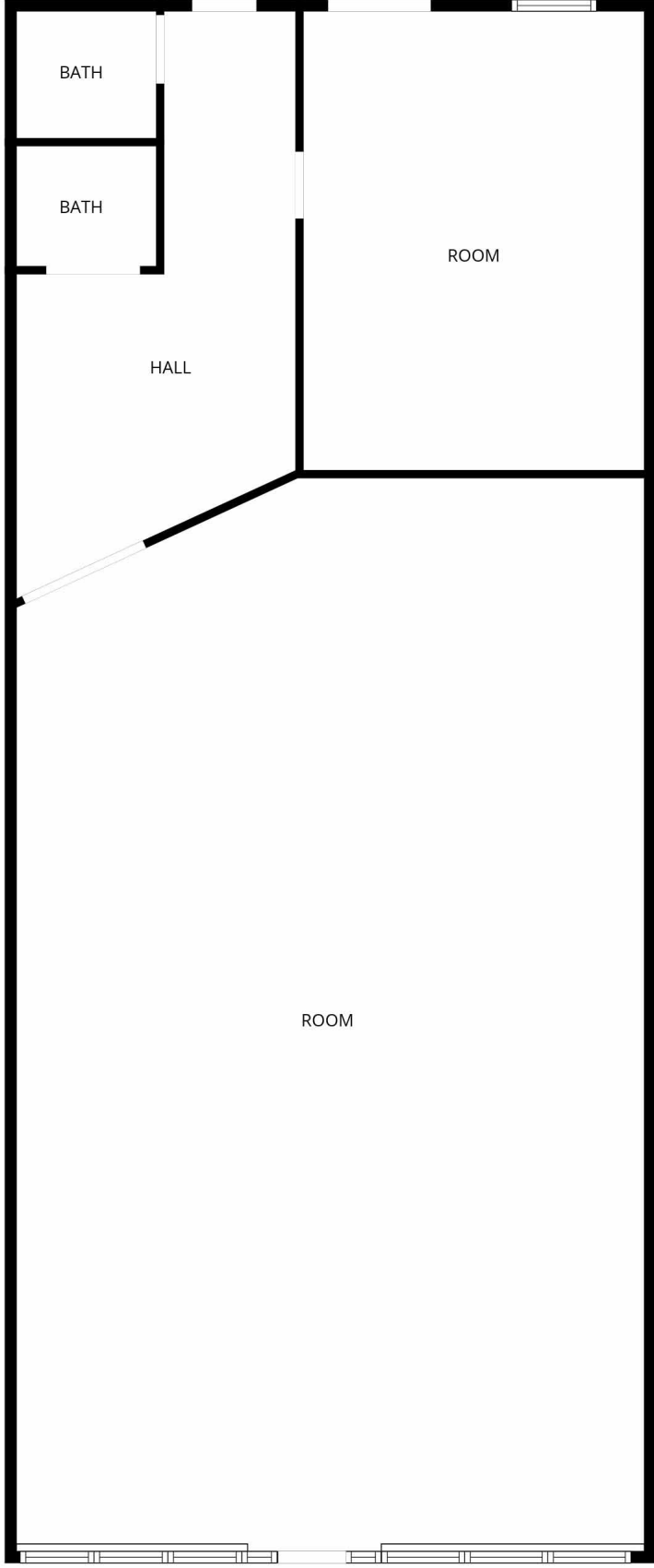
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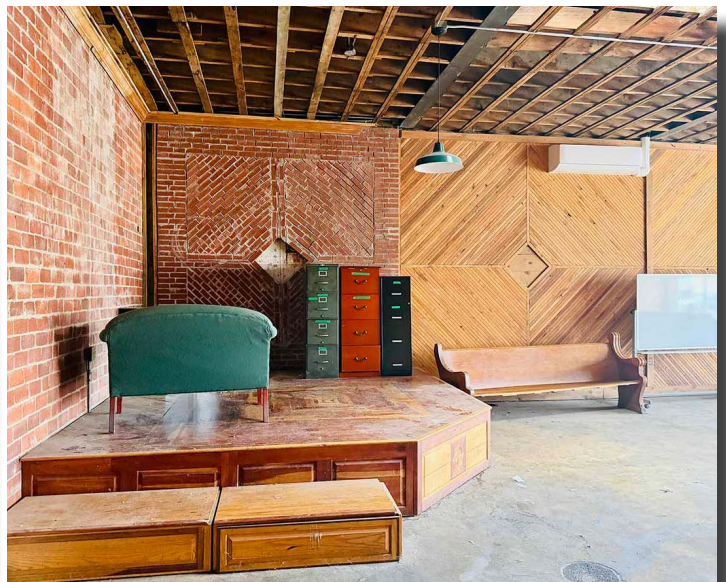
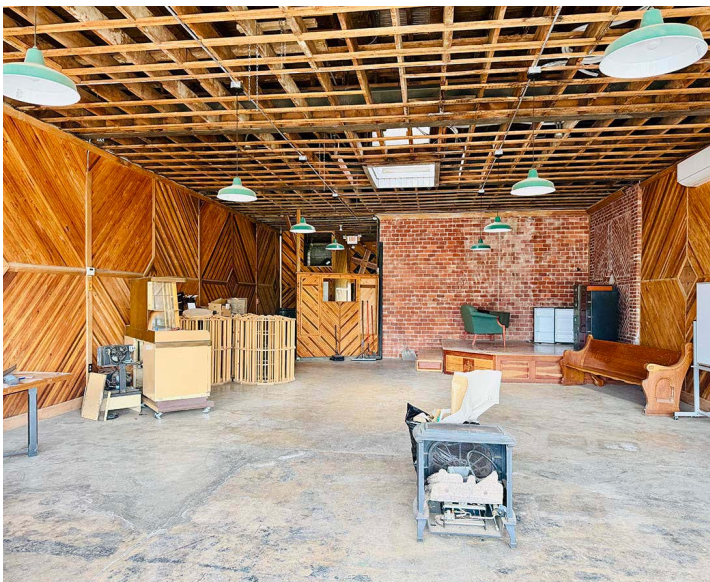
BATH

BATH

HALL

ROOM

ROOM



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