



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

Retail Consultant

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OFFERING SUMMARY

Lease Rate:	\$8.50 - 12.00 SF/yr (NNN)
Number of Units:	36
Available SF:	667 - 22,741 SF
Lot Size:	12.35 Acres
Building Size:	156,009 SF

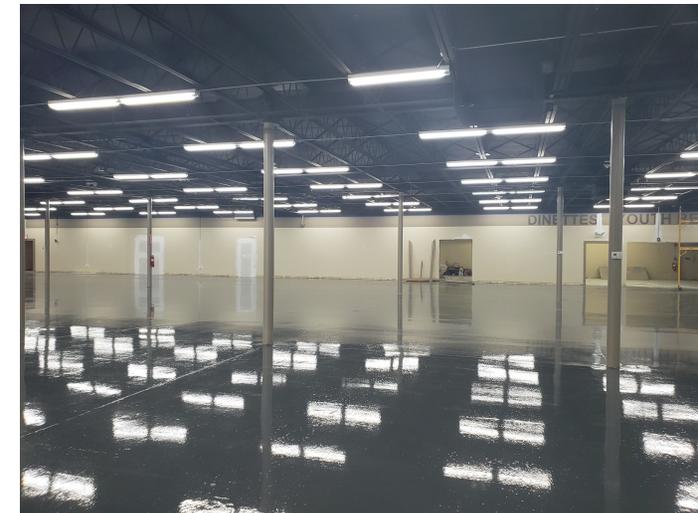
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,974	31,181	53,744
Total Population	33,639	71,366	125,257
Average HH Income	\$72,095	\$74,886	\$82,415





SUITE 1189

N EASTMAN RD, KINGSPORT, TN 37664



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SPACE AVAILABLE

N EASTMAN RD, KINGSPORT, TN 37664



LEASE INFORMATION

Lease Type:	NNN
Total Space:	667 - 22,741 SF

Lease Term:	36 months
Lease Rate:	\$8.50 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1111	Available	1,035 SF	NNN	\$12.00 SF/yr	-
1119	Available	1,826 SF	NNN	\$10.00 SF/yr	-
1127C	Available	667 SF	NNN	\$12.00 SF/yr	-
1127 F	-	1,000 SF	NNN	\$12.00 SF/yr	-
1127 G	Available	984 SF	NNN	\$12.00 SF/yr	-

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SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1135	Available	1,845 SF	NNN	\$12.00 SF/yr	-
1137	Available	2,070 SF	NNN	\$12.00 SF/yr	-
1139	Available	1,584 SF	NNN	\$10.00 SF/yr	-
1157	-	4,995 SF	NNN	\$12.00 SF/yr	-
1167	-	1,024 SF	NNN	\$12.00 SF/yr	-
1169	Available	1,201 SF	NNN	\$10.00 SF/yr	-
1171	Available	7,145 SF	NNN	\$10.00 SF/yr	-
1175	Available	3,200 SF	NNN	\$10.00 SF/yr	-
1181 A	Available	2,341 SF	NNN	\$12.00 SF/yr	-

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SPACE AVAILABLE

N EASTMAN RD, KINGSPORT, TN 37664



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1181 B	Available	820 SF	NNN	\$12.00 SF/yr	-
1189	Available	22,741 SF	NNN	\$8.50 SF/yr	-

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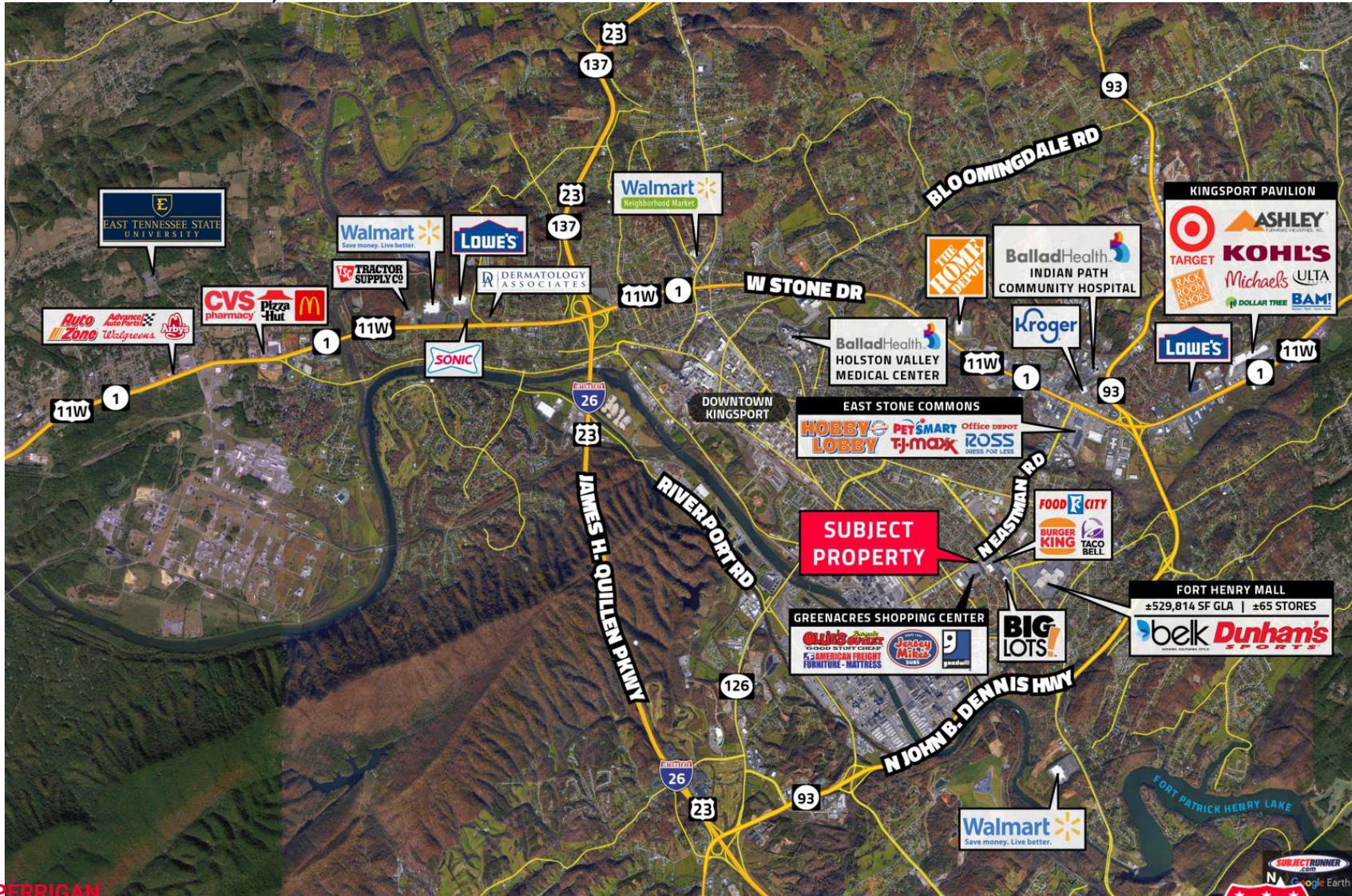
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RETAIL AERIAL

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SITE PLAN



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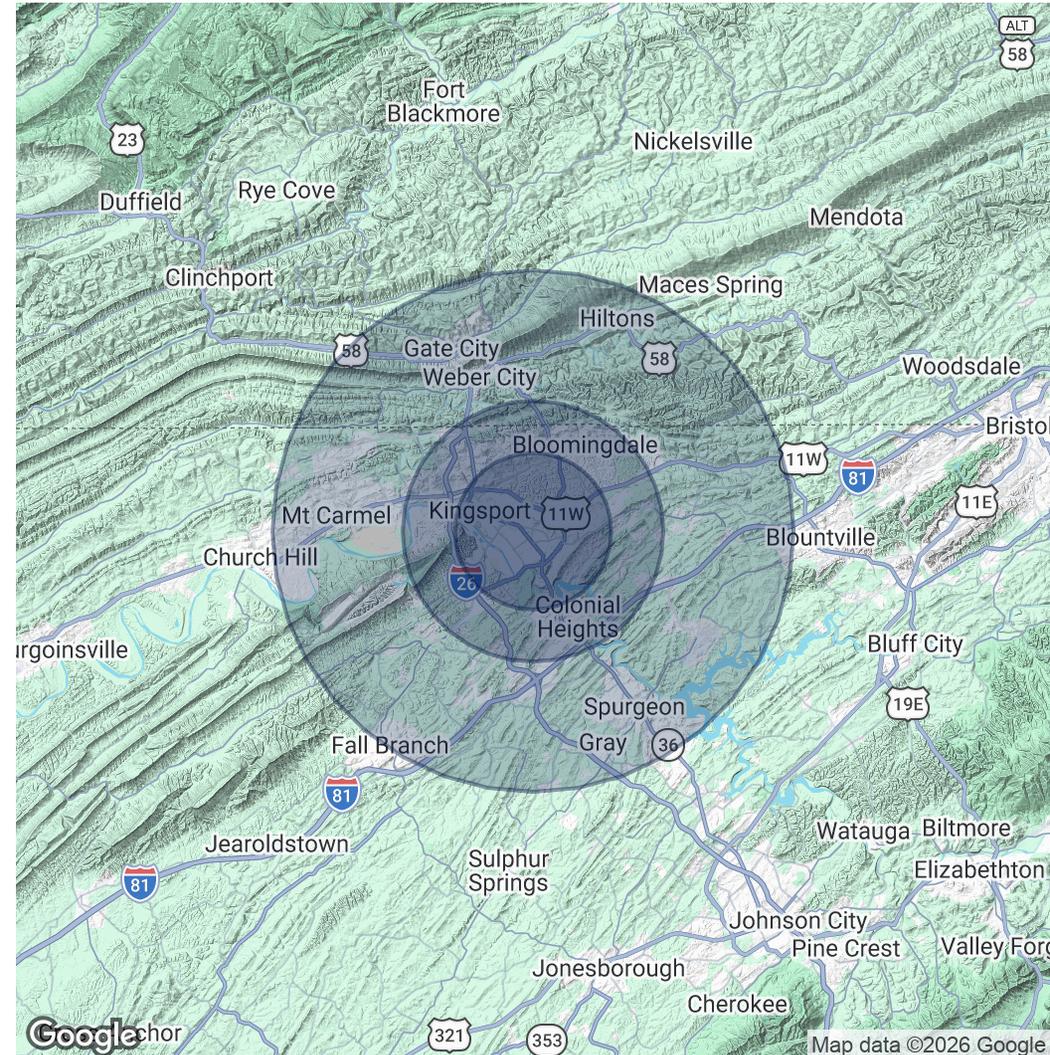
DEMOGRAPHICS

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,639	71,366	125,257
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,974	31,181	53,744
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$72,095	\$74,886	\$82,415
Average House Value	\$236,919	\$243,599	\$257,799

Demographics data derived from AlphaMap



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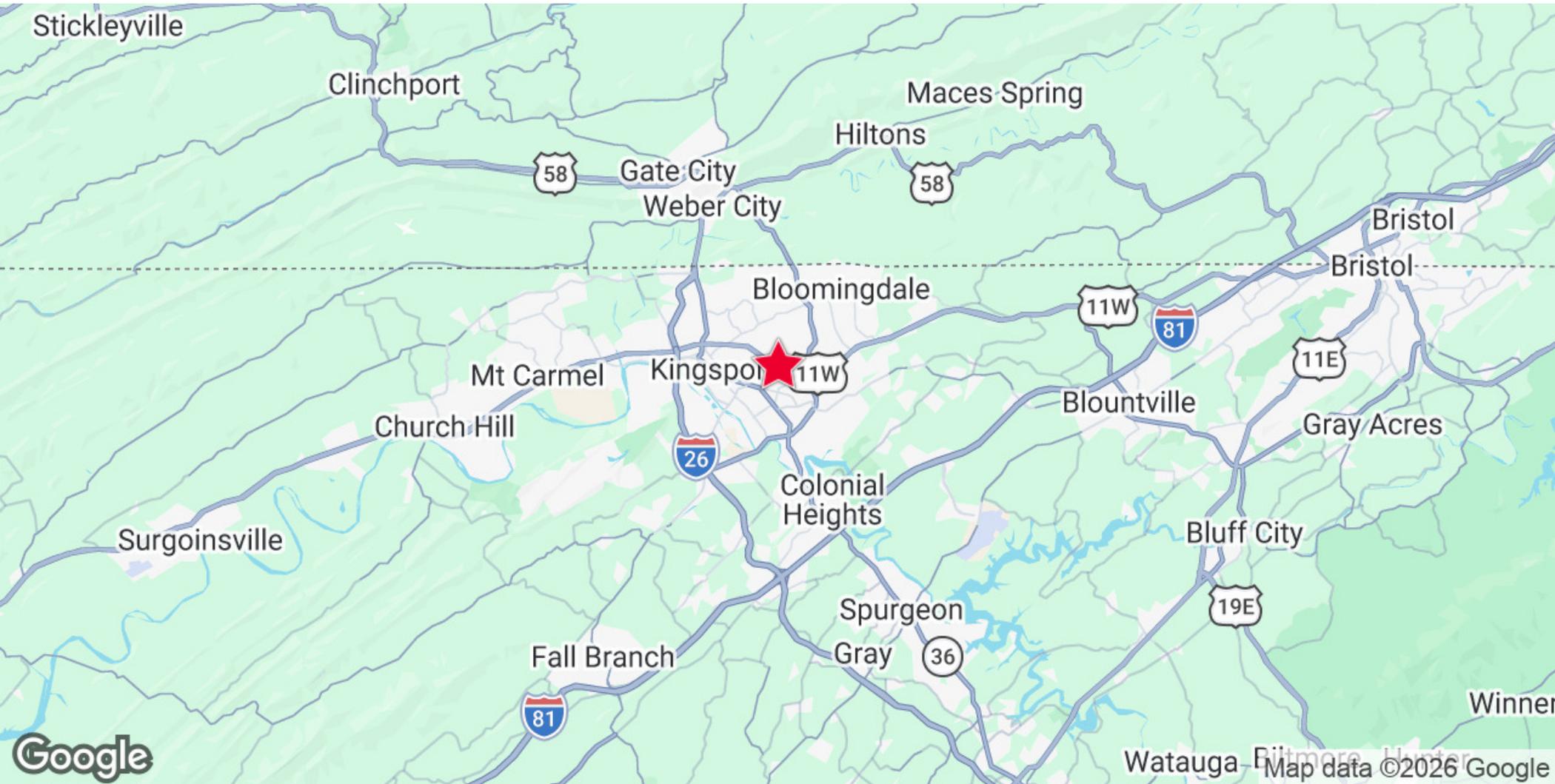
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LOCATION MAP

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