

REEDY CREEK TERRACE

1880 N Eastman Road
Kingsport, TN 37664

Location

N Eastman Road across from the intersection of
Ryder Drive in East Kingsport

Available for Lease

Suite 120: 1,280 SF office - \$12/SF/year NNN
Suite 200: 4,000 SF retail - \$22/SF/year NNN
Suite 320: 1,500 SF retail - \$20/SF/year NNN
1,200 - 5,093 SF dark shell - \$12/SF/year NNN
Dark shell space includes vanilla box
Landlord is willing to build out space to tenant's specs

Highlights

Located at a traffic light in a dense retail district just off E
Stone Drive

Large Pylon sign on Eastman Road

Kingsport's Green Belt runs right next to the property

Approx. 1.5 miles from Eastman Chemical Company's
7,000-employee global headquarters

Approx. 0.7 miles from Dobyns-Bennett High School and
Kingsport Civic Auditorium

Occupants include Panera Bread, Merle Norman, Fleet Feet,
Citizens Savings & Loan, Annie's Room, Lux Nails, SportClips,
Highland Professional Group, Southern Pool & Spa, Tri-Cities
Dance Co., Magnolia Soap, Eat My Art, Backdraft Custom
Apparel, Kumon Math & Reading and Haven Booksellers

Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	36,896	70,673	129,530
Median HH Income	\$47,444	\$51,676	\$58,074
Median Age	44.9	45.1	45.7

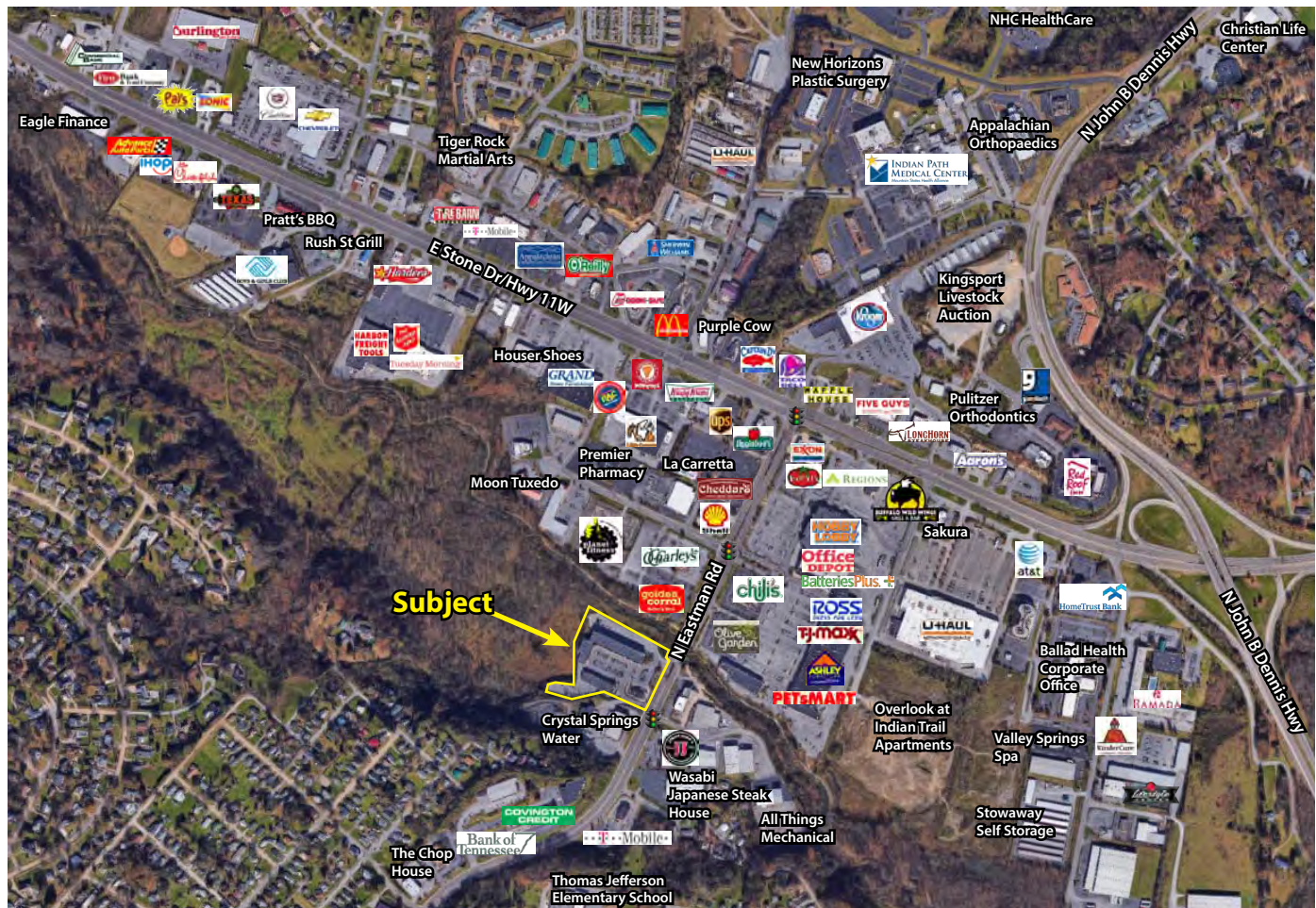
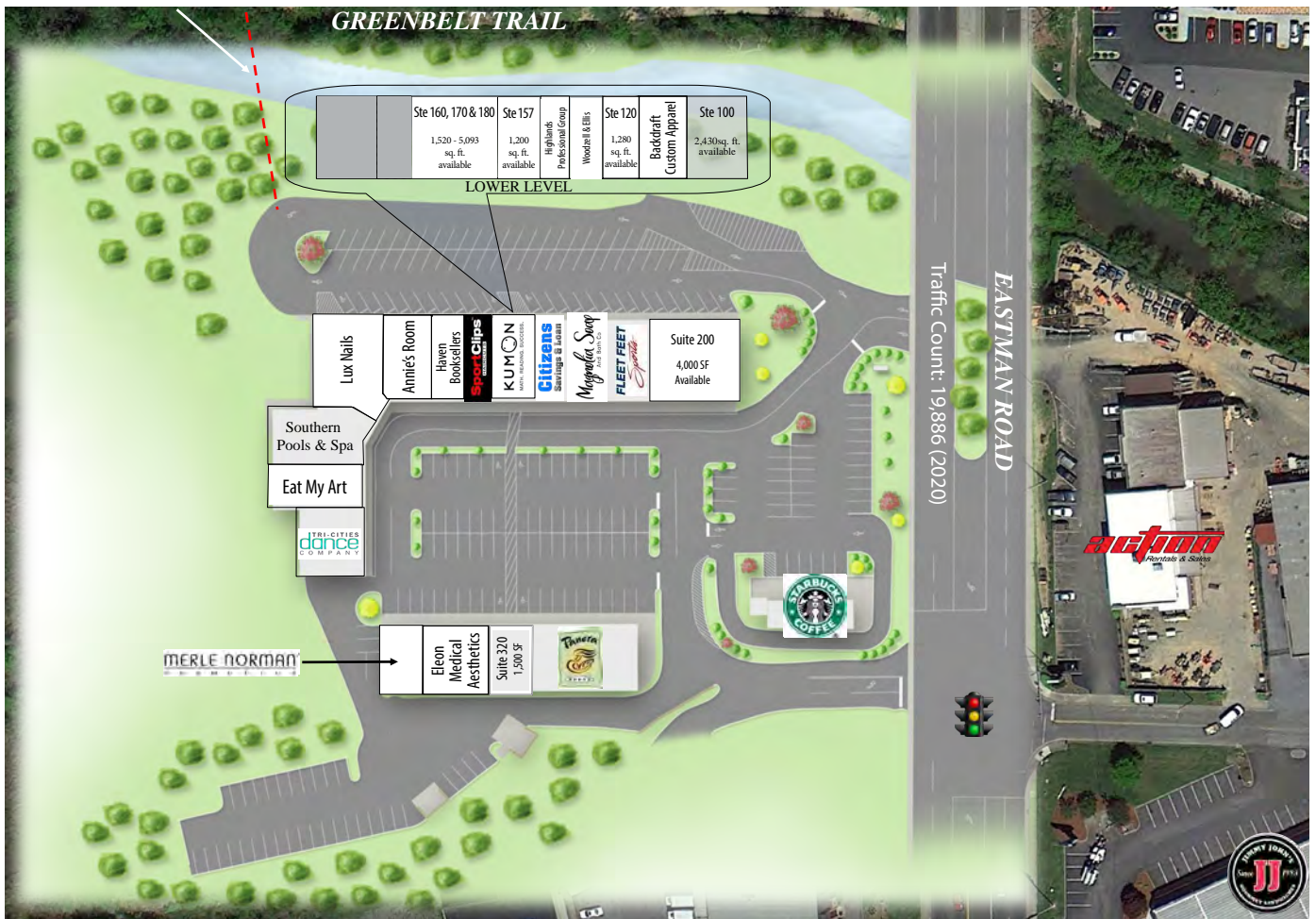
Contact

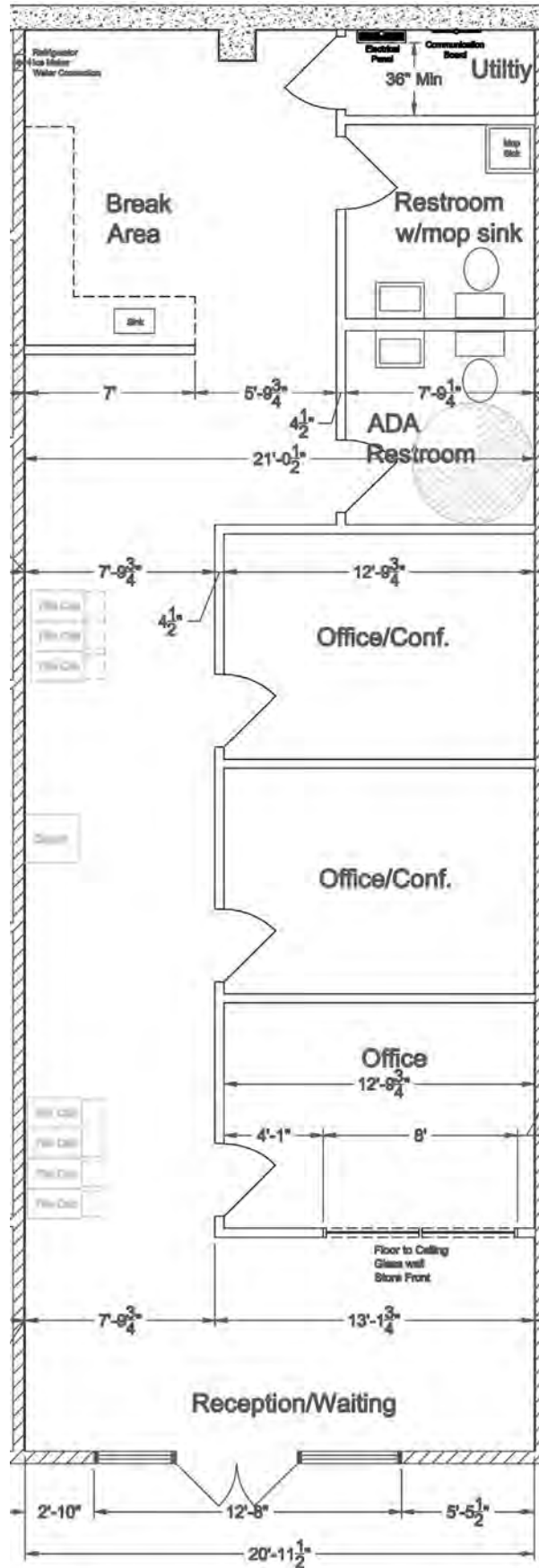
Marc Murphy, CCIM
mmurphy@mitchcox.com

John Speropulos, CCIM, SIOR
john@mitchcox.com

O 423-282-6582 | F 423-282-5903
www.mitchcox.com







Suite 120
1,280 SF office

