

# DOWNTOWN KPT RETAIL/WHSE

527 East Market Street  
Kingsport, TN 37660

## Location

On E Market St between Island St and Wexler St in Downtown Kingsport

## Available for Lease

4,000 SF retail/warehouse  
\$9.50/SF/year NNN

## Highlights

Private parking lot

Zoned B-2E

2,220<sup>+/-</sup> USF of open retail space

- Ample storefront windows
- Managers office with window to showroom floor & direct access to warehouse
- 10' ceilings

1,628<sup>+/-</sup> USF warehouse

- Heated and air-conditioned
- 12.25' ceilings
- 8x7' box-height dock door with motorized opener

## Demographics

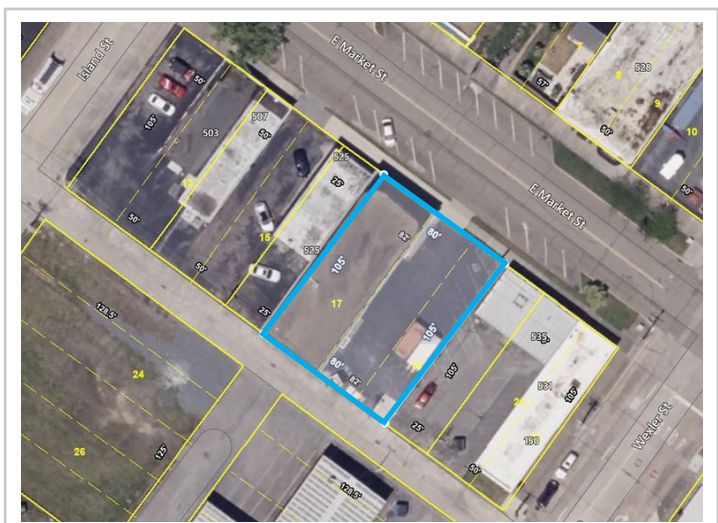
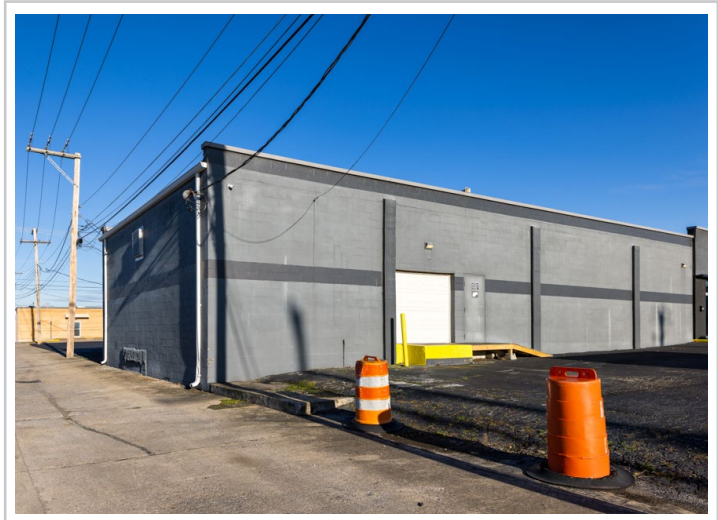
(2024 Est.)	3 mile	5 mile	10 mile
Population	37,743	66,643	127,620
Median HH Income	\$43,166	\$49,275	\$57,378
Median Age	44.0	44.7	45.8

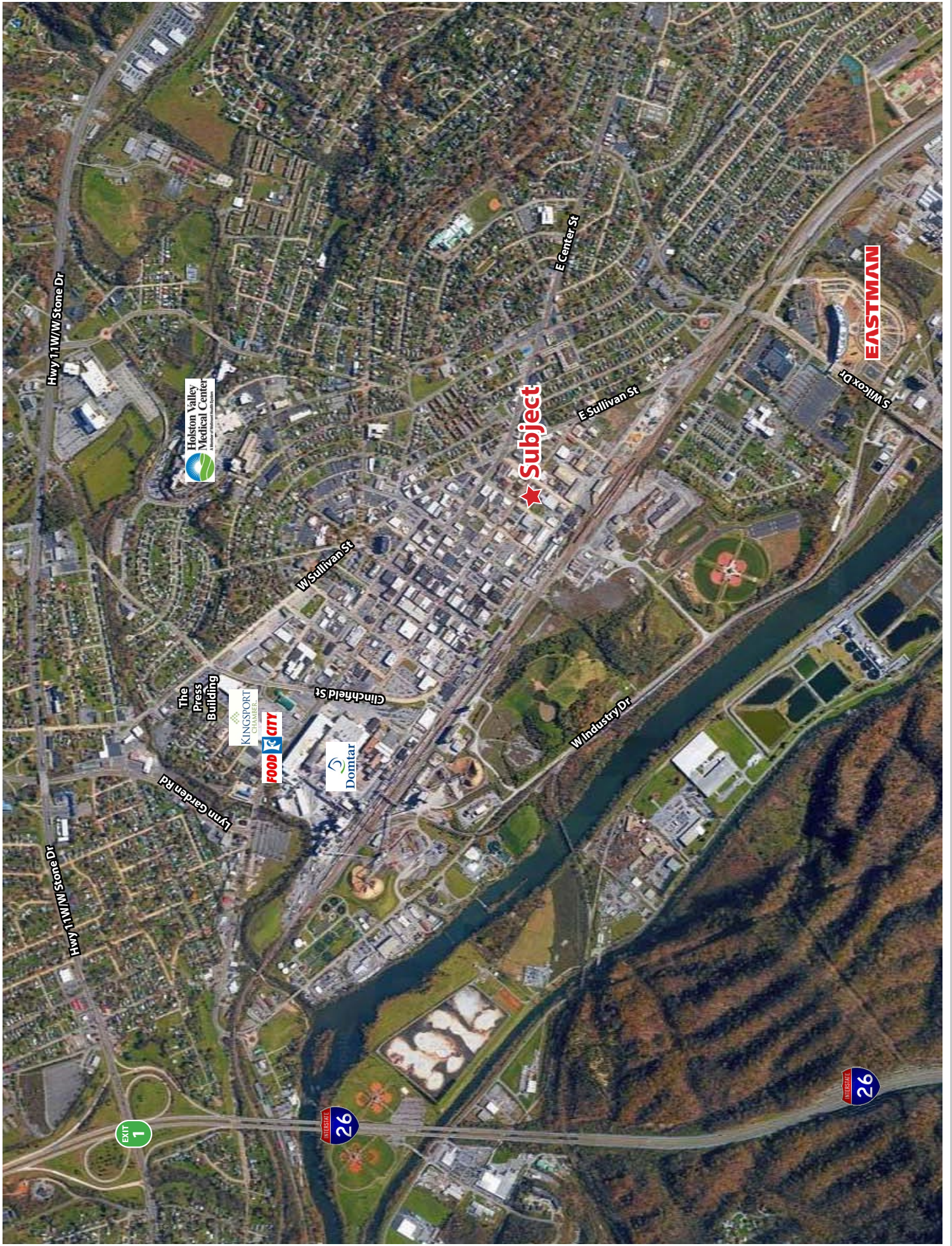
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Hwy 1 W/W Stone Dr



★ Subject

EASTMAN

W Sullivan St

E Center St

E Sullivan St

SW Cox Dr

The Press Building



Clinchfield St

W Industry Dr

Hwy 1 W/W Stone Dr

Lynn Garden Rd







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