

SUNSET DRIVE RETAIL CENTER

805 Sunset Drive
Johnson City, TN 37604

Location

Intersection of Sunset Dr and Knob Creek Rd in North Johnson City

Available for Lease

Suite 2: 776^{+/-} SF retail
\$15/SF/year NNN

Suite 5: 1,220^{+/-} SF retail
\$13/SF/year NNN
(Existing salon equipment may be purchased separately)

Highlights

Suites include open work area, storage and one restroom

Located in the heart of Johnson City

Ample parking

Zoned B-4

Proximal to several professional parks, retail corridors and residential neighborhoods

Traffic Counts

Sunset Dr: 16,422 (2025)
Knob Creek Rd: 8675 (2025)

Demographics

(2026 Est.)	3 mile	5 mile	10 mile
Population	51,592	86,224	169,289
Median HH Income	\$58,191	\$60,787	\$66,513
Median Age	36.2	38.3	41.9

Contact

Shannon K. Castillo

Broker

shannon@mitchcox.com

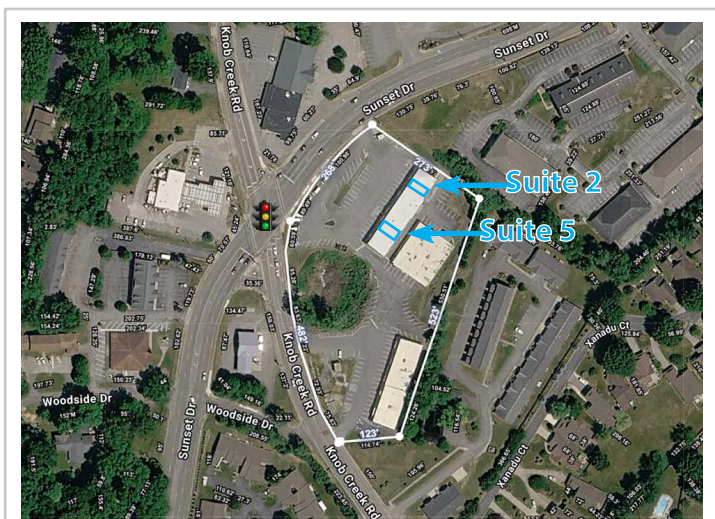
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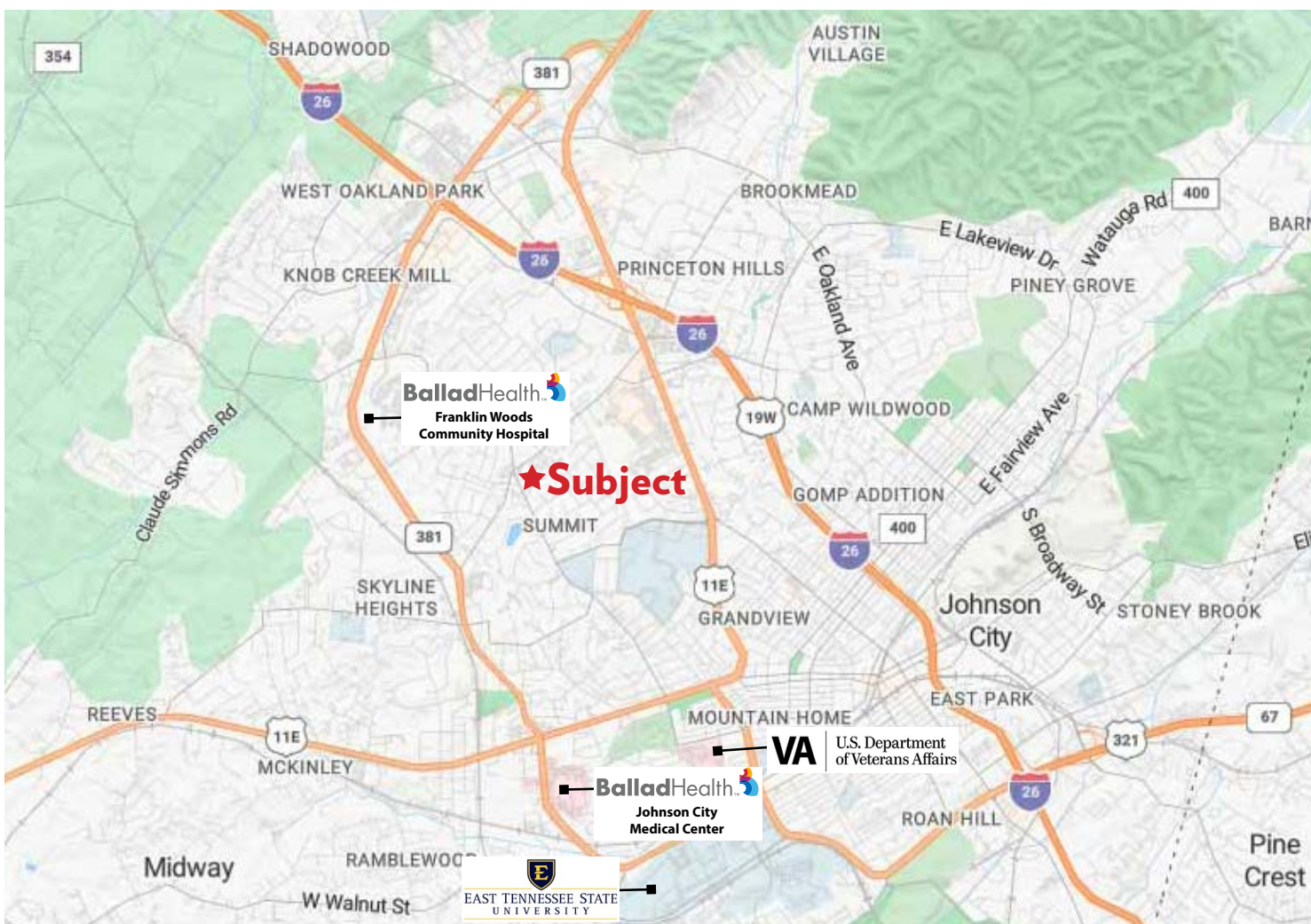


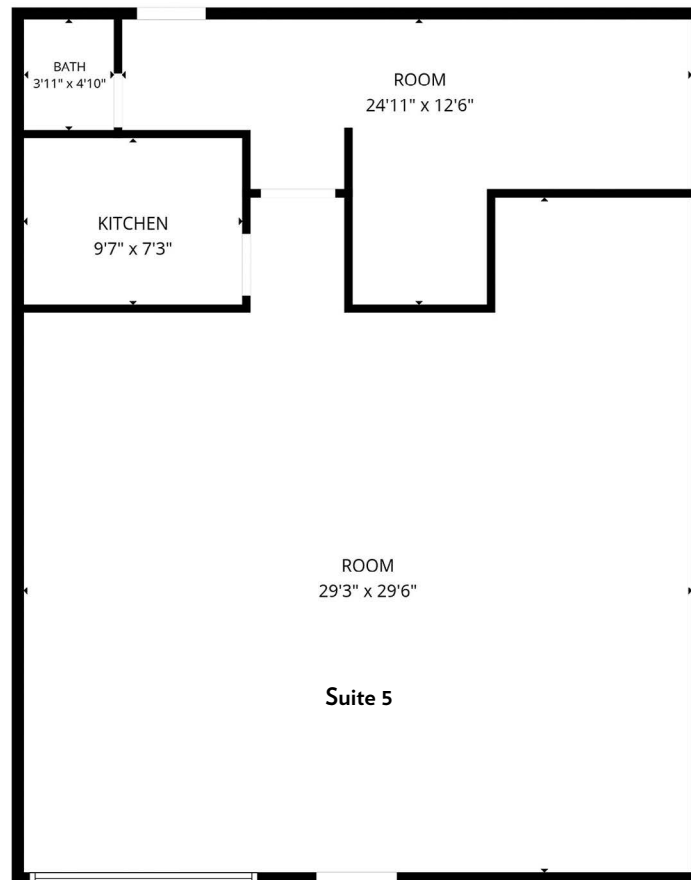
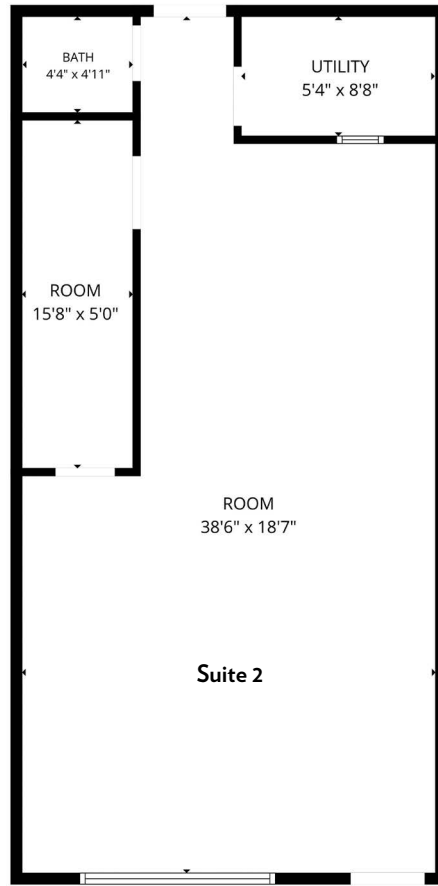
Suite 2



Suite 5

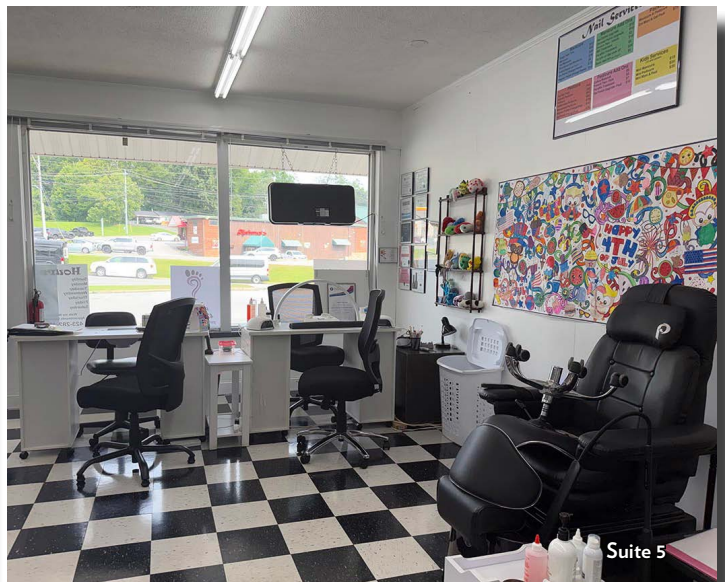








Suite 2



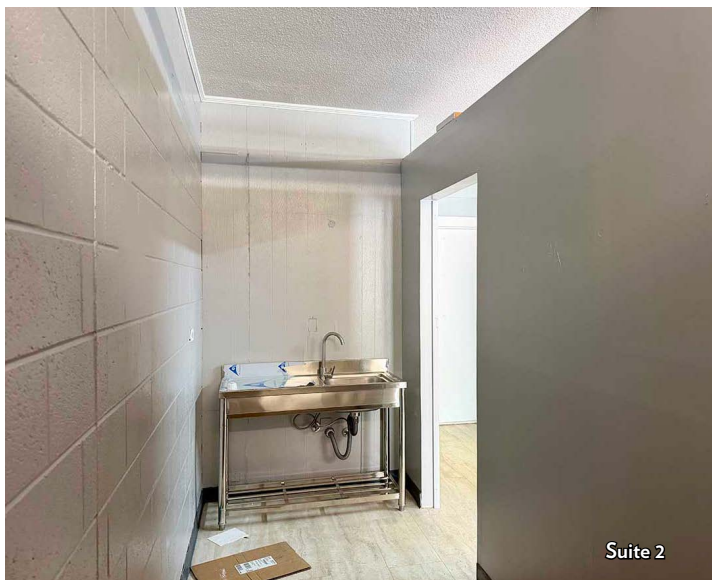
Suite 5



Suite 2



Suite 5



Suite 2



Suite 5



MITCH COX
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