



GREEN ACRES SHOPPING CENTER

N EASTMAN RD, KINGSPORT, TN 37664



PROPERTY DESCRIPTION

Green Acres is located in a vibrant community in the heart of Kingsport, Tennessee. This 150,000+ square foot shopping center consists of many well-known retailers such as Ollie's Bargain Outlet, Dollar General, Goodwill Retail and Donation Center, Beaty's Shoes, Baker's Jewelry, Jersey Mike's Subs, several salons, boutiques and professional offices. Great visibility and centrally located within a half mile of Eastman Chemical Company (employing more than 7,000 employees), Dobbyn's-Bennett High School and Fort Henry Mall & Movie Theater. Several residential areas are within walking distance. Numerous professional businesses are in the immediate area as well, creating some of the highest traffic count areas in Kingsport. The center is also less than 2 1/2 miles from the revitalizing downtown area. Green Acres Shopping Center has experienced stability, with several long-term tenants and remains competitive in the retail market making it an excellent location to expand or begin a new business.

Other large employers in the area are Domtar, Ballad Health Systems, BAE Systems, Jacobs, Food City and local school systems.

TOMMY PERRIGAN

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Information contained herein is deemed to be accurate, but is not warranted by Interstate Realty Co., or any of its associates or agents. All prospective purchasers and/or tenants are advised to inspect the property thoroughly and acquaint themselves with its condition. The purchaser and/or tenant shall rely on his/her own inspection. This information packet is provided serve only as a guide. The property is being sold and/or leased on an "as is" and "where is" basis with no warranty or guarantee either expressed or implied. If you do not understand these terms and conditions, please ask for clarification.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	36
Available SF:	1,201 - 22,741 SF
Lot Size:	12.35 Acres
Building Size:	156,009 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,010	33,202	61,907
Total Population	31,045	66,159	126,918
Average HH Income	\$55,740	\$56,693	\$60,227



SUITE 1189



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SPACE AVAILABLE



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,201 - 22,741 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1103	Available	3,160 SF	NNN	\$12.00 SF/yr	-
1119	Available	1,826 SF	NNN	\$12.00 SF/yr	-
1139	Available	1,584 SF	NNN	\$12.00 SF/yr	-
1157	Available	4,995 SF	NNN	\$12.00 SF/yr	-
1169	Available	1,201 SF	NNN	\$12.00 SF/yr	-

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SPACE AVAILABLE



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1171	Available	7,145 SF	NNN	\$12.00 SF/yr	-
1175	Available	3,200 SF	NNN	\$12.00 SF/yr	-
1189	Available	22,741 SF	NNN	\$12.00 SF/yr	-

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RETAIL AERIAL



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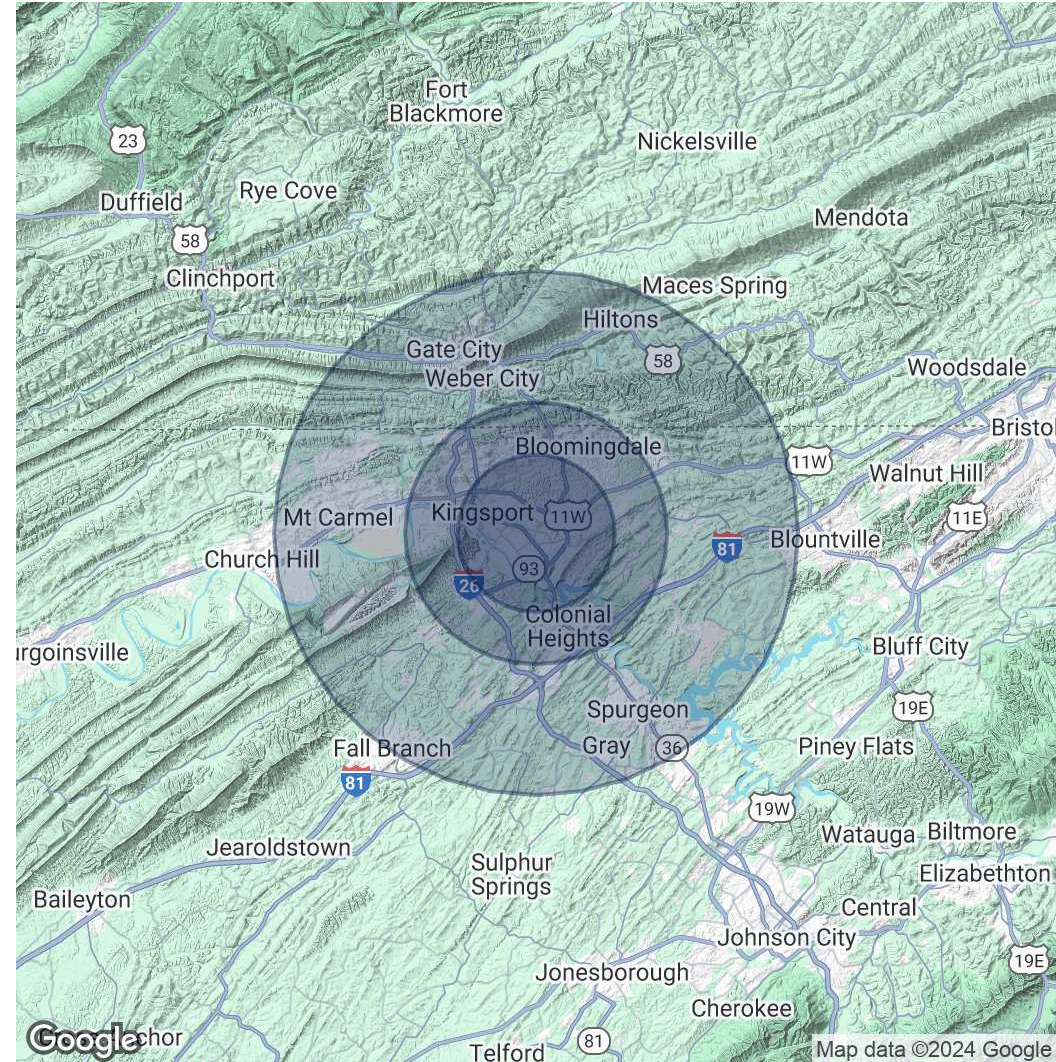


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,045	66,159	126,918
Average Age	45.1	45.8	45.9
Average Age (Male)	41.7	43.4	43.8
Average Age (Female)	48.5	47.9	47.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,010	33,202	61,907
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$55,740	\$56,693	\$60,227
Average House Value	\$142,289	\$149,672	\$166,811

2020 American Community Survey (ACS)



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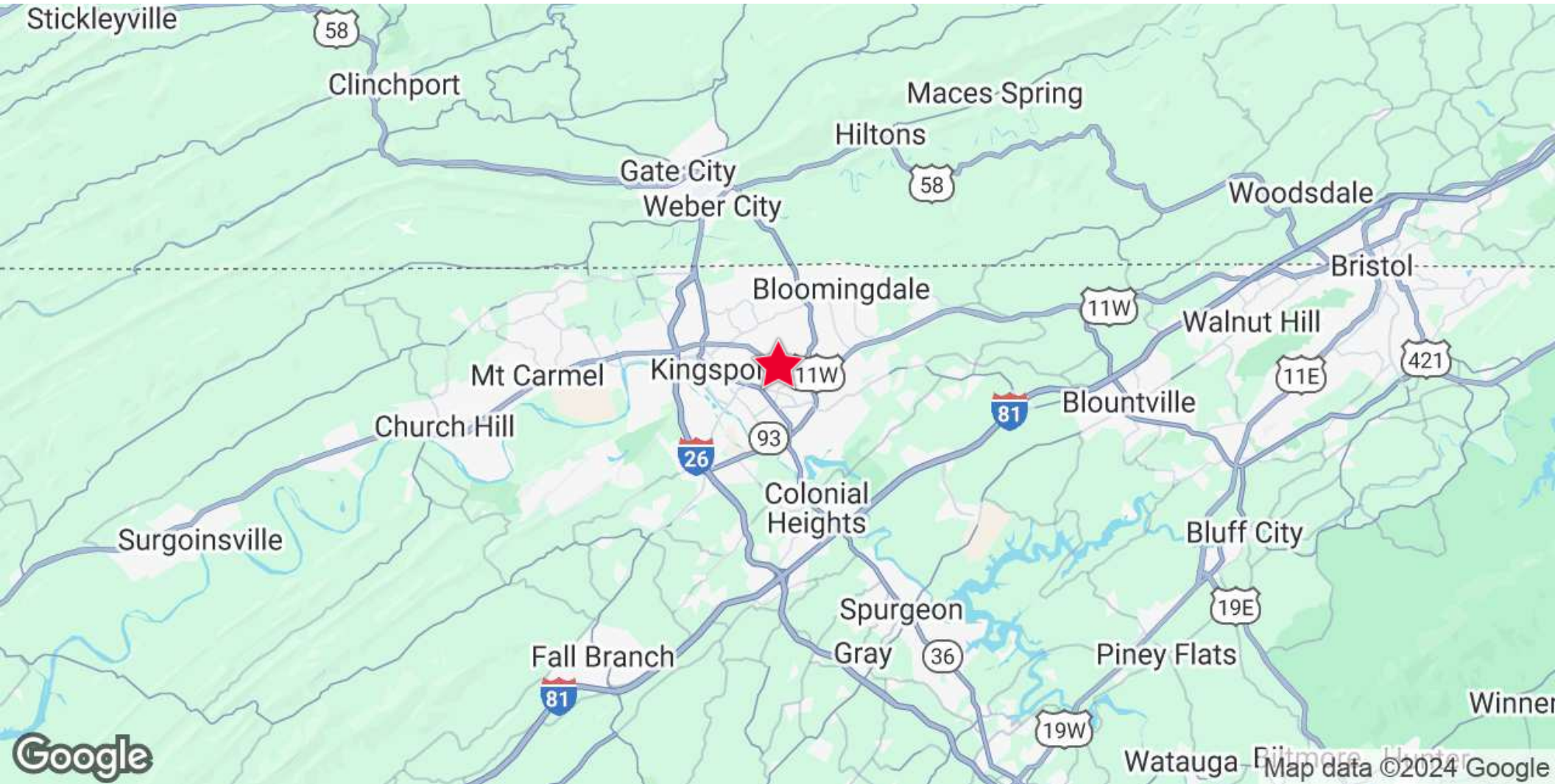
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LOCATION MAP



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