



RETAIL PROPERTY FOR LEASE

2445 TENNESSEE 75, KINGSPORT, TN 37663



PROPERTY DESCRIPTION

Owner looking for NNN lease. Space is move in ready. Best suited for office space or retail store front.

PROPERTY HIGHLIGHTS

- Located across the street from TRI Airport
- Neighboring Northeast State Community College
- Less than half mile from Holston Elementary School
- Signalized Intersection

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	1,600 SF
Building Size:	1,600 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	6,125	16,275	33,074
Total Population	14,183	38,205	78,815
Average HH Income	\$95,181	\$103,951	\$107,256

MAURICE (MO) WHITTEN

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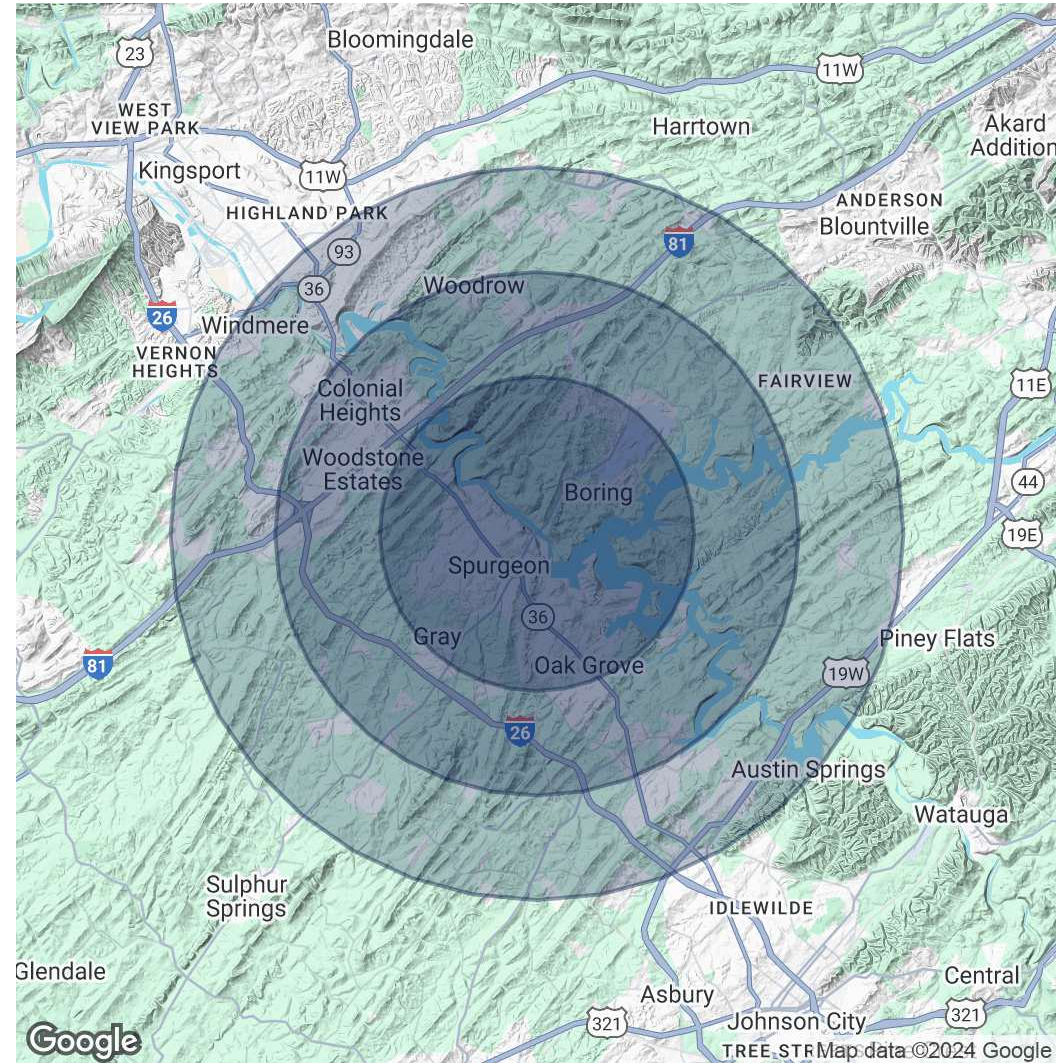


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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	14,183	38,205	78,815
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	6,125	16,275	33,074
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$95,181	\$103,951	\$107,256
Average House Value	\$295,058	\$322,459	\$335,580

Demographics data derived from AlphaMap



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