

REEDY CREEK TERRACE

1880 N Eastman Road
Kingsport, TN 37664

Location

N Eastman Road across from the intersection of
Ryder Drive in East Kingsport

Available for Lease

Suite 120: 1,280 SF office - \$12/SF/year NNN
Suite 200: 4,000 SF retail - \$22/SF/year NNN
Suite 250: 1,534 SF retail - \$18/SF/year NNN
1,200 - 5,093 SF dark shell - \$12/SF/year NNN
Dark shell space includes vanilla box
Landlord is willing to build out space to tenant's specs

Highlights

Located at a traffic light in a dense retail district just off E
Stone Drive

Large Pylon sign on Eastman Road

Kingsport's Green Belt runs right next to the property

Approx. 1.5 miles from Eastman Chemical Company's
7,000-employee global headquarters

Approx. 0.7 miles from Dobyns-Bennett High School and
Kingsport Civic Auditorium

Occupants include Panera Bread, Merle Norman, Fleet Feet,
Citizens Savings & Loan, Annie's Room, Lux Nails, SportClips,
Highland Professional Group, Southern Pool & Spa,
Cornucopia, Tri-Cities Dance Co., Magnolia Soap, Eat My Art,
Backdraft Custom Apparel and Kumon Math & Reading

Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	36,189	69,955	127,626
Median HH Income	\$39,953	\$44,547	\$51,981
Median Age	47.2	47.2	46.6

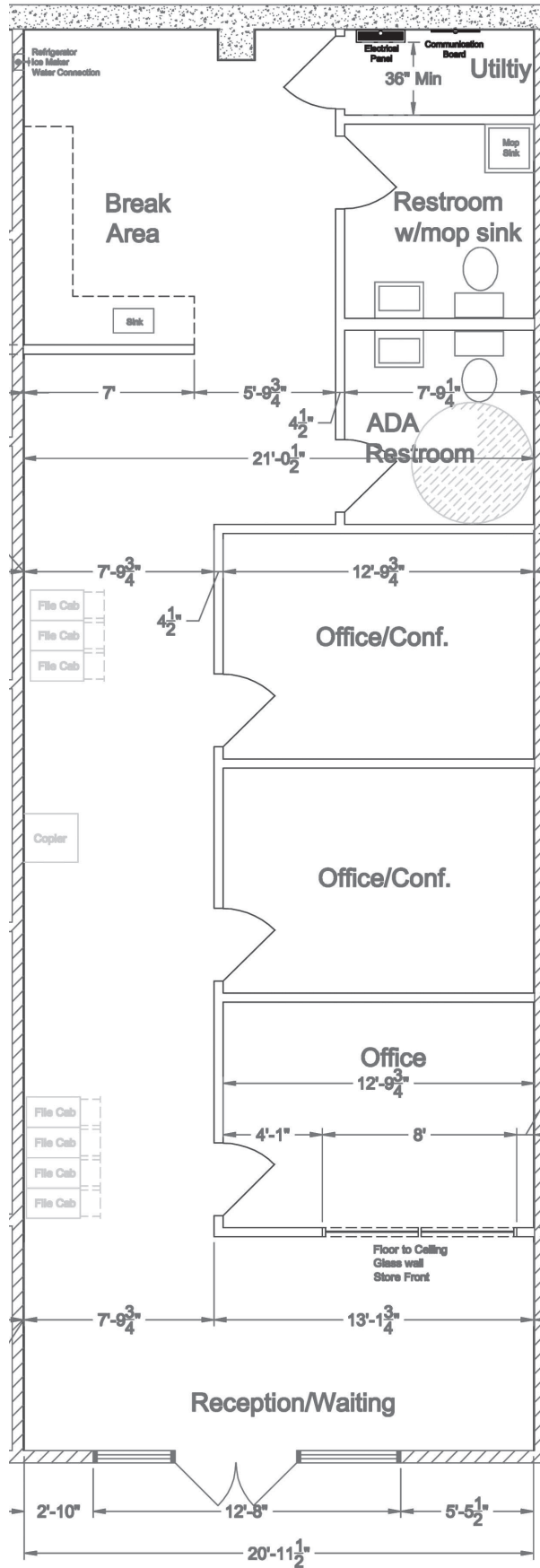
Contact

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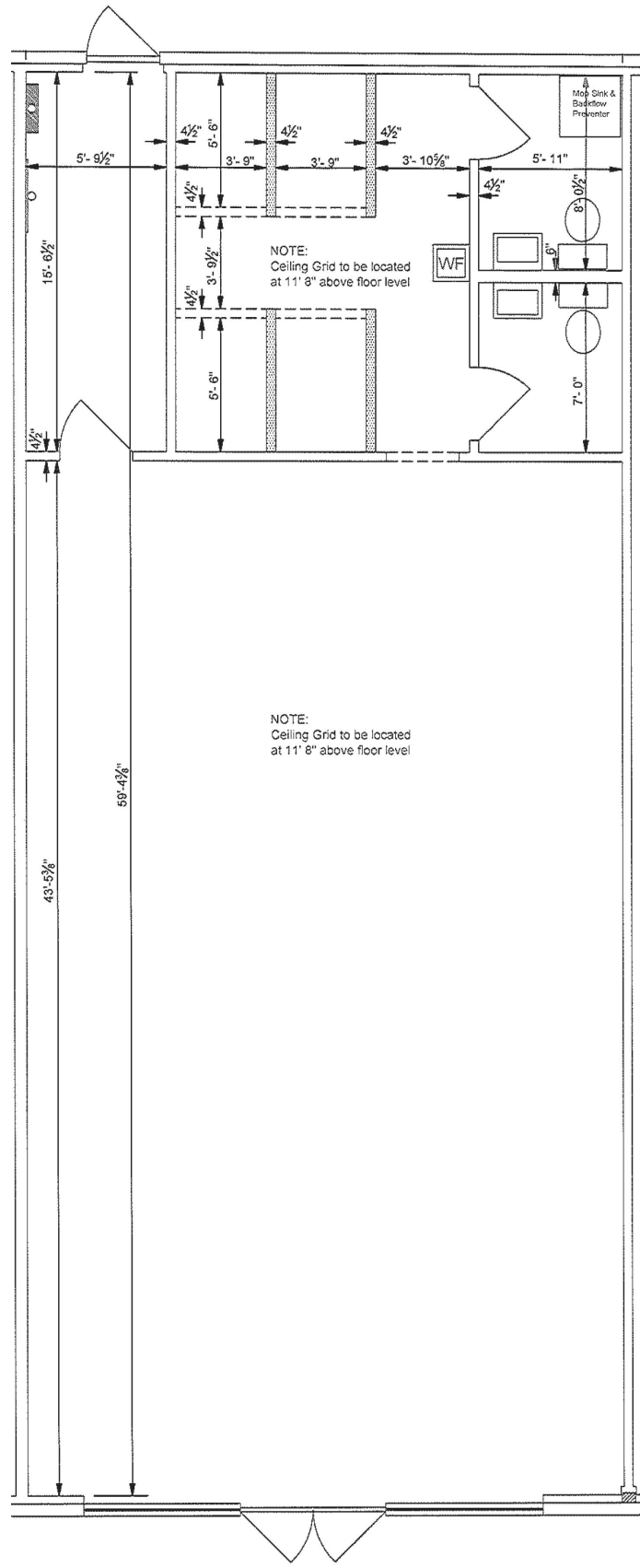
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Suite 120
 1,280 SF office



Suite 250
1,534 SF retail



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