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3096 North Roan Street, Johnson City, TN 37601

$835,000 · MLS #9992996 · brphomes.com/mls/9992996



8,312	1960	2.3
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1960

Lot Acreage: 2.3

City Taxes: $4,641.69

County Taxes: $5,757.91

Description

High exposure commercial opportunity at 3096 N Roan Street in Johnson City positioned directly on one of the region's most heavily traveled corridors with tens of thousands of vehicles passing daily. This prime location offers unmatched visibility, making it ideal for businesses that depend on strong drive by traffic and brand presence.

Surrounded by a dense mix of national retailers, restaurants, healthcare providers, and service businesses, this property

sits in the heart of a high-demand commercial corridor that consistently draws consumers from across the Tri-Cities area. The steady traffic flow, combined with excellent road frontage and accessibility, creates a powerful advantage for both owner users and investors.

Zoned for commercial use (buyer/buyer's agent to verify all zoning and permitted uses), the property allows for a variety of possibilities including retail, office, medical, or redevelopment. The combination of location, traffic count, and surrounding business synergy positions this site for strong long term value and income potential.

Conveniently located near major shopping destinations and East Tennessee State University, this property benefits from both local and commuter traffic, further enhancing its visibility and accessibility.

Opportunities with this level of exposure on N Roan Street are rare secure a premier commercial position in one of Johnson City's most active and proven retail corridors.

information deemed reliable but not guaranteed. Buyer/Buyers agent to verify all information

Features & Amenities

EXTERIOR

City Street • Metal Roof

OTHER

Average Condition • Fixer Condition • Public Sewer • Public Water • Restaurant

Listing courtesy of eXp Realty, LLC

SCAN TO VIEW ONLINE
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