

# JOHN B DENNIS HIGHWAY LAND

1400 South John B Dennis Hwy  
Kingsport, TN 37660

## Location

Between Southgate Drive and South Wilcox Drive on South John B Dennis Highway in Kingsport

## Available for Sale

17.92 acres - \$511,000

0.85 acres - \$225,000

Combined: 18.77 acres - \$736,000

## Highlights

Less than one mile from I-26, exit 4

Approx. one mile from Eastman Chemical Company's Global Corporate Headquarters (6,800 local employees, 14,000 world-wide employees)

Proximal to Sheridan Square business park

Zoned B-3 & BC

Convenient to shopping, dining, recreation and lodging

## Traffic Counts

S John B Dennis Hwy: 25,482 (2022)

S Wilcox Dr: 13,667 (2022)

## Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	20,558	62,986	138,545
Median HH Income	\$50,390	\$55,123	\$61,944
Median Age	44.6	45.0	45.8

## Contact

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**MITCH COX**  
REALTOR, INC.



**EASTMAN**

Downtown  
Kingsport

Sheridan Square  
Business Park

**SITE**

Traffic Count: 25,482 (2022)

Traffic Count: 113,667 (2022)

Traffic Count: 43,614 (2022)

S John B Dennis Hwy

S Wilcox Dr

Wilcox Dr

EASTMAN  
LOCAL  
UNION

KINGSPORT  
AQUATIC CENTER

SECURITY  
NORFOLK  
FIRE  
DEPARTMENT

PRICE  
LESS  
WESCO

FAIRFIELD  
HOTELS  
& SUITES

COKE

CVS

CVS

COMFORT  
SUITES

HARDDEES

WING'S  
RESTAURANT

QUALITY  
INN

HILTON  
GARDEN  
INN

Cattale  
AT MALLORYVIEW

MEADOWVIEW  
MARRIOTT

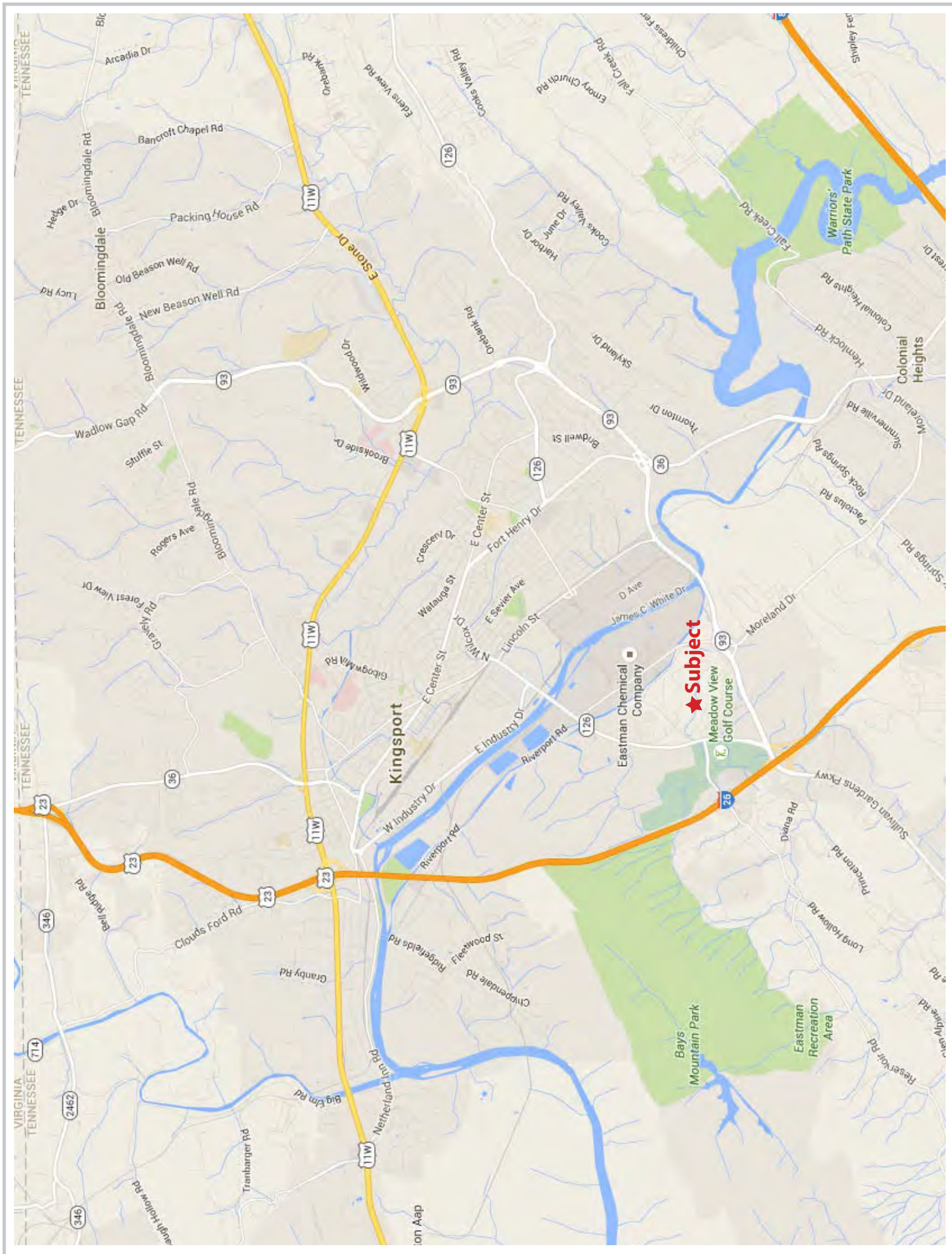
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EXIT 3

EXIT 4A

26

EXIT 4





## Key Facts

1400 S John B Dennis Hwy, Kingsport, Tennessee, 37660  
2  
Ring of 5 miles

### KEY FACTS

62,986

Population



Average  
Household Size

45.0

Median Age

\$55,123

Median Household  
Income

### EDUCATION

8.9%

No High School  
Diploma



31.0%

High School  
Graduate



29.5%

Some College/  
Associate's Degree



30.6%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



2,517

Total Businesses



47,674

Total Employees

### EMPLOYMENT



White Collar

59.5%



Blue Collar

21.6%



Services

18.9%



4.5%

Unemployment  
Rate

### INCOME



\$55,123

Median Household  
Income



\$36,196

Per Capita Income



\$160,453

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.8%)

The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator ▲	Value	Diff	
<\$15,000	11.5%	+2.0%	
\$15,000 - \$24,999	10.4%	+2.1%	
\$25,000 - \$34,999	9.8%	+0.3%	
\$35,000 - \$49,999	13.6%	+0.3%	
\$50,000 - \$74,999	16.8%	-1.6%	
\$75,000 - \$99,999	10.6%	-0.7%	
\$100,000 - \$149,999	14.7%	-2.0%	
\$150,000 - \$199,999	5.6%	+0.2%	
\$200,000+	7.1%	-0.4%	

Bars show deviation from Sullivan County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri



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