

The image shows the exterior of an AMC movie theater at night. The building is a modern, single-story structure with a light-colored facade. The central entrance is highlighted by a dark, curved canopy. Above the canopy, the AMC logo is prominently displayed in large, red, stylized letters with a dark blue outline. The sky is a clear, deep blue. The entrance area features large glass windows and doors, with some interior lighting visible. Two metal support structures are visible on either side of the entrance.

Roan Centre

1805 N. Roan Street
Johnson City TN 37601

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 **ROBBINS PROPERTIES**
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location

1805 N. Roan Street
Johnson City, TN 37601

HIGHLIGHTS

- The center is a multi-tenant retail center with AMC as the anchor. Total acreage is 17.834 with improvements of 122,401 SF.
- Other Tenants include: Beaty Shoes, Cafe Lola's, Johnson City Martial Arts, L.A. Nails, Ole's Guacamoles Authentic Mexican Kitchen, Mountain Empire Comics, Once Upon a Child, Pioneer Cladding and Glazing, Plato's Closet, Play it Again Arcade, and TieBreakers.
- The center is located near The Mall at Johnson City which is anchored by Belk, Dick's Sporting Goods, JC Penney, Sears, and Ulta Beauty. There are many other national and regional retailers and restaurants nearby.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,046	52,836	86,677

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$110,765	\$78,904	\$84,157

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,884	22,398	37,190

PROPERTY FEATURES

TOTAL TENANTS	19
BUILDING SF	122,401
LAND ACRES	17.834
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	890
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Residential
EAST	Commercial
WEST	Residential

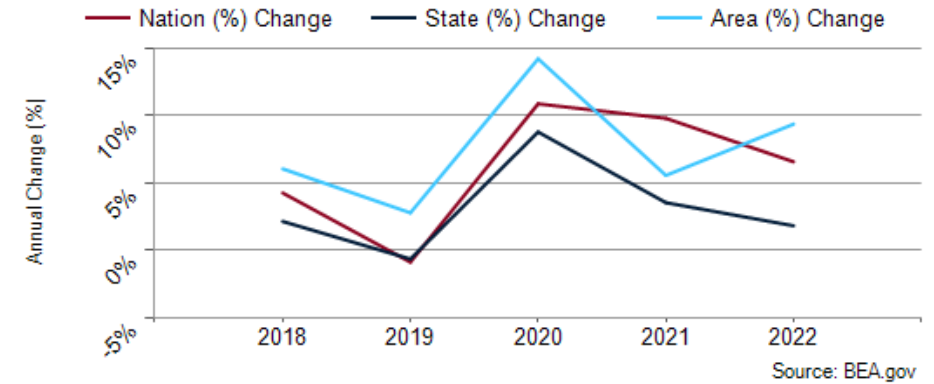
TENANT INFORMATION

MAJOR TENANT/S	AMC, Tiebreakers
LEASE TYPE	NNN



- The property is located on N. Roan Street in Johnson City, TN, a major thoroughfare in the city with high traffic volume.
- The area is a mix of commercial and residential properties, providing a diverse customer base for potential businesses.
- Nearby attractions include the Mall at Johnson City, a popular shopping destination, and Franklin Woods Community Hospital, a reputable healthcare facility.
- There are several restaurants and retail stores in close proximity, offering convenience for both residents and visitors.
- The property is easily accessible from Interstate 26, enhancing visibility and accessibility for businesses operating in the area.

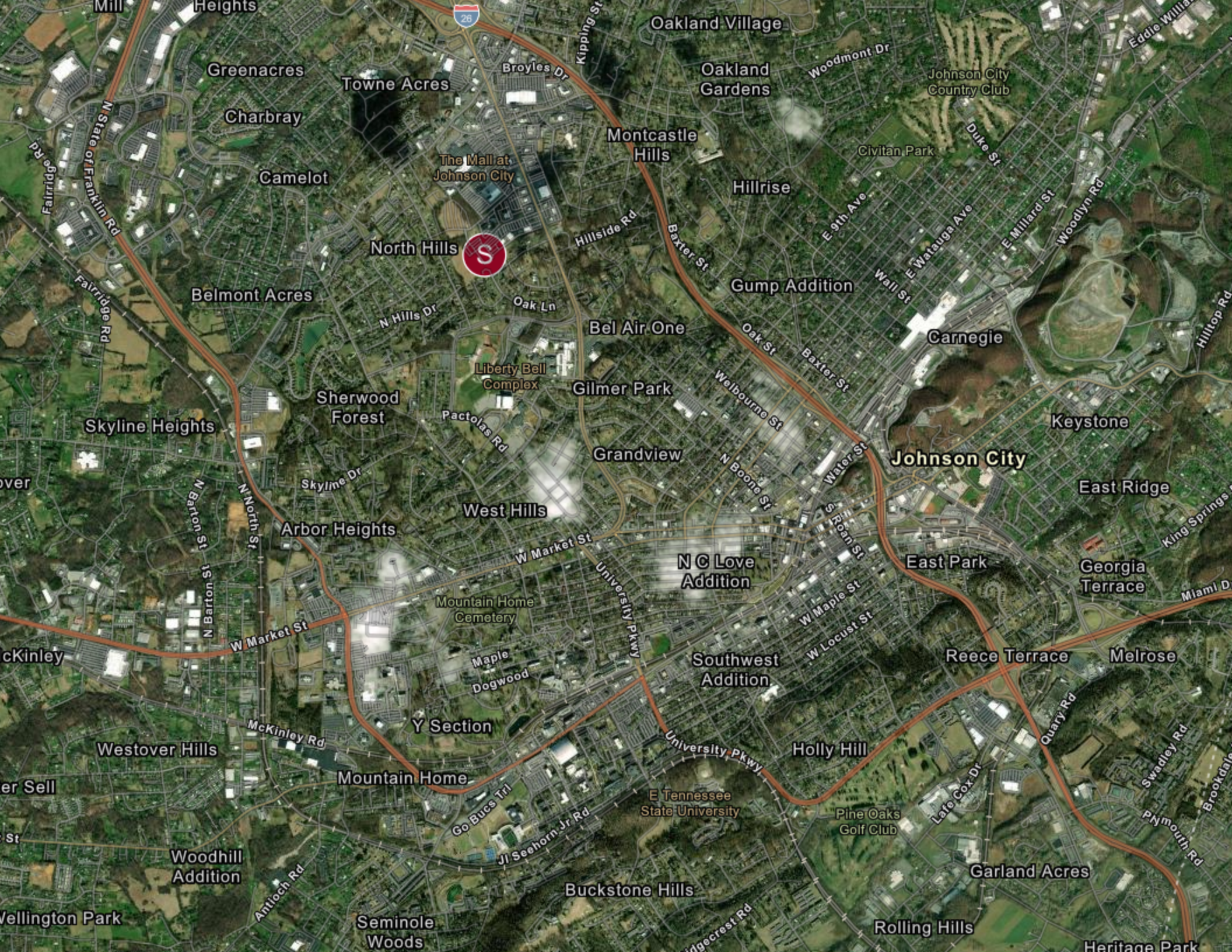
Washington County GDP Trend



Largest Employers

Ballad Health	3,541
East Tennessee State University	1,990
Washington County School System	1,275
James H. Quillen VA Medical Center	1,259
American Water Heater Company	1,194
AT&T Mobility	1,000
State of Franklin Healthcare Associates PLLC	500
Wellmore Energy Company LLC	467





The Mall at Johnson City

Johnson City

E Tennessee State University

Go Bucs Trail

JJ Seehorn Jr Rd

Woodhill Addition

Garland Acres

Rolling Hills

Buckstone Hills

Seminole Woods

Heritage Park

N State of Franklin Rd

W Market St

W Market St

University Pkwy

Hillside Rd

Woodmont Dr

Duke St

E 9th Ave

E Watauga Ave

E Millard St

Woodlyn Rd

Baxter St

Gump Addition

Wall St

Oak St

Baxter St

Walbourne St

Water St

N Boone St

S Roan St

W Maple St

W Locust St

East Park

Reece Terrace

Melrose

Quary Rd

Swadley Rd

Plymouth Rd

Brookdale

McKinley Rd

Mountain Home

Holly Hill

Lafe Cox Dr

Pine Oaks Golf Club

Westover Hills

Y Section

Mountain Home Cemetery

Maple Dogwood

Southwest Addition

N C Love Addition

West Hills

Arbor Heights

Skyline Dr

N North St

N Barton St

Skyline Heights

Sherwood Forest

Liberty Bell Complex

Pactolas Rd

Gilmer Park

Bel Air One

Oak Ln

Belmont Acres

Camelot

Charbray

Towne Acres

Greenacres

Oakland Village

Oakland Gardens

Johnson City Country Club

Montcastle Hills

Hillrise

Civitan Park

Eddie Williams

McKinley

er Sell

St

Wellington Park

King Springs

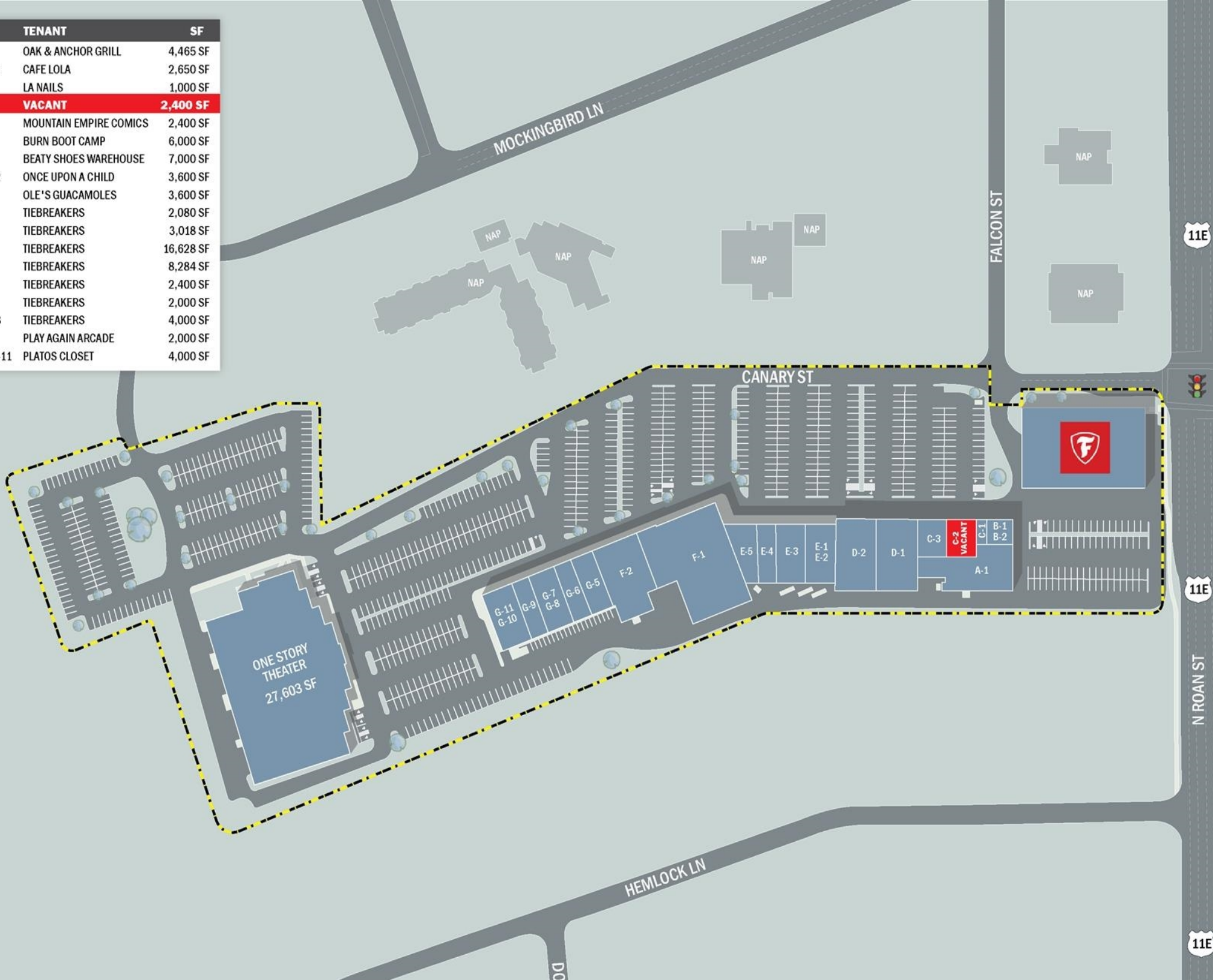
Miami D

Brookdale

Plymouth Rd

Brookdale

SUITE	TENANT	SF
A-1	OAK & ANCHOR GRILL	4,465 SF
B-1, B-2	CAFE LOLA	2,650 SF
C-1	LA NAILS	1,000 SF
C-2	VACANT	2,400 SF
C-3	MOUNTAIN EMPIRE COMICS	2,400 SF
D-1	BURN BOOT CAMP	6,000 SF
D-2	BEATY SHOES WAREHOUSE	7,000 SF
E-1, E-2	ONCE UPON A CHILD	3,600 SF
E-3	OLE'S GUACAMOLES	3,600 SF
E-4	TIEBREAKERS	2,080 SF
E-5	TIEBREAKERS	3,018 SF
F-1	TIEBREAKERS	16,628 SF
F-2	TIEBREAKERS	8,284 SF
G-5	TIEBREAKERS	2,400 SF
G-6	TIEBREAKERS	2,000 SF
G-7, G-8	TIEBREAKERS	4,000 SF
G-9	PLAY AGAIN ARCADE	2,000 SF
G-10, G-11	PLATOS CLOSET	4,000 SF



PLAY IT AGAIN

RETRO + SOCIAL + ARCADE







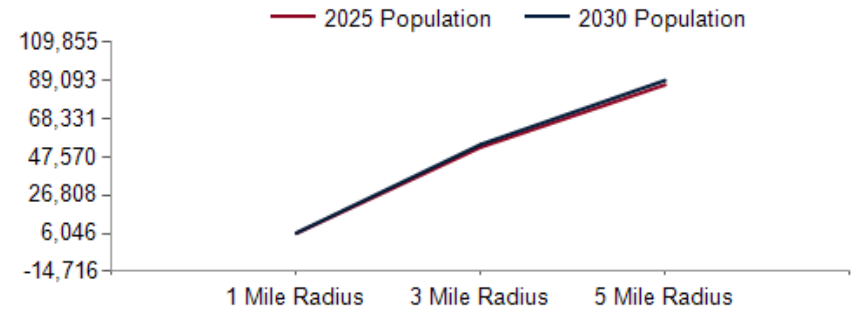
CAFF' IOLA
bistro wine bar

OPEN

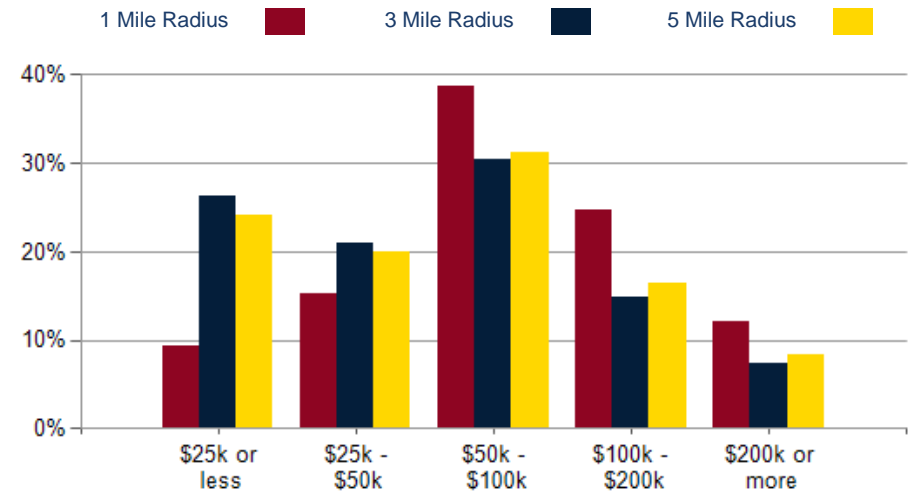
B-1

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,957	41,576	68,514
2010 Population	4,983	44,886	75,767
2025 Population	6,046	52,836	86,677
2030 Population	6,283	54,339	89,093
2025 African American	202	3,767	5,202
2025 American Indian	20	225	368
2025 Asian	107	1,125	1,798
2025 Hispanic	226	3,910	5,613
2025 Other Race	92	1,878	2,564
2025 White	5,245	41,689	70,129
2025 Multiracial	379	4,119	6,569
2025-2030: Population: Growth Rate	3.85%	2.80%	2.75%

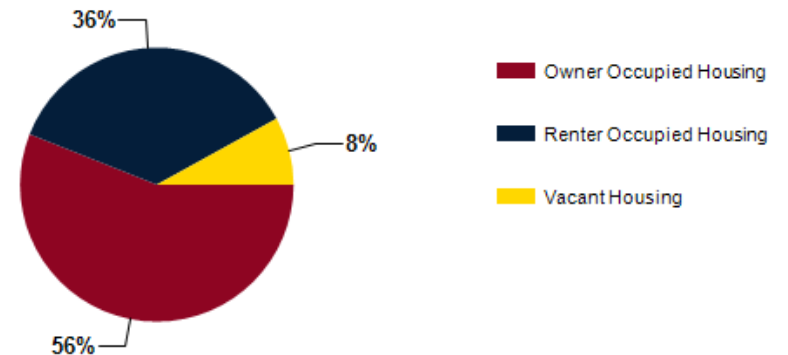
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	177	3,686	5,413
\$15,000-\$24,999	94	2,219	3,563
\$25,000-\$34,999	183	2,326	3,295
\$35,000-\$49,999	256	2,370	4,106
\$50,000-\$74,999	654	3,635	6,174
\$75,000-\$99,999	461	3,164	5,420
\$100,000-\$149,999	432	2,214	4,168
\$150,000-\$199,999	281	1,114	1,969
\$200,000 or greater	348	1,671	3,082
Median HH Income	\$78,234	\$52,819	\$56,382
Average HH Income	\$110,765	\$78,904	\$84,157



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

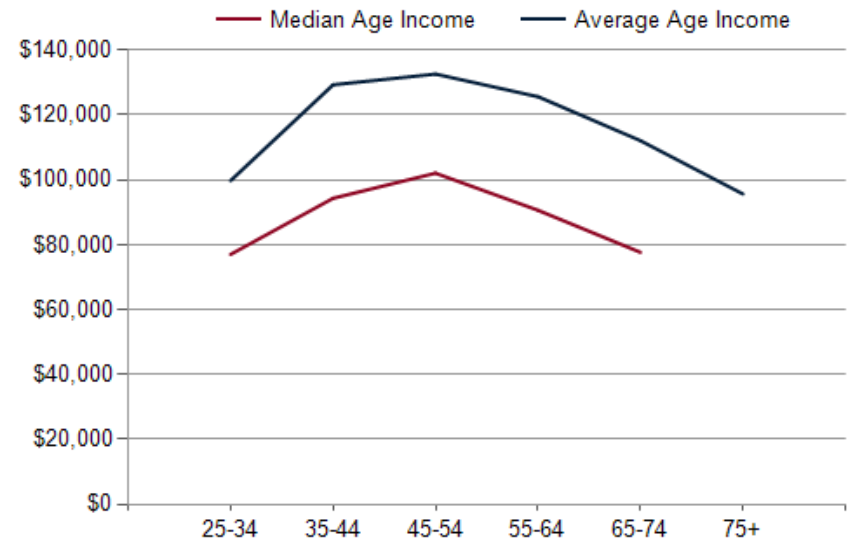
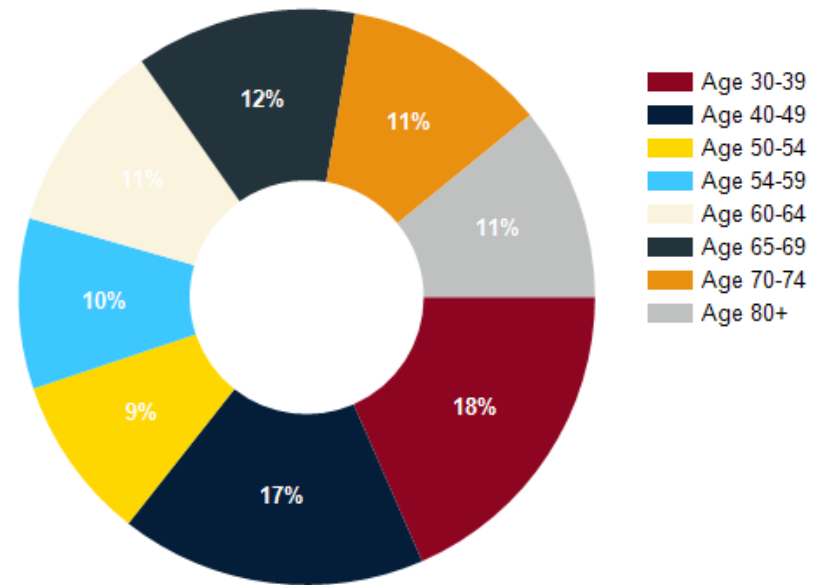


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	363	3,759	6,183
2025 Population Age 35-39	302	3,035	5,175
2025 Population Age 40-44	306	2,829	4,833
2025 Population Age 45-49	313	2,679	4,639
2025 Population Age 50-54	333	2,661	4,944
2025 Population Age 55-59	345	2,614	4,809
2025 Population Age 60-64	392	2,765	4,972
2025 Population Age 65-69	446	2,786	4,930
2025 Population Age 70-74	412	2,487	4,322
2025 Population Age 75-79	393	2,035	3,503
2025 Population Age 80-84	340	1,493	2,397
2025 Population Age 85+	382	1,439	2,129
2025 Population Age 18+	5,104	44,053	71,437
2025 Median Age	50	36	38
2030 Median Age	51	37	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,008	\$55,413	\$57,972
Average Household Income 25-34	\$99,762	\$77,211	\$79,833
Median Household Income 35-44	\$94,322	\$63,742	\$70,594
Average Household Income 35-44	\$129,322	\$93,683	\$100,066
Median Household Income 45-54	\$102,057	\$69,011	\$76,693
Average Household Income 45-54	\$132,626	\$96,270	\$103,940
Median Household Income 55-64	\$90,622	\$56,719	\$62,973
Average Household Income 55-64	\$125,647	\$86,932	\$94,208
Median Household Income 65-74	\$77,648	\$50,311	\$52,920
Average Household Income 65-74	\$112,079	\$75,695	\$79,706
Average Household Income 75+	\$95,632	\$70,393	\$69,012

Population By Age



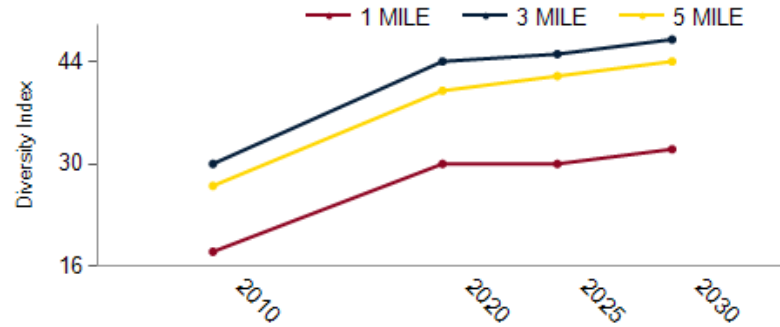
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	32	47	44
Diversity Index (current year)	30	45	42
Diversity Index (2020)	30	44	40
Diversity Index (2010)	18	30	27

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	7%	6%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	4%	7%	6%
Multiracial	6%	7%	7%
Other Race	1%	3%	3%
White	84%	74%	76%

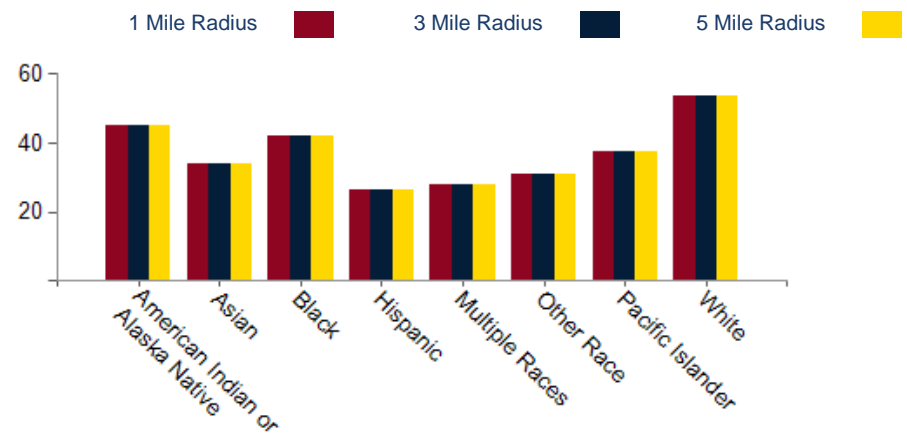
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	30	33
Median Asian Age	34	33	35
Median Black Age	42	31	32
Median Hispanic Age	27	25	26
Median Multiple Races Age	28	27	27
Median Other Race Age	31	24	26
Median Pacific Islander Age	38	38	40
Median White Age	53	38	41

2025 MEDIAN AGE BY RACE



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