

# TRI-CITIES CROSSING

## Fact Sheet

### Concept

- Regional shopping & dining destination
- Hotel location
- Easy interstate access
- High visibility
- Ready development sites

### Location

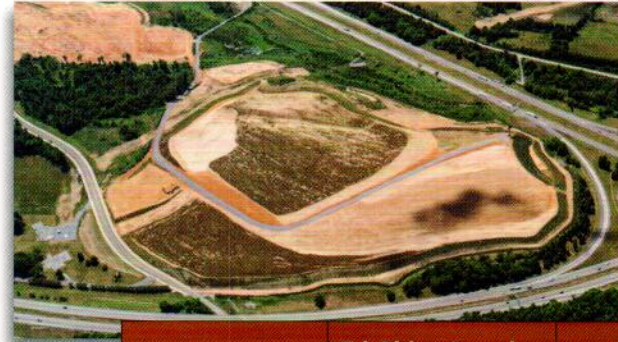
- Positioned at the crossroads of Interstates 26 and 81
- Prime location for retailers, restaurants and lodging
- The daily traffic counts for 81 & 26 are as follows
  - ❖ I-81 29,520 cars per day
  - ❖ I-26 47,070 cars per day
  - ❖ Total 76,590 each day
- Centrally located in Tri-Cities region
- High visibility from both interstates
- Trade area encompasses parts of Tennessee, Virginia, North Carolina and Kentucky
- 80 miles due north of Asheville, NC
- Nearest major metro areas: Charlotte, NC, Nashville, TN, Raleigh, NC, Atlanta, GA

### Region

- Comprised of the cities of Kingsport, Johnson City and Bristol
- Encompasses numerous surrounding communities
- Population
  - ❖ 500,000, comprised of the Kingsport-Bristol MSA and the adjoining Johnson City MSA
  - ❖ Trade area includes more than 1 million people
- Affordable
  - ❖ Very low cost of living
  - ❖ No state income tax
  - ❖ No personal property tax
- Economic Stability
  - ❖ Numerous regional, national and multinational companies headquartered here
    - Eastman Chemical Company
    - General Shale
    - NN Ball & Roller
  - ❖ Expansions/growth for several companies currently underway
  - ❖ Top executives for these firms reside locally
  - ❖ Senior and middle management teams reside locally

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**OF THE TOP 25 HIGHEST  
MEDIAN INCOME CENSUS  
BLOCK IN THE TRI-CITIES, TCC'S  
15 MINUTE DRIVE TIME MARKET  
CAPTURES 21 OF THESE  
HIGHEST EARNING AREAS.**



	Tri-Cities Crossing		Bristol	
	Miles	Min.	Miles	Min.
Dense Population	4.4	5	4.9	11
Downtown Center	10	12	4.9	11
Highest Incomes*	1.5	3	4.8	7
Kingsport Town Center	7.9	12	17.5	24
Mall at Johnson City	12.9	14	31	31
Exit 7 Bristol, VA	27	25	9.4	11
Kingsport Pavilion	10.3	12	13.9	17
Sam's Johnson City	11	11.3	29	29.5
Sam's Bristol	27.5	27	9.9	13

\*Please note, of the top 25 highest median income census block in the Tri-Cities, TCC's 15 minute drive time market captures 21 of these highest earning areas while Bristol only captures 3. Bristol's nearest \$60K median household income census block group is approximately 5 miles away. TCC has 6 \$60K median household income census block groups within 5 miles.

