

For Lease

# Holston Valley I

1,499-10,686 SF | \$12.00 - 16.00 SF/yr



## Holston Valley I

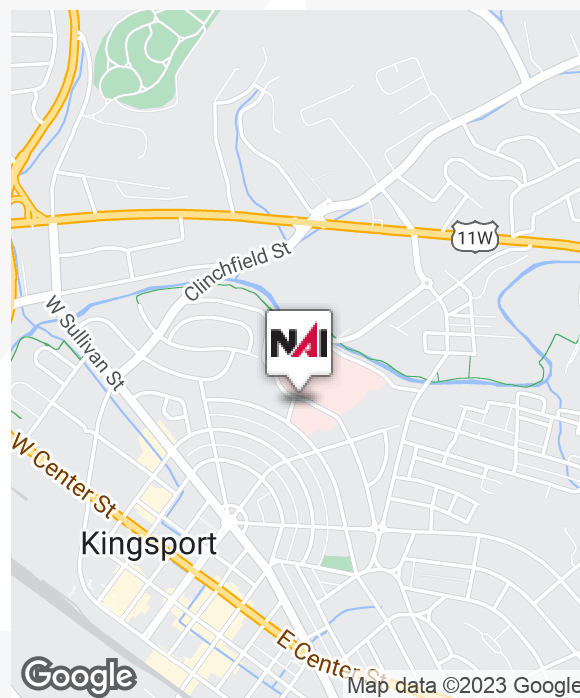
135 West Ravine Road  
Kingsport, Tennessee 37660

### Property Highlights

- Direct Access to Hospital Via Covered Walkway
- Great Identification Signage
- Covered Patient Drop-Off
- Anchored by The Regional Eye Center, a leading provider of ophthalmology services in the region.

### Property Description

Great opportunity to be apart of this Class A, Well Maintained, Medical Office Building on the Ballad Health Holston Valley Medical Center Campus! Holston Valley I offers direct access to the hospital via covered walkway. This center is located in a well-populated area with easy access to major highways. Holston Valley I has easy access parking in an attached four-story parking garage, and all the necessary amenities for your medical practice!



For more information

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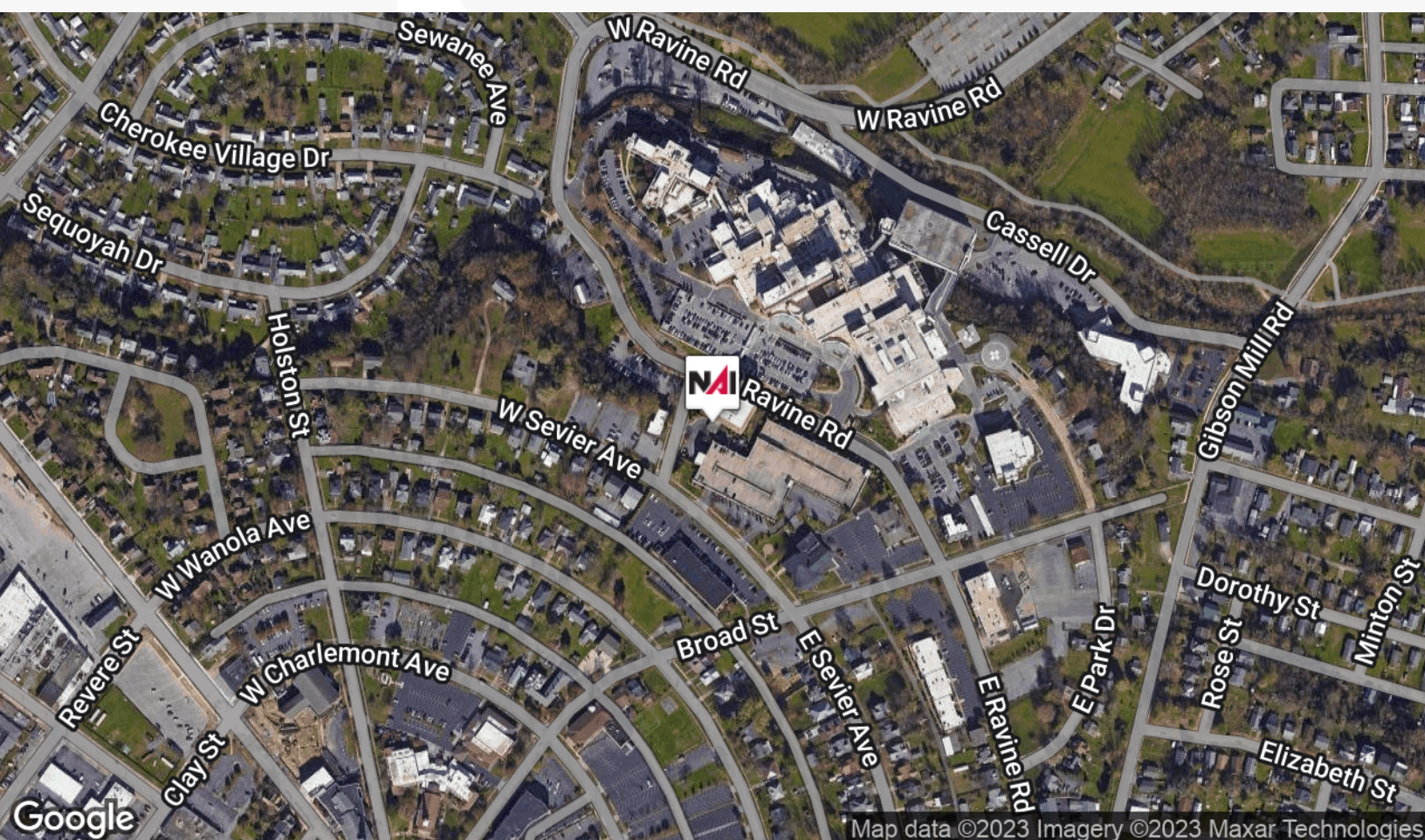
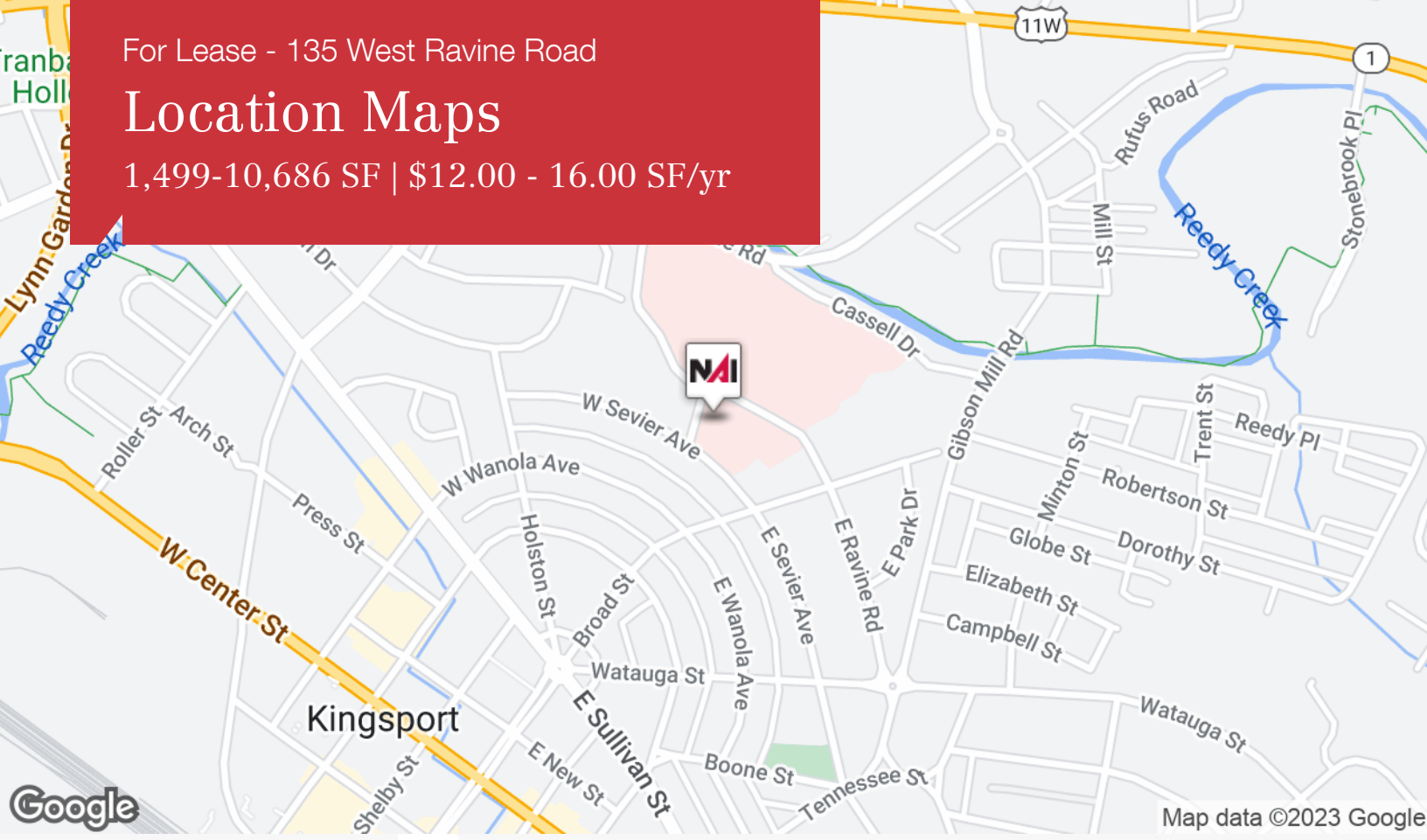
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# Location Maps

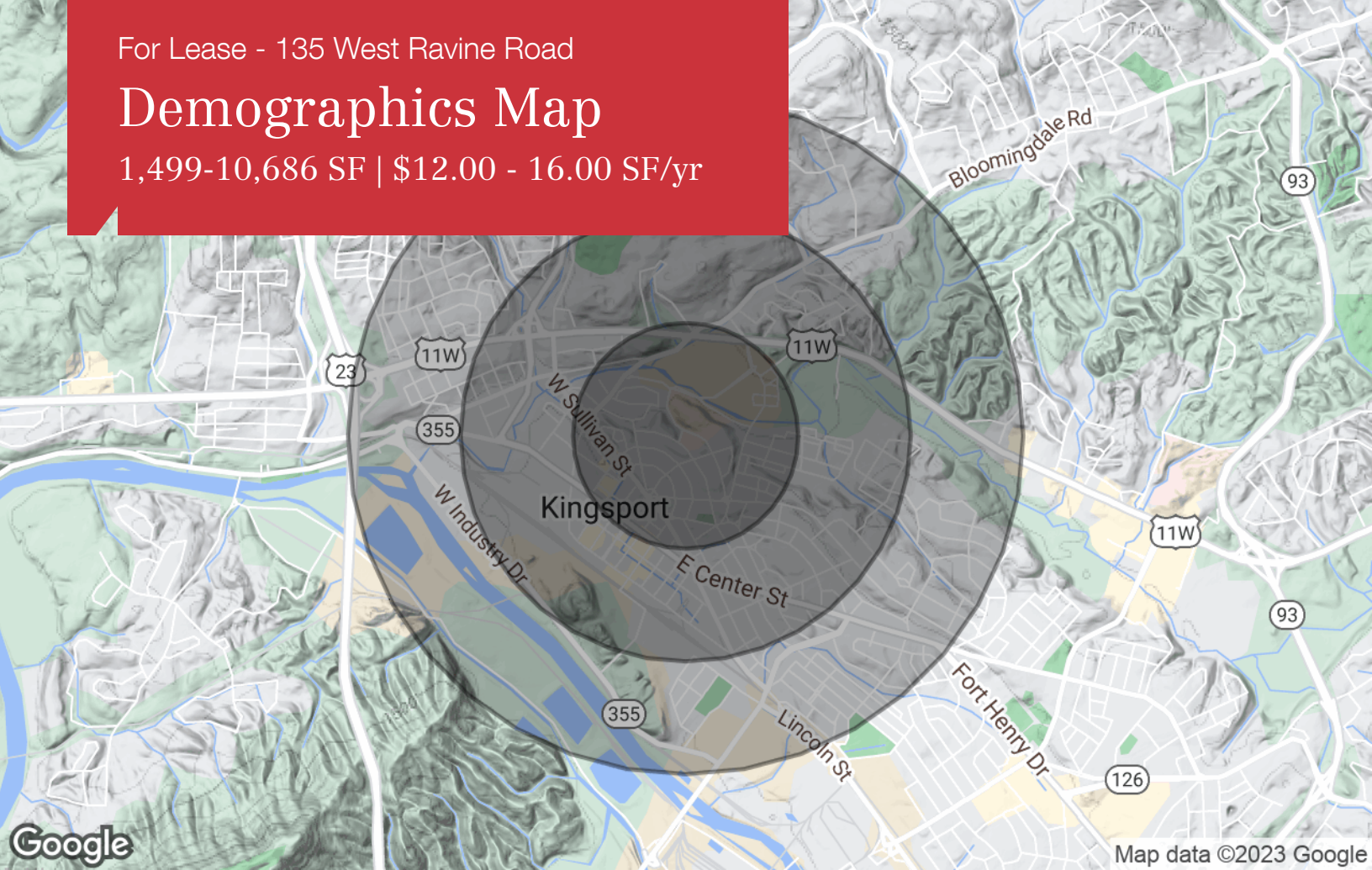
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# Demographics Map

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	0.5 Miles	1 Mile	1.5 Miles
<b>Population</b>			
TOTAL POPULATION	1,772	5,581	11,541
MEDIAN AGE	37.2	39.9	41.9
MEDIAN AGE (MALE)	33.6	37.3	39.4
MEDIAN AGE (FEMALE)	38.0	40.8	43.0
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	1,038	3,124	6,429
# OF PERSONS PER HH	1.7	1.8	1.8
AVERAGE HH INCOME	\$31,714	\$34,751	\$39,017
AVERAGE HOUSE VALUE	\$101,557	\$115,581	\$116,708
<b>Race</b>			
% WHITE	88.3%	90.0%	90.9%
% BLACK	9.2%	8.2%	7.2%
% ASIAN	0.1%	0.2%	0.5%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	1.7%	0.7%	0.3%
% OTHER	0.6%	0.8%	1.0%
<b>Ethnicity</b>			
% HISPANIC	10.7%	6.1%	4.3%

\* Demographic data derived from 2020 ACS - US Census