

W MARKET ST & JOHN EXUM PKWY

525 West Market Street
Johnson City, TN 37604

Location

Intersection of W Market St and John Exum Pkwy

Available for Lease

5,841 SF retail/office
\$8/SF/year NNN

Highlights

Partially built-out retail/office with drive-in door, standard door and 2 restrooms

Approx. 1 mile from I-26, exit 22 or exit 23

Approx. 1 mile from East Tennessee State University

Approx. 1.5 miles from Johnson City Medical Center and VA Medical Center

Approx. 2 miles from Freedom Hall Civic Center

Central to all of Johnson City

Traffic Counts

John Exum Pkwy: 23,022 (2025)

Demographics

(2026 Est.)	3 mile	5 mile	10 mile
Population	55,287	83,940	166,754
Median HH Income	\$52,660	\$56,728	\$64,429
Median Age	35.3	38.0	41.7

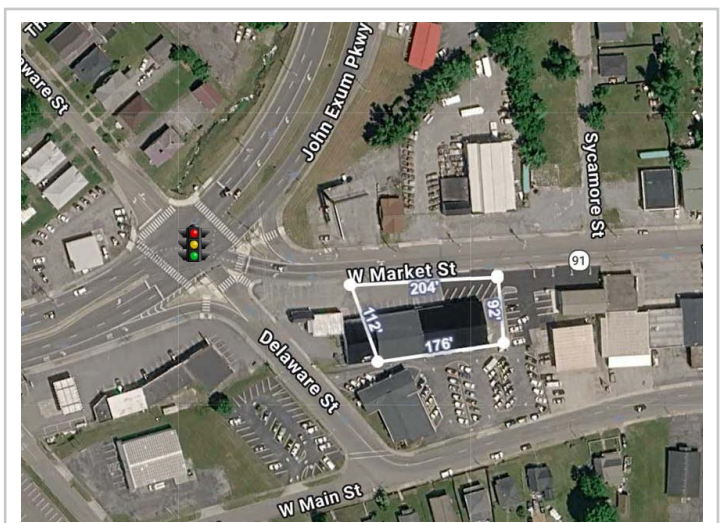
Contact

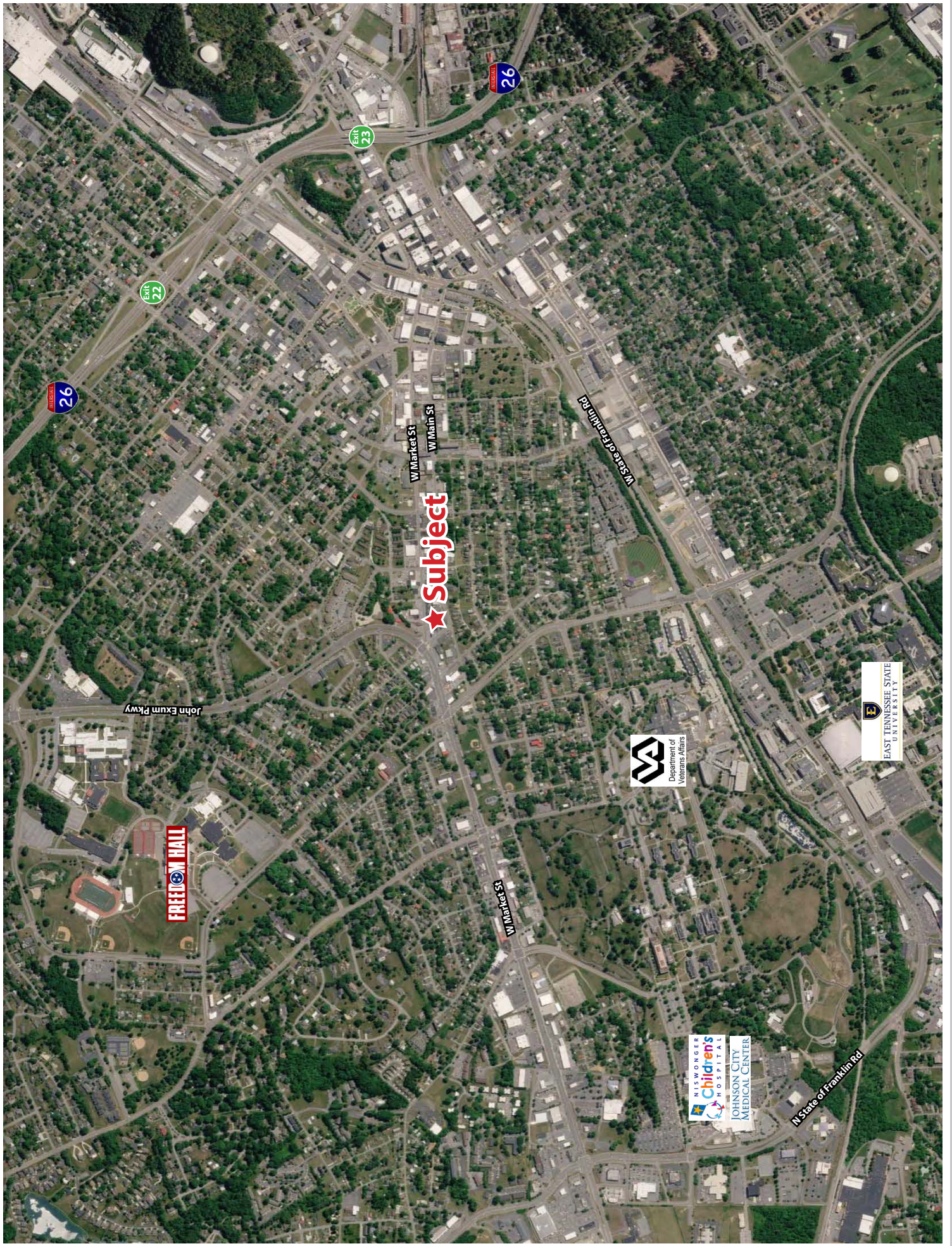
Shannon K. Castillo

Broker

shannon@mitchcox.com

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





★ Subject

26

26

Exit 23

Exit 22

W Market St
W Main St

W State of Franklin Rd

John Exum Pkwy

FREEDOM HALL

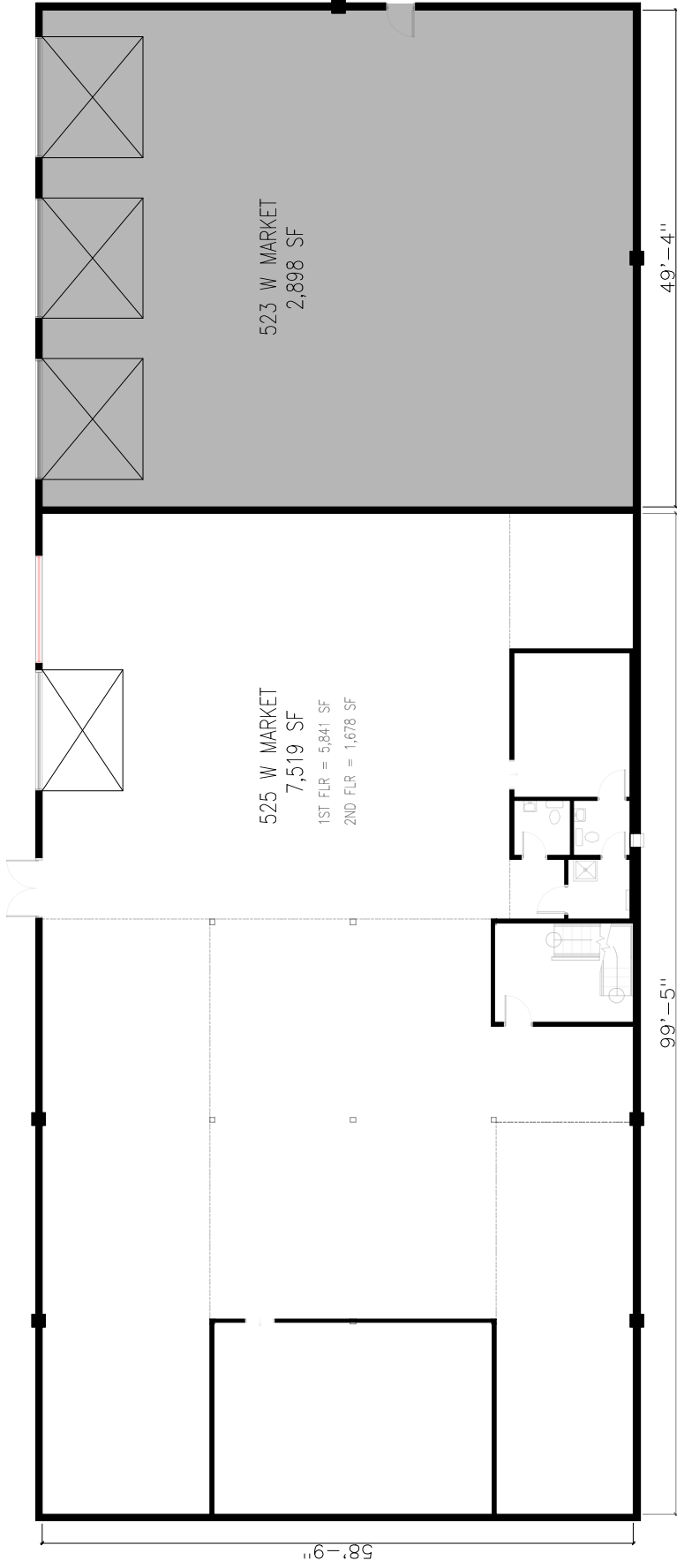
Department of Veterans Affairs

EAST TENNESSEE STATE UNIVERSITY

W Market St

NISWONGER Children's HOSPITAL
JOHNSON CITY MEDICAL CENTER

N State of Franklin Rd



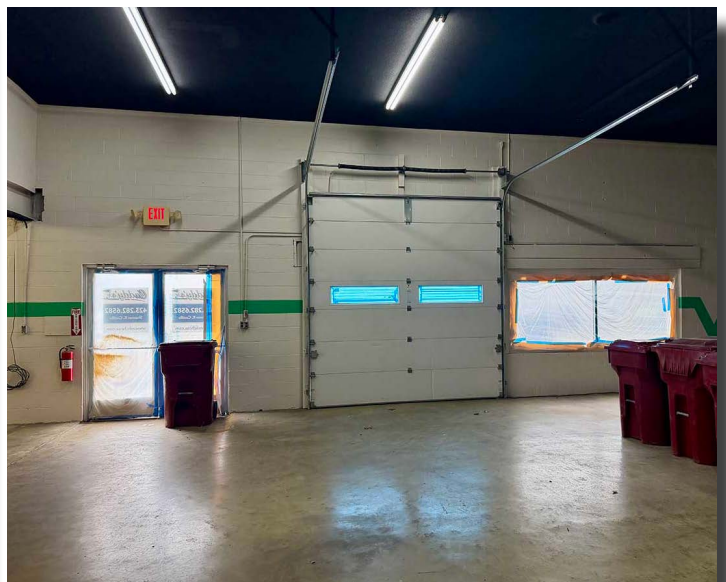
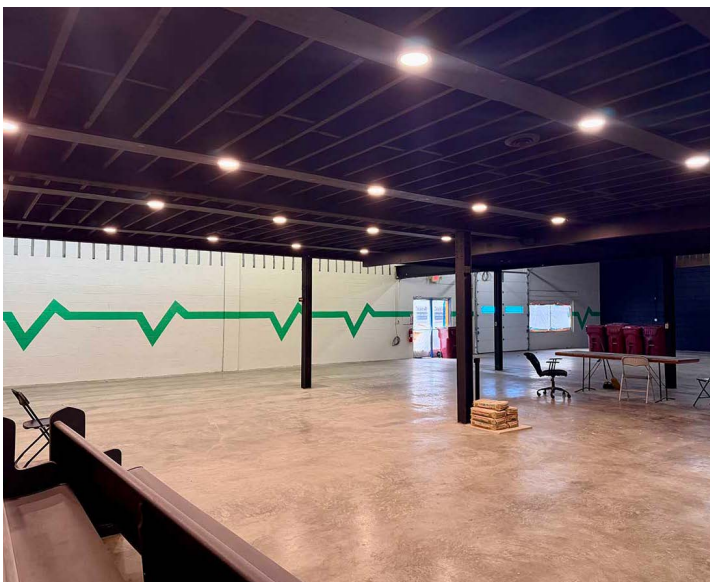
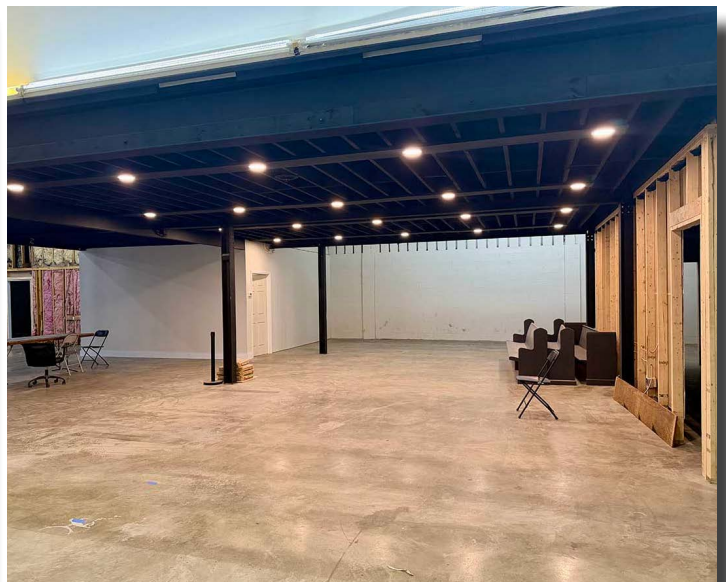
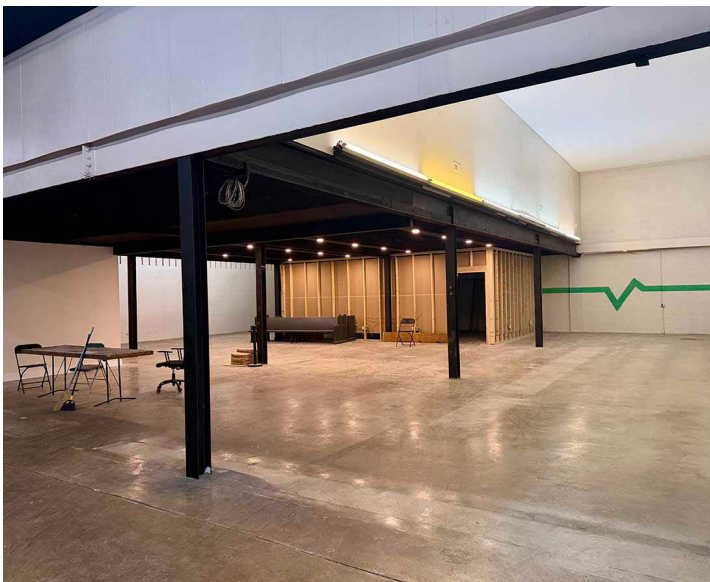
523 W MARKET
2,898 SF

525 W MARKET
7,519 SF
1ST FLR = 5,841 SF
2ND FLR = 1,678 SF

49'-4"

99'-5"

58'-9"



MITCH COX
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