



VACANT RESTAURANT IN COLONIAL HEIGHTS

4250 FORT HENRY DR, KINGSPORT, TN 37663



LOCATION DESCRIPTION

- Located off Exit 59 of I-81
- Dense Retail Corridor. Nearby Retailers Include Ingles, McDonald's, Scooter's, Taco Bell, Walmart & More
- 31,000+ CPD In Front of Site
- 4 Miles From Downtown Kingsport

PROPERTY HIGHLIGHTS

- - 4,200SF on 0.86 Acre Lot
- - Recent Roof Replacement in 2024
- - Free Standing Pylon Signage Available
- - \$20/ft NNN
- - Convenient Ingress/Egress

CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.86 Acres
Building Size:	4,200 SF
Traffic Count:	31,000



RETAILER MAP



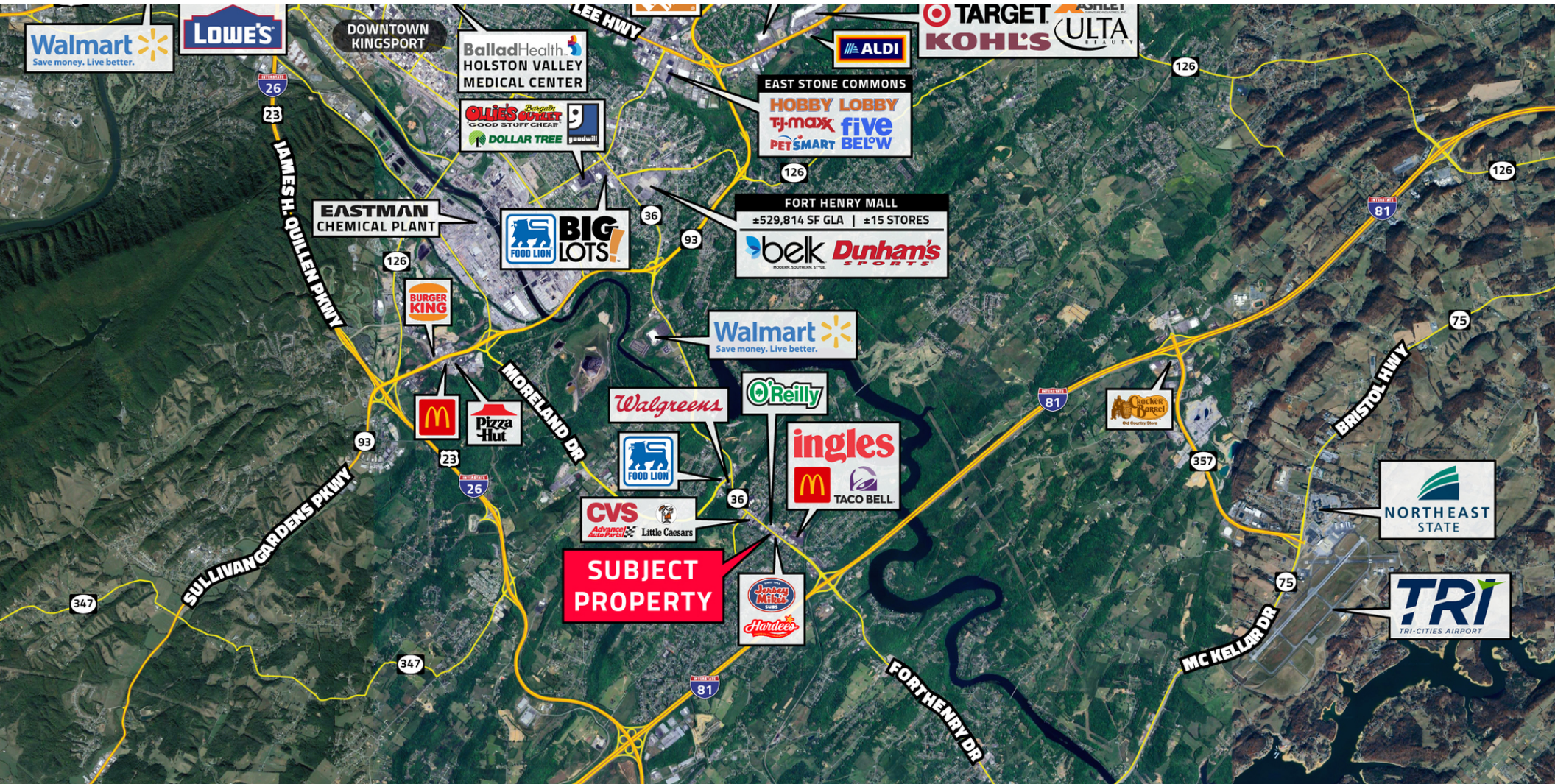
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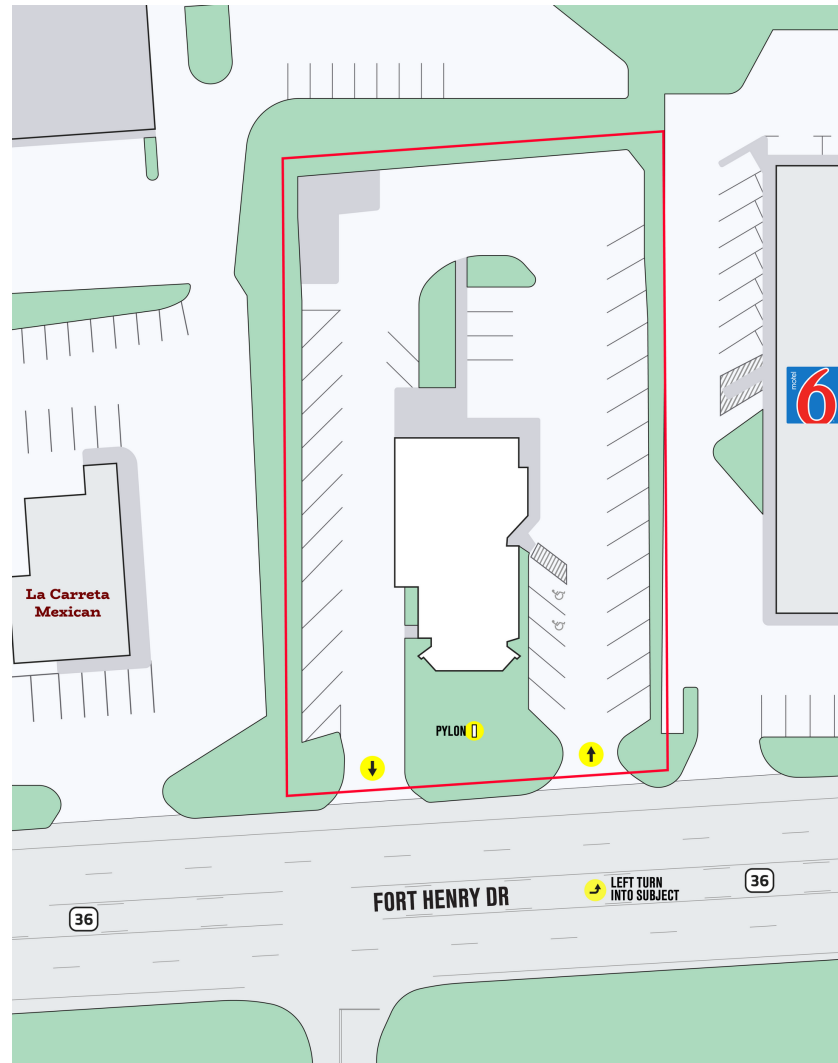


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SITE PLAN



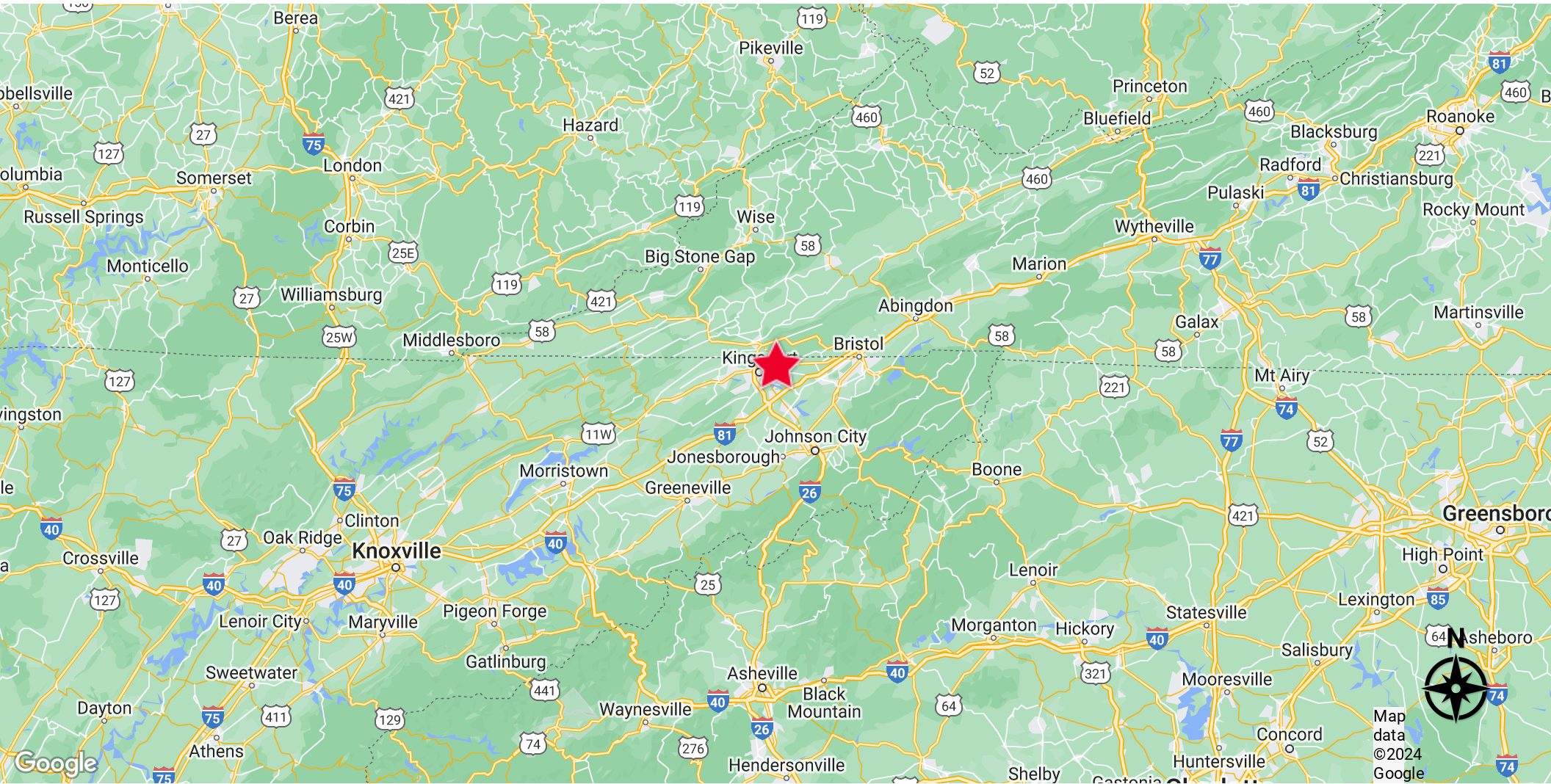
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LOCATION MAP



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PROPERTY PHOTO



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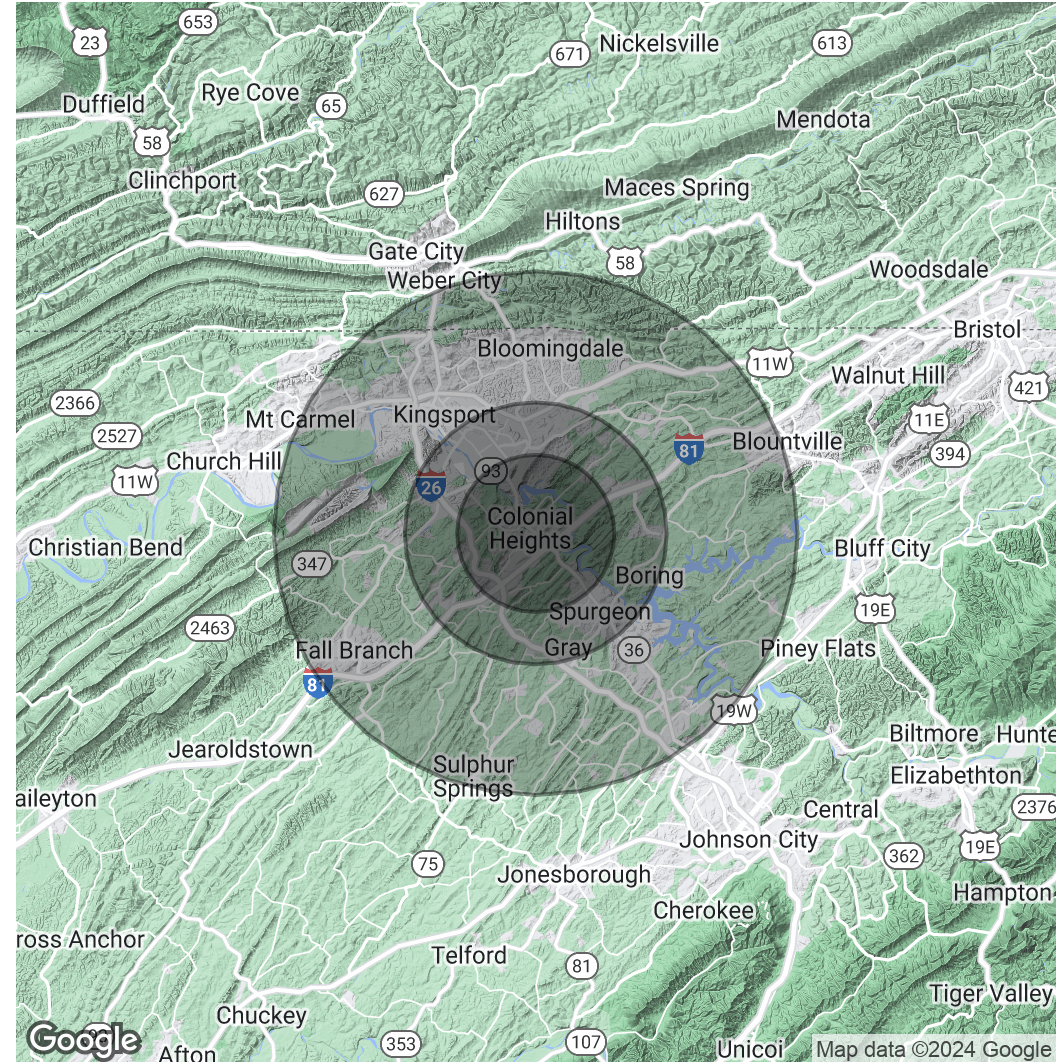


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,235	50,880	154,218
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,705	21,773	65,900
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$97,415	\$88,955	\$92,359
Average House Value	\$292,914	\$276,250	\$295,524

Demographics data derived from AlphaMap



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