

# SHIPLEY FERRY OFFICE INVESTMENT

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

Investment property with long-term tenant  
8,800 SF medical office on 1.5 acres  
For sale: \$3,800,000

## 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 45 spaces & 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

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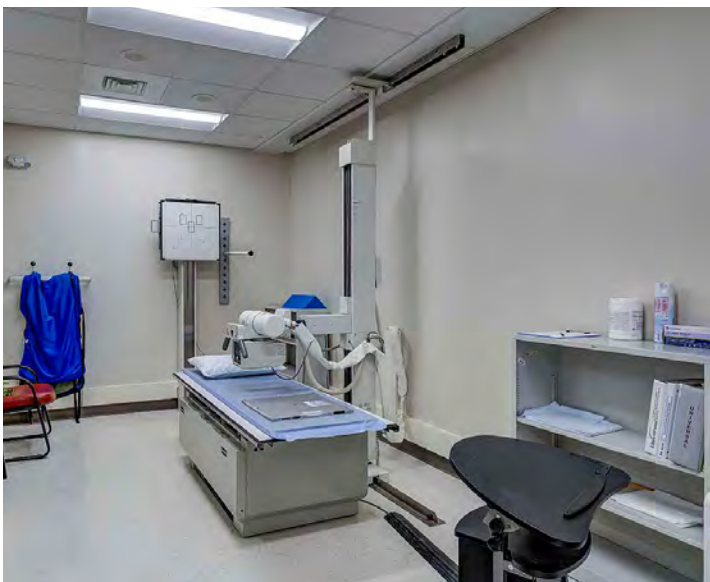
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