

SHIPLEY FERRY MEDICAL OFFICE

1242 West Shipley Ferry Road
Kingsport, TN 37663

Location

At the intersection of W Shipley Ferry Rd and Montvue Road in South Kingsport

Available for Sale or Lease

8,800 SF medical office on 1.5 acres

For sale: \$3,800,000

For lease: \$25/SF/year NNN

Highlights

Large reception/waiting room and 2 sub-waiting rooms

15 exam rooms, procedure room, lab, x-ray and IT room

5 nurses' stations

5 physician offices

5 restrooms

Kitchen/break room

Spacious parking lot with room for expansion

Built in 2021

Just off I-81, exit 59

Zoned B-3, Highway Oriented Business District

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	16,189	47,733	151,338
Median HH Income	\$78,115	\$68,349	\$66,696
Median Age	46.8	45.1	45.4

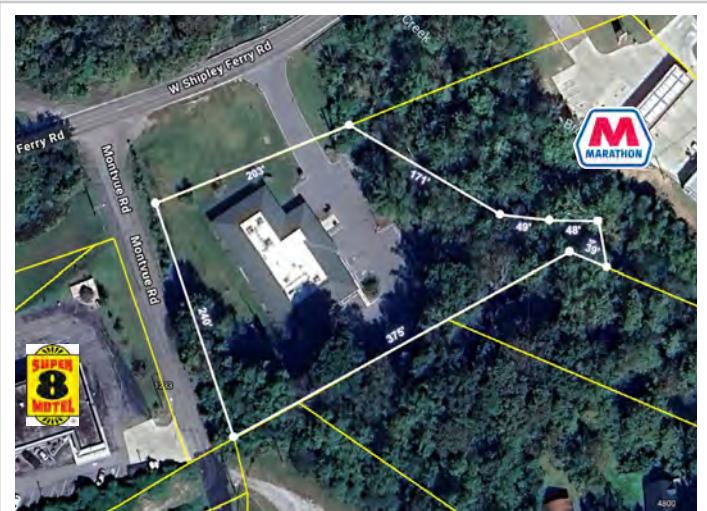
Contact

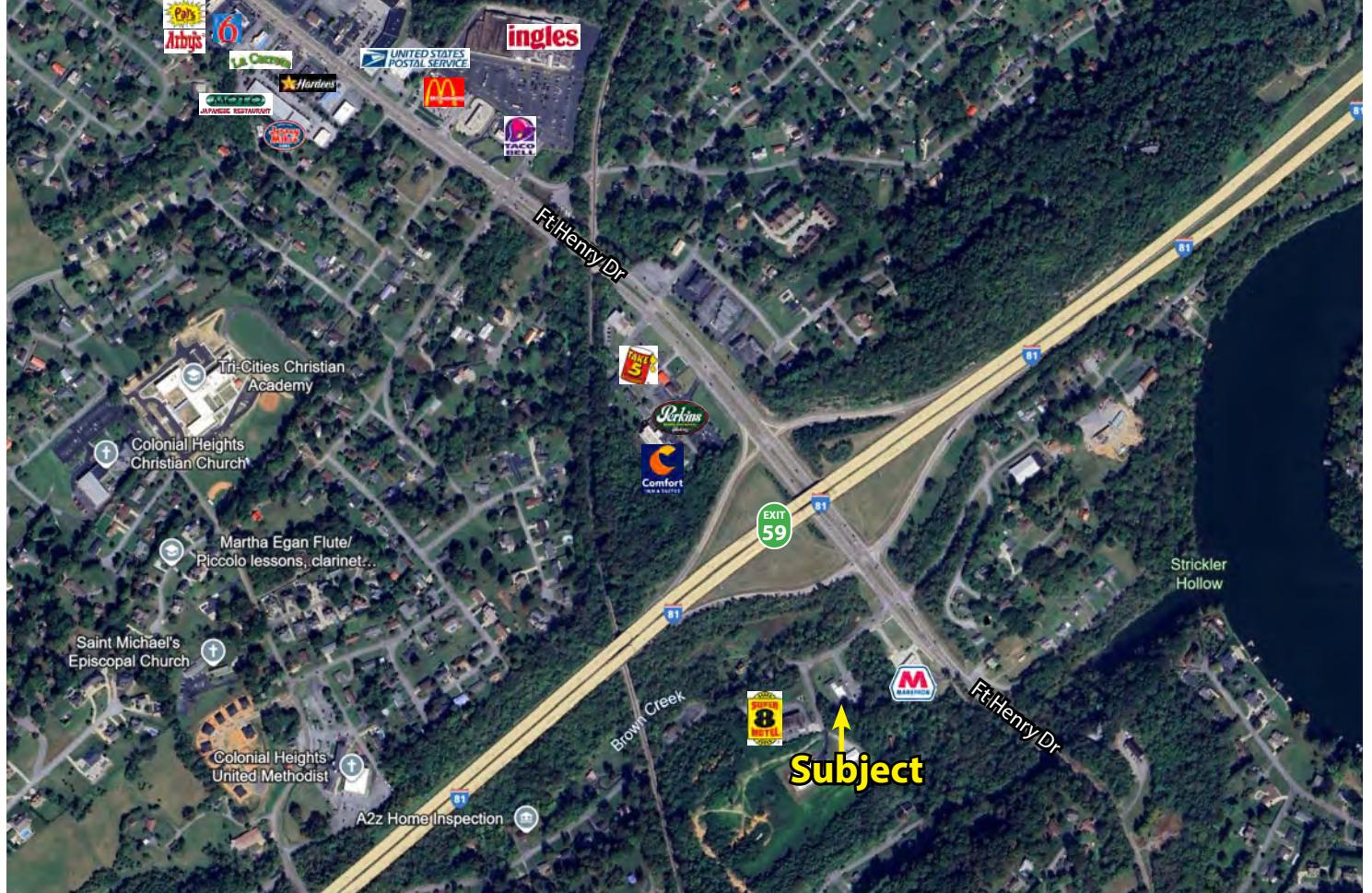
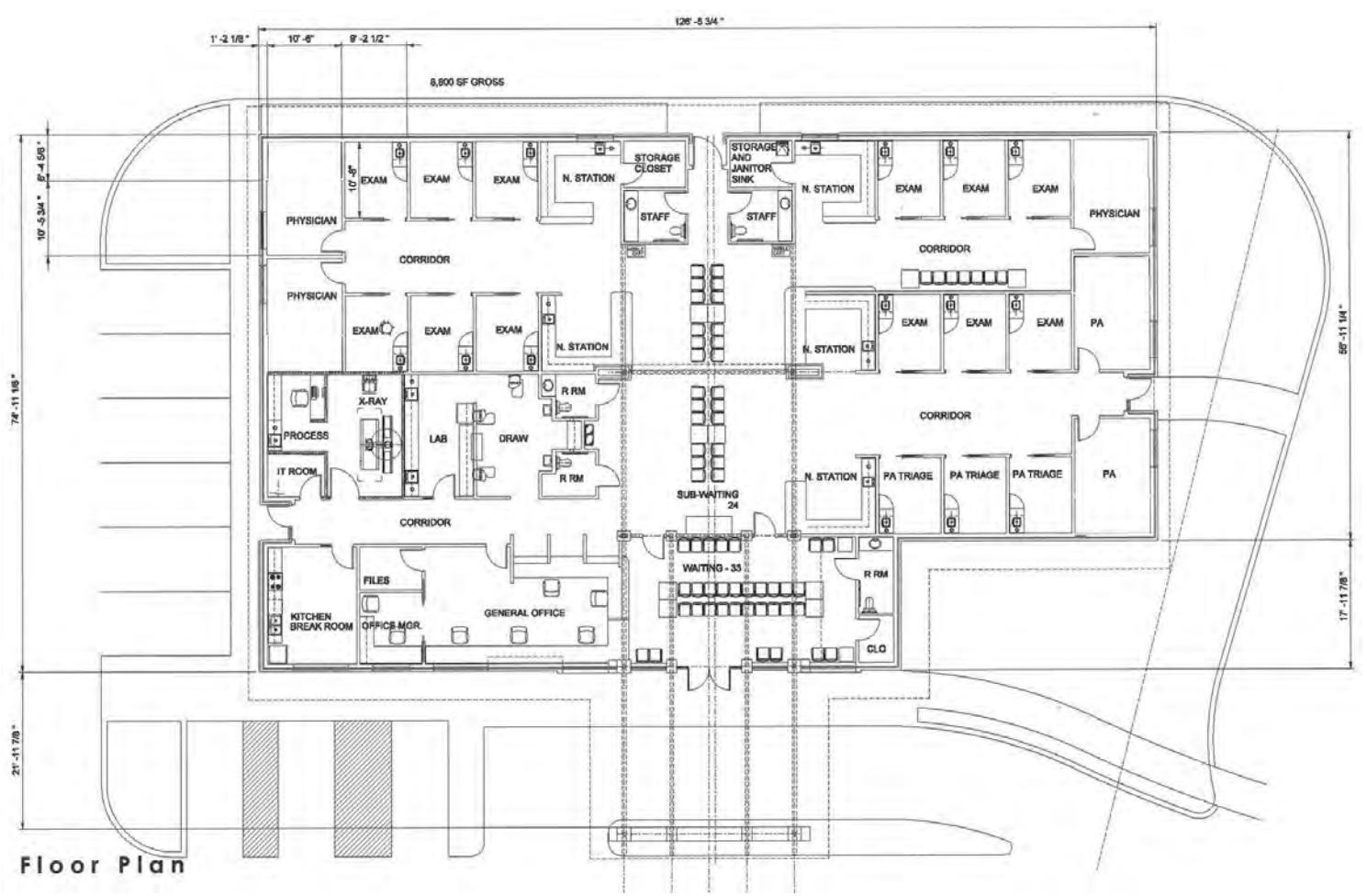
Shannon K. Castillo

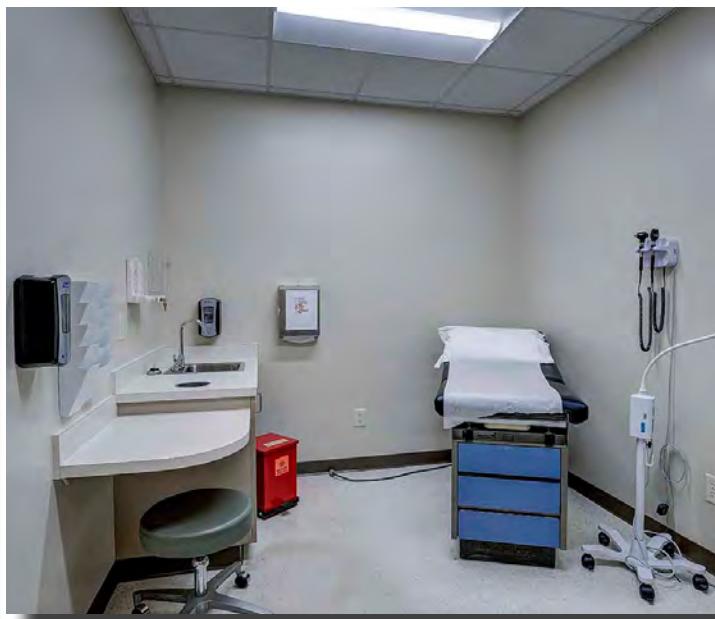
Broker

shannon@mitchcox.com

Office: 423-282-6582 | Fax: 423-282-5903
www.mitchcox.com









MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com