

# OAKLAND AVE OFFICE SUITES

2909 East Oakland Avenue  
Johnson City, TN 37601

## Location

Near the intersection of Bristol Hwy on E Oakland Ave

## Available for Lease

Suite 1: 105 SF - \$500/month gross  
Suite 5: 105 SF - \$500/month gross  
Suite 6: 98 SF - \$500/month gross  
Suite 7: 265 SF - \$1,000/month gross

## Highlights

Rent includes all utilities except phone and internet

Shared kitchen, restrooms and conference room

One mile from I-26, exit 20

Minutes from retail districts on N Roan St and Bristol Hwy

## Traffic Counts

E Oakland Ave: 11,172 (2025)

## Demographics

| (2025 Est.)      | 3 mile   | 5 mile   | 10 mile  |
|------------------|----------|----------|----------|
| Population       | 35,304   | 79,304   | 172,182  |
| Median HH Income | \$66,914 | \$59,751 | \$63,597 |
| Median Age       | 43.1     | 38.1     | 41.9     |

## Contact

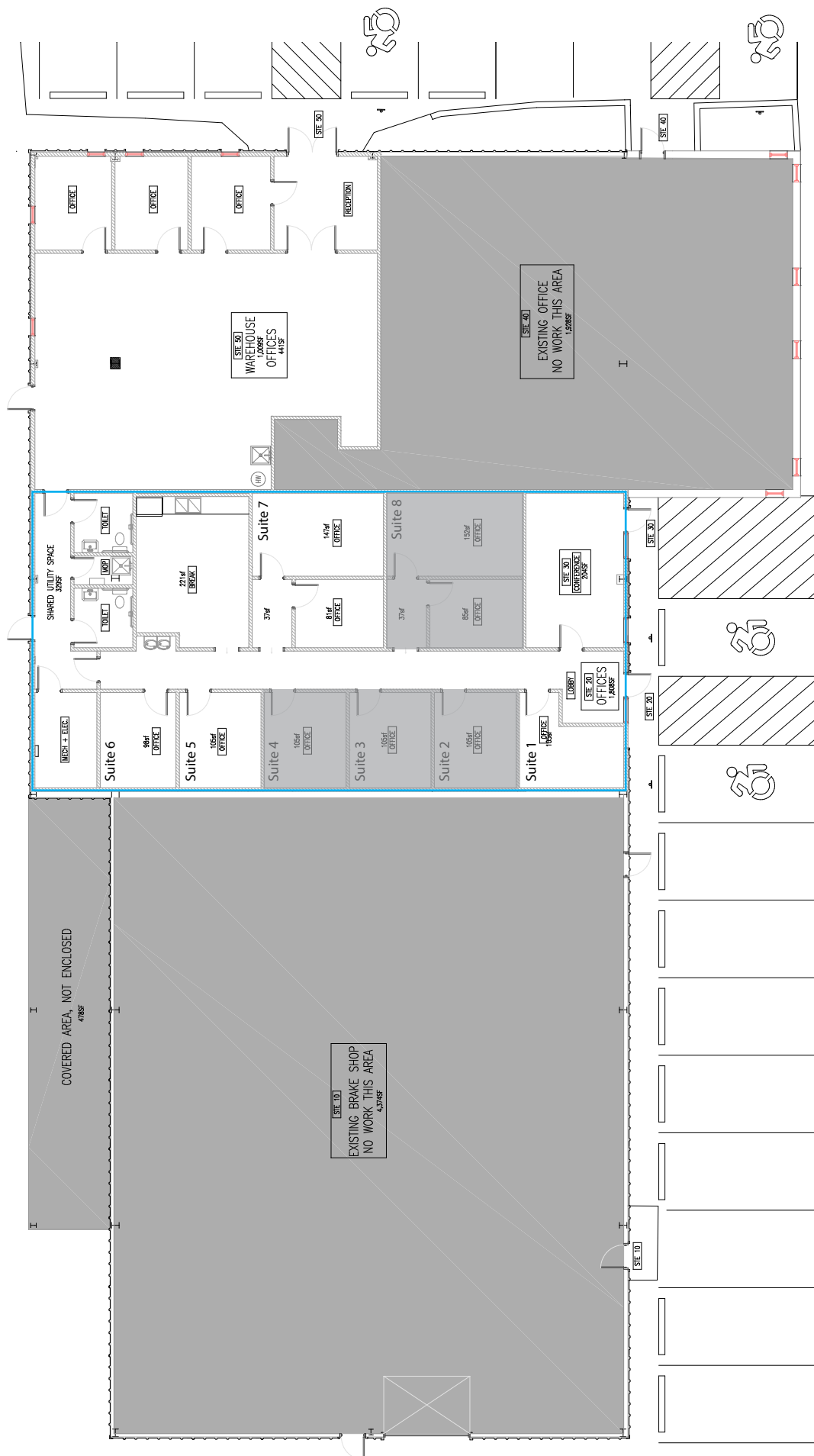
**Shannon K. Castillo**

Broker

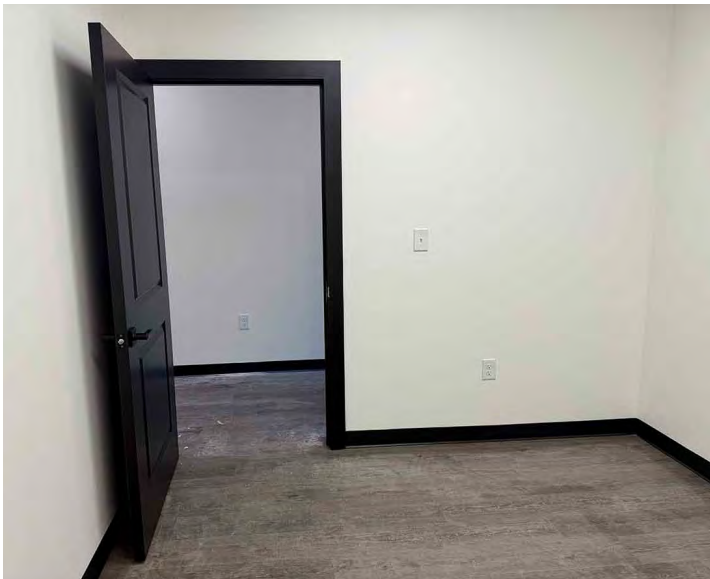
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