



PRESS COMMONS SHOPPING CENTER

300 CLINCHFIELD ST, KINGSPORT, TN 37660



PROPERTY DESCRIPTION

Interstate Realty is pleased to present Press Commons Shopping Center for lease. Anchored by Food City, this center offers a variety of uses from Retail to Professional Office. Press Commons is located at 300 Clinchfield St, Kingsport, TN in the heart of the downtown area. Boasting an array of impressive features, ample parking, high visibility and perfectly suited for a range of commercial endeavors. The well-maintained interior, along with the state-of-the-art amenities, creates an inviting atmosphere for businesses seeking a standout location.

Adjacent to the newly built Kingsport Farmers Market, Kingsport Carousel & Park, Town Park Lofts and Kingsport Chamber of Commerce within close proximity. Don't miss the opportunity to secure this dynamic space, ideal for creating a lasting impression and fostering success.

TOMMY PERRIGAN

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OFFERING SUMMARY

Lease Rate:	\$12.00 - \$18.50 SF / year (NNN)
Available SF:	1,350 - 1,451 SF
Lot Size:	7.88 Acres
Building Size:	85,541 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,565	27,810	53,470
Total Population	34,639	63,150	124,301
Average HH Income	\$62,360	\$71,069	\$80,442





SUITES AVAILABLE

300 CLINCHFIELD ST, KINGSPORT, TN 37660



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,350 - 1,451 SF

Lease Term:	Negotiable
Lease Rate:	\$12 - \$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	-	1,451 SF	NNN	\$19.00 SF/yr	-
Suite 340	Available	1,379 SF	NNN	\$12.00 SF/yr	-
Suite 360	Available	1,451 SF	NNN	\$12.00 SF/yr	-
Suite 320	Available	1,350 SF	NNN	\$18.50 SF/yr	-

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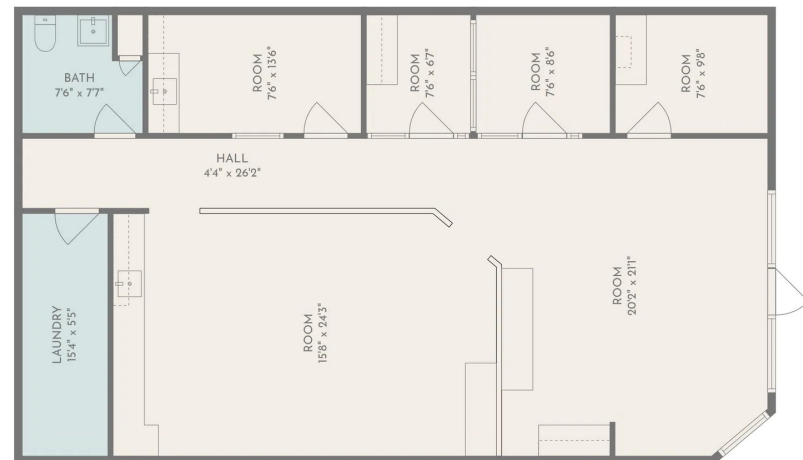
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SUITE 320

300 CLINCHFIELD ST, KINGSPORT, TN 37660



TOTAL: 1297 sq. ft.
1st floor: 1297 sq. ft.
EXCLUDED AREAS: LAUNDRY: 94 sq. ft.

FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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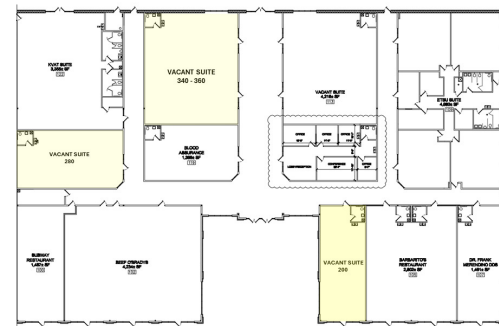
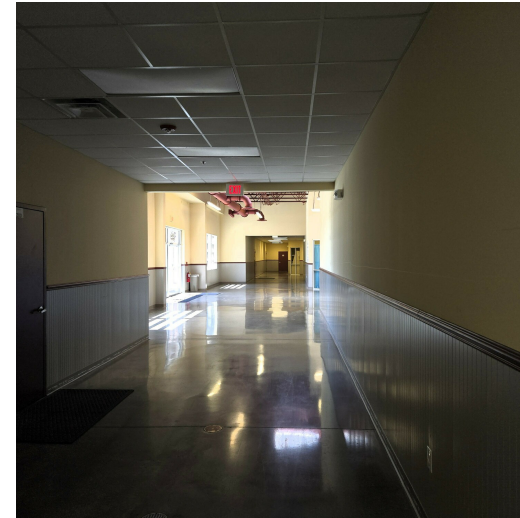
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INSIDE SUITES

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PRESS COMMONS

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LOCATION DESCRIPTION

Situated in the heart of Kingsport, TN, the area surrounding the property strikes a balance between urban convenience and small-town charm. Just moments away from Downtown Kingsport, tenants can enjoy a diverse range of dining, shopping, and entertainment options. The property's proximity to local attractions such as the Downtown Farmer's Market and the Kingsport Carousel and the host of local event enhances your business opportunities. Additionally, the scenic beauty and recreational opportunities at Warriors' Path State Park and Bays Mountain offer a calming retreat for employees and clients alike. With a unique blend of city amenities and natural allure, this location provides a compelling setting for a modern office space.

LOCATION DETAILS

County	Sullivan
City	Kingsport, TN
Metropolitan Area	Kingsport - Bristol
Major Employer	Eastman Chemical Company
Market Type	Small
Nearest Airport	Tri Cities Airport





RETAIL AERIAL

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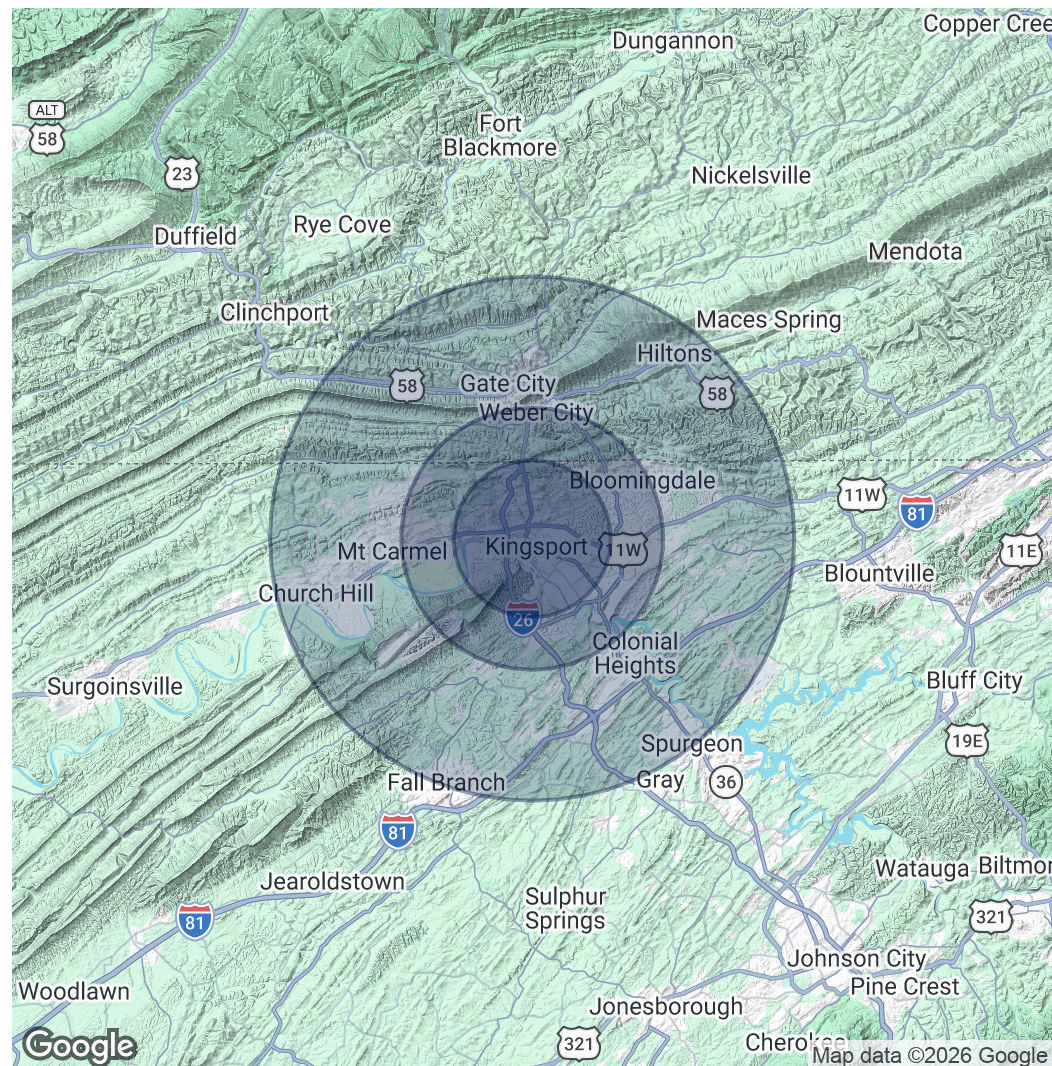
DEMOGRAPHICS

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,639	63,150	124,301
Average Age	44	44	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,565	27,810	53,470
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$62,360	\$71,069	\$80,442
Average House Value	\$204,718	\$224,728	\$253,232

2020 American Community Survey (ACS)



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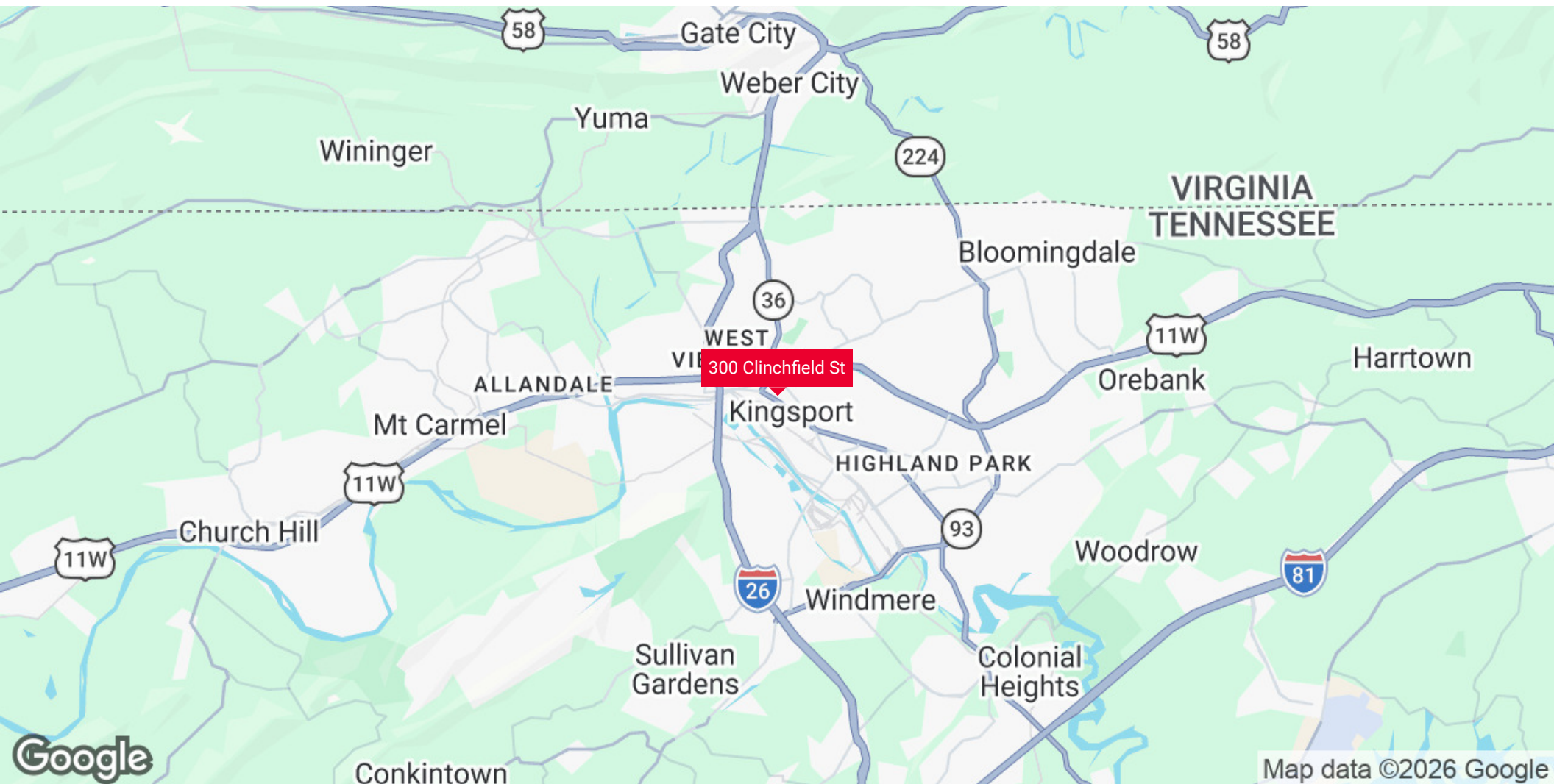
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LOCATION MAP

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