



RETAIL PROPERTY FOR LEASE

STONE EAST PLAZA

1649 East Stone Drive, Kingsport, TN 37660

KEVIN TRUJILLO

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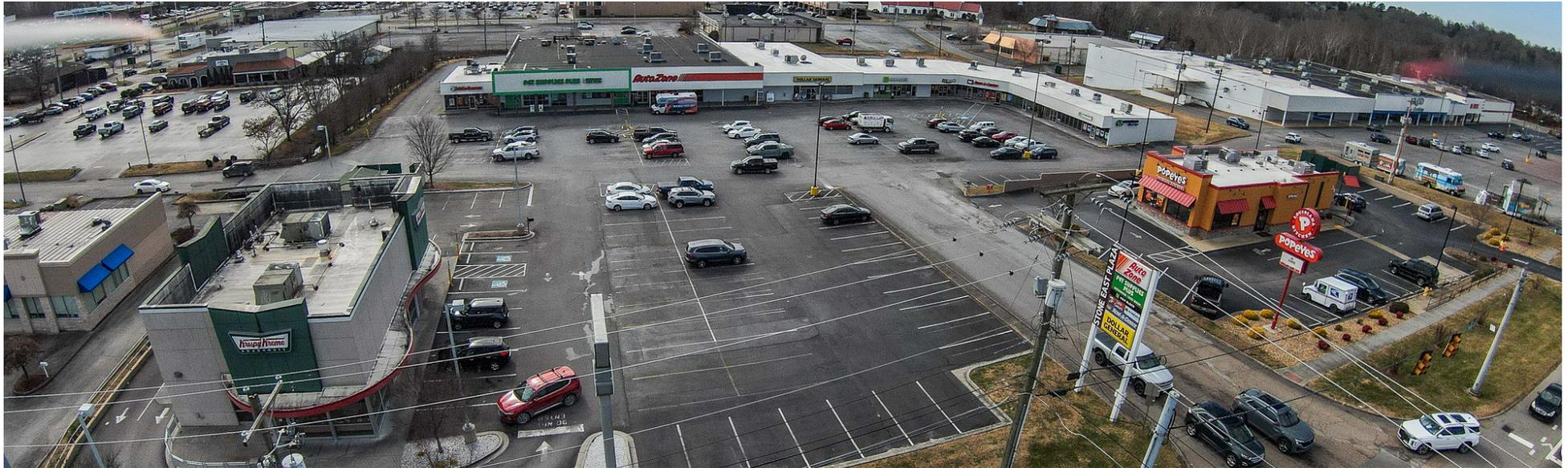
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**Baker Storey McDonald
Properties**

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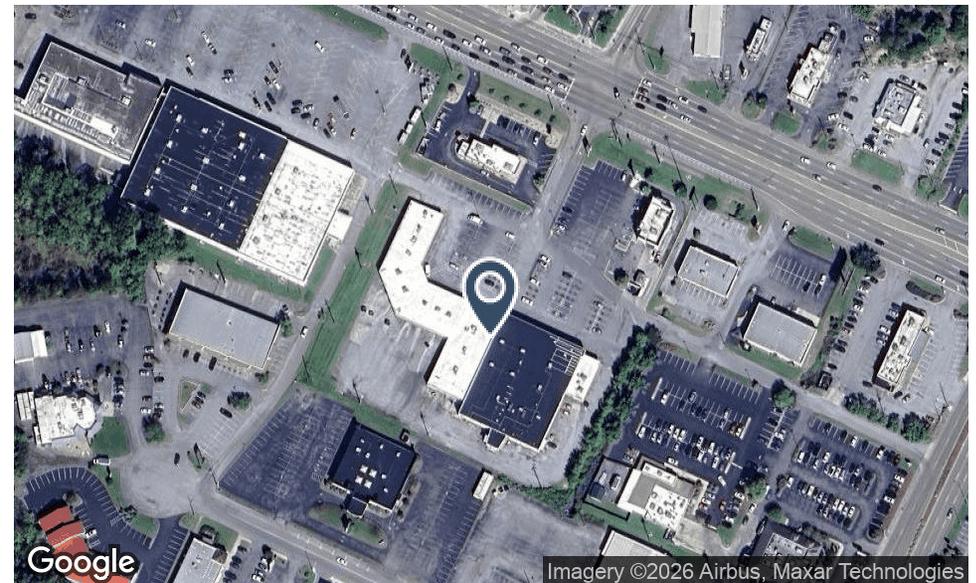


PROPERTY DESCRIPTION

Neighborhood-center sized with +/-51,412 SF GLA Anchored/co-tenanted by national retailers such as Pet Supplies Plus, AutoZone, Applebees, and more. Positioned in the trade area of Kingsport, part of the broader Tri-Cities market — serving both local and regional consumers

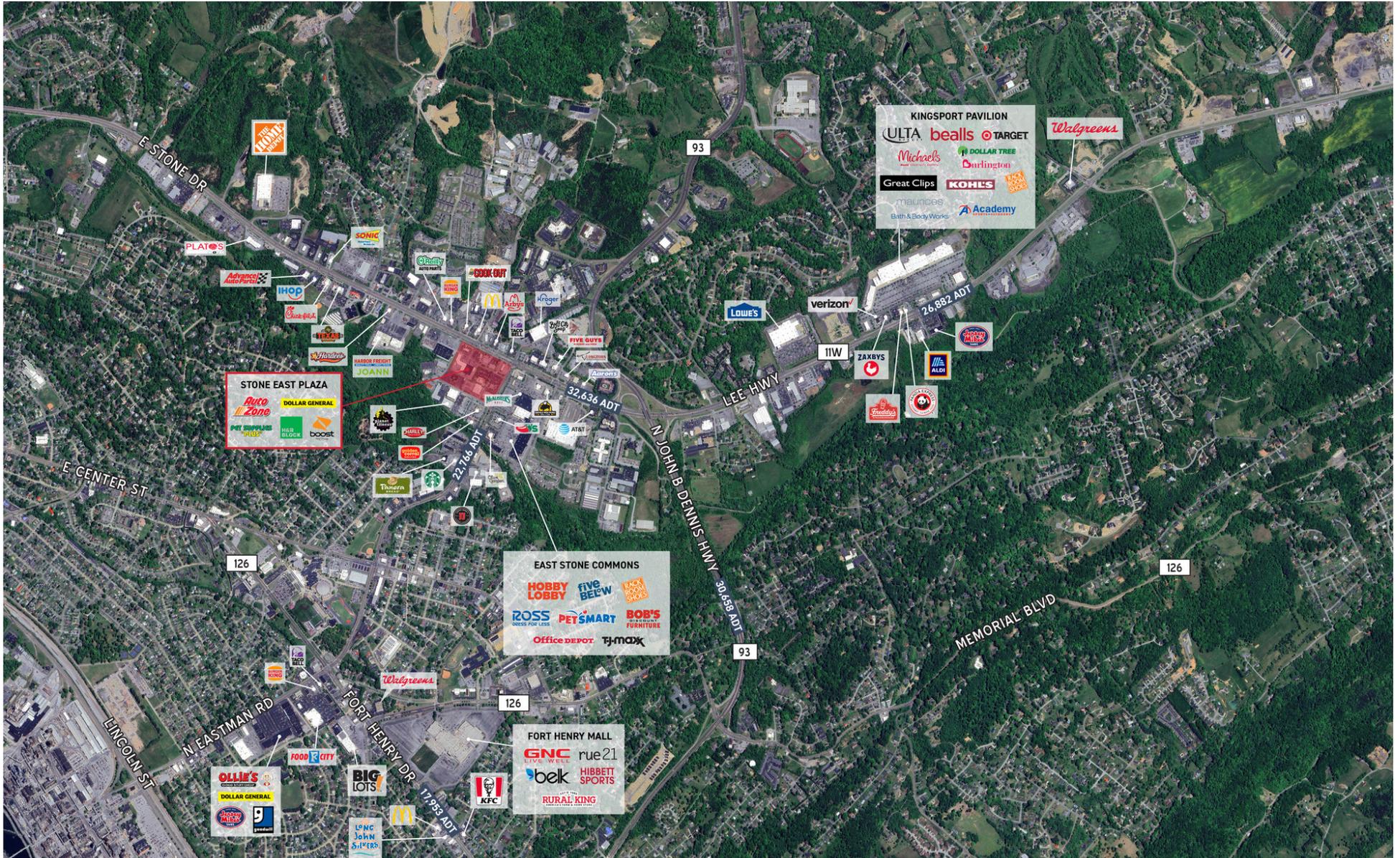
PROPERTY HIGHLIGHTS

- Anchored by AutoZone, Pet Supplies Plus, & Dollar General
- Inline shop space available
- Over 3.5 million annual visitors to the trade area, according to Placer.ai
- More than 55,000 cars per day pass the intersection of Eastman Road and Lee Highway (US 11W)



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	137	806	5,044
Average Age	46	47	47
Average Age (Male)	45	45	44
Average Age (Female)	48	48	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	355	2,264
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$65,608	\$65,966	\$64,414
Average House Value	\$248,918	\$250,602	\$244,404

Demographics data derived from AlphaMap

