



## Property Highlights

FOR LEASE: Former 2,977 Square Foot Bank located at I-26 and Highway 381 in Johnson City, TN. The square footage **Can Be Increased to 3,552 SF** by enclosing the teller lanes.

Strong residential numbers with a **Population of 78,873** within 5 miles and Household Incomes above \$95,000.

Customers must drive past the property on the way to Sam's Club (**2.20 Million Annual Visitors**) and the Barnes & Noble center (1.23 Million Annual Visitors).

Highway 381 continues to see extremely busy daytime activity with 6,922 Employees within a 1-mile radius and **27,807 Employees within 3 miles**.



TRAFFIC COUNTS  
45,415 VPD – Interstate 26  
23,241 VPD – Highway 381

	1-Mile	3-Mile	5-Mile
Total Population:	4,395	33,988	78,873
Daytime Population:	6,922	27,807	61,639
Avg. HH Incomes:	\$97,066	\$82,514	\$74,519

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





# FORMER BANK BRANCH

# Site Plan and As-Builts

