

# KINGSPORT OFFICE

2505 South Wilcox Drive  
Kingsport, TN 37660

## Location

At the intersection of S Wilcox Drive and Southgate Place in Kingsport

## Available for Sale or Lease

### For Sale

5,690 SF 2-story office building - \$933,160

### For Lease

Suite 1: 2,349 SF office on 1st floor  
\$14.50/SF/year NNN

## Highlights

1st floor: Waiting/reception area, 5 hard-walled offices, 1 executive office w/private restroom, break area, conference room, storage room & M/W restrooms

2nd floor: Large training room w/wet bar, 2 meeting rooms/offices & M/W restrooms

25 parking spaces

Proximal to Eastman Chemical Company, Meadowview Convention Center & I-26, exit 4

Zoned B-3

## Demographics

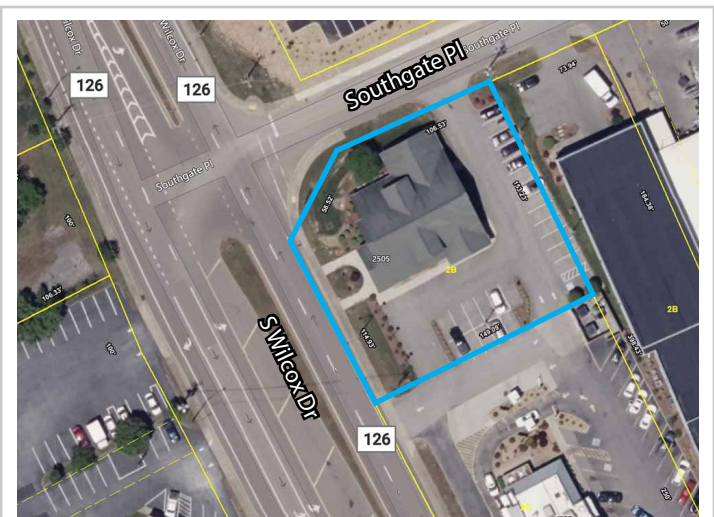
(2024 Est.)	3 mile	5 mile	10 mile
Population	20,879	64,022	138,611
Median HH Income	\$46,147	\$52,947	\$60,010
Median Age	44.3	45.0	45.6

## Contact

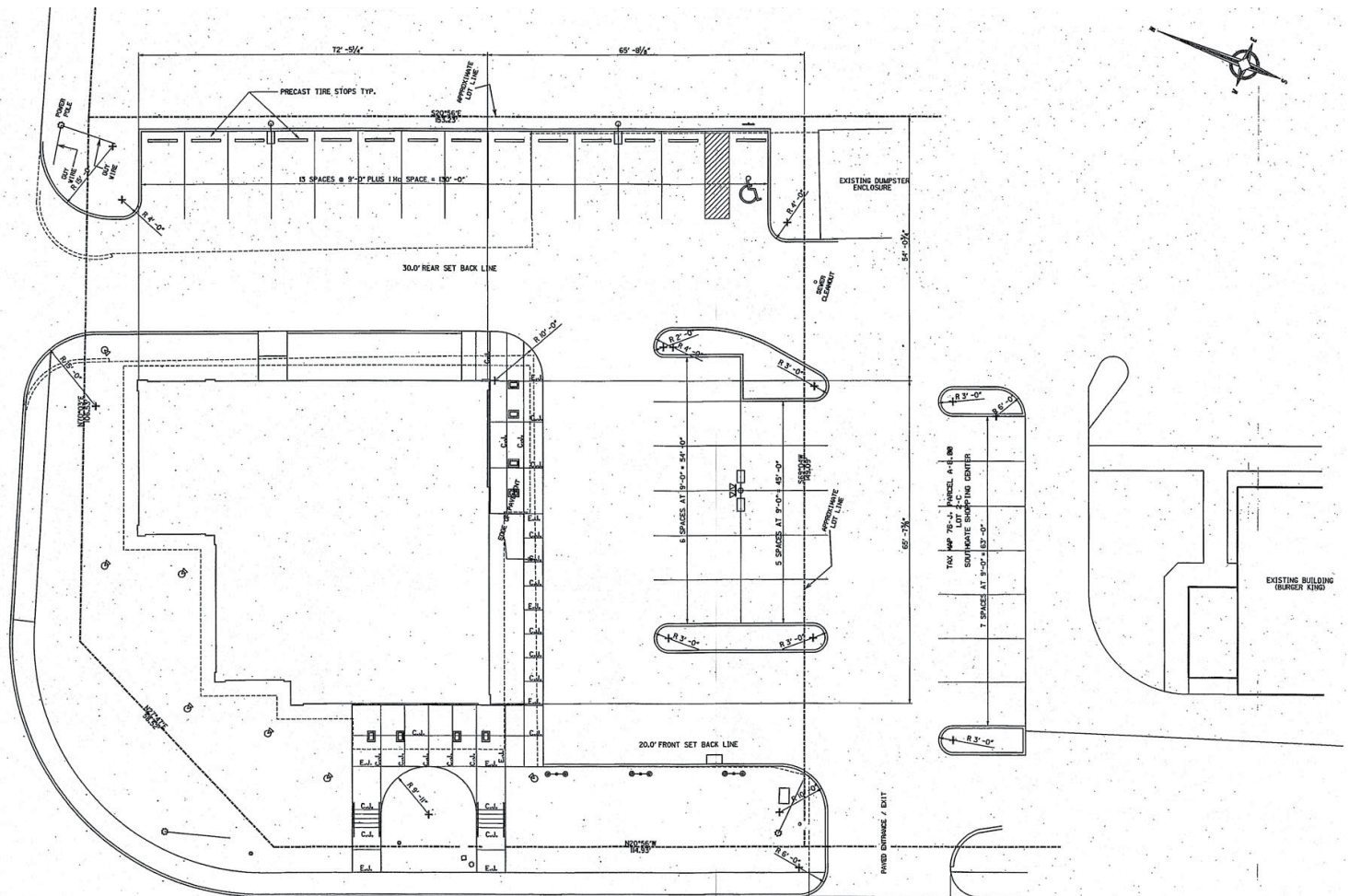
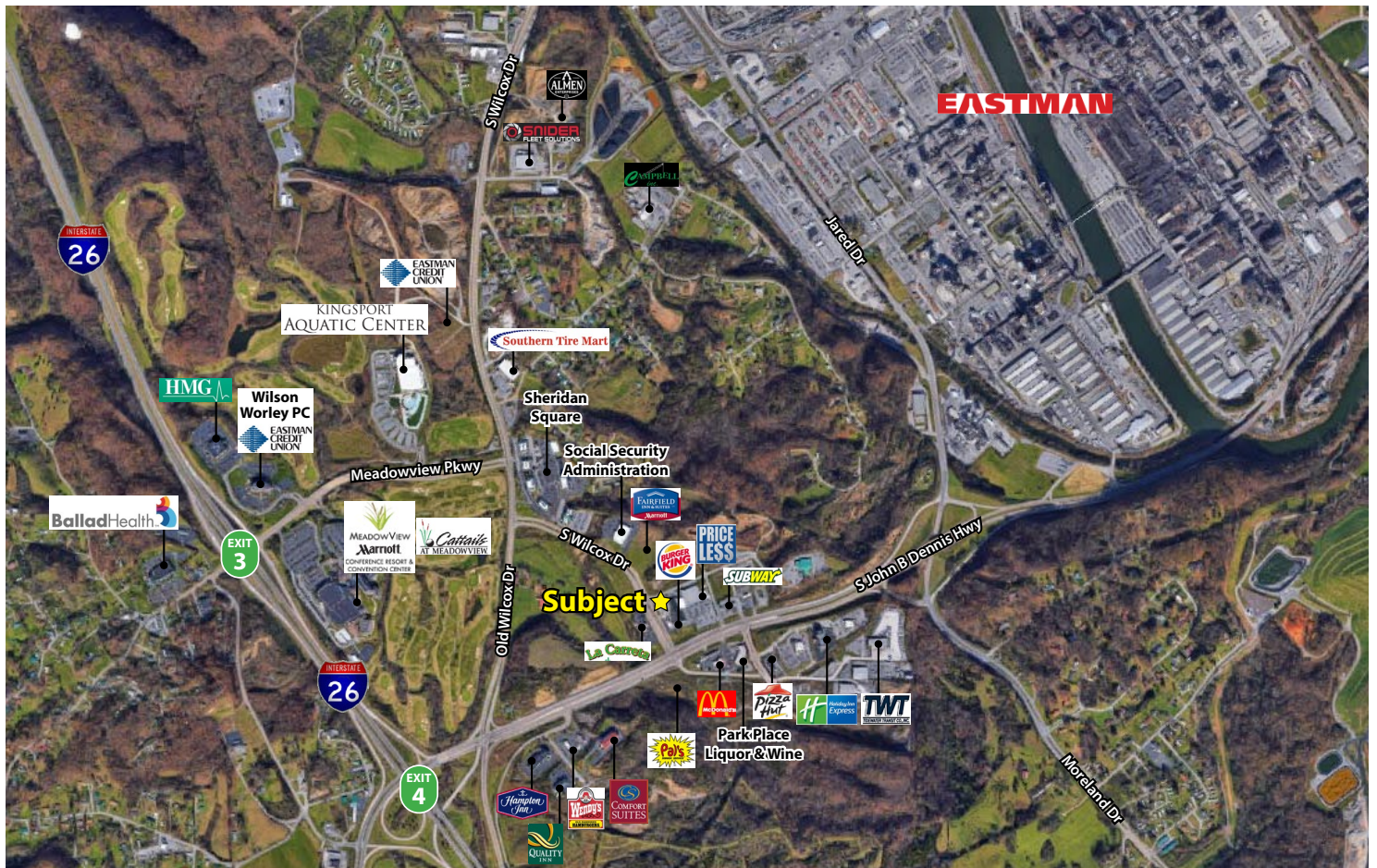
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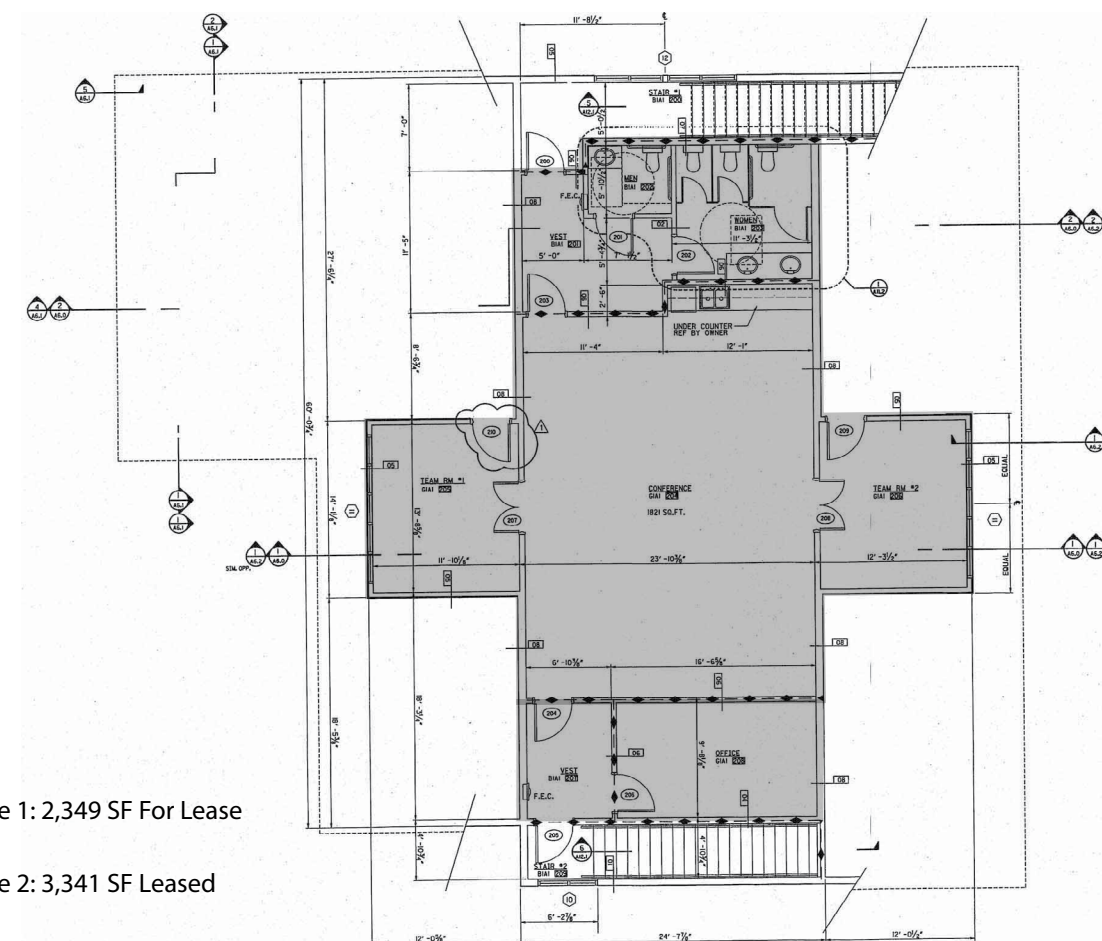




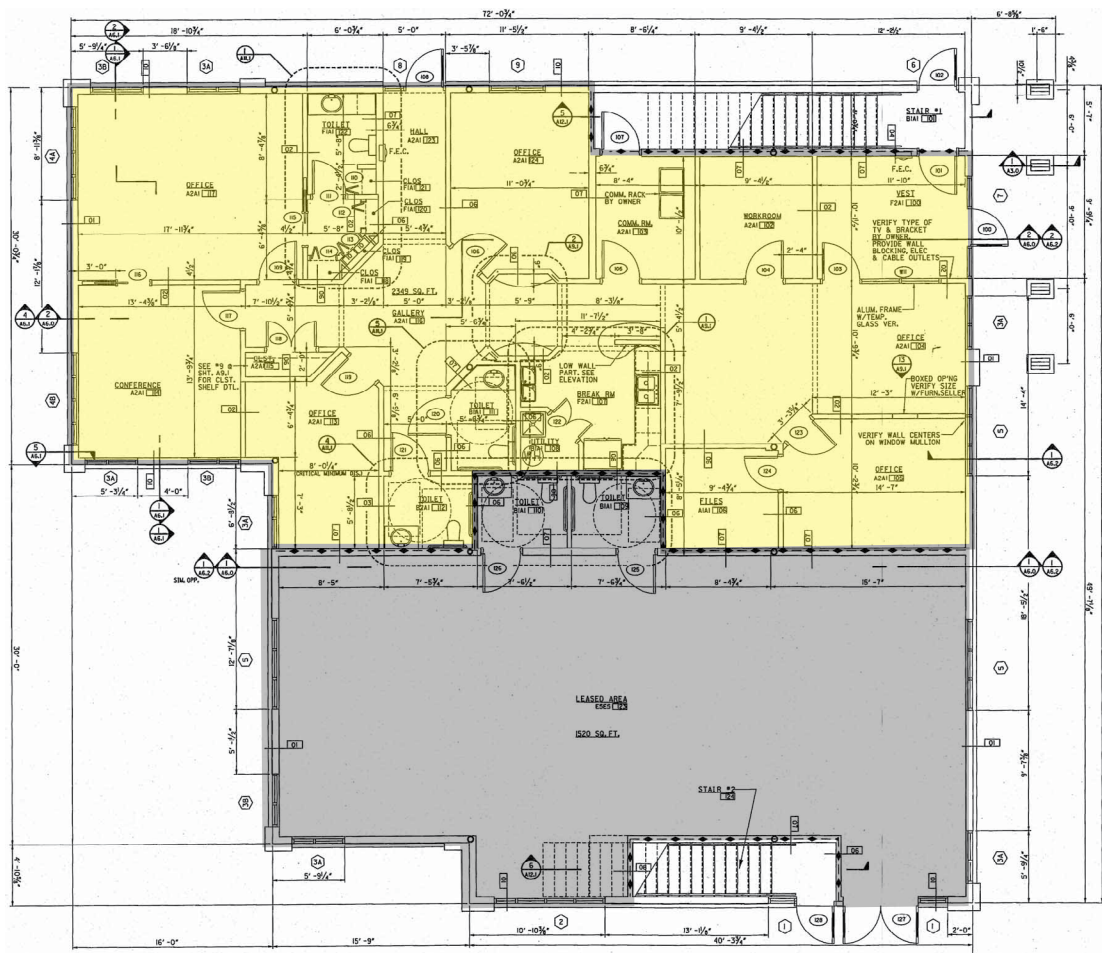
Upper Level  
Floor Plan

Suite 1: 2,349 SF For Lease

Suite 2: 3,341 SF Leased



Lower Level  
Floor Plan







**MITCH COX**  
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