

# S WILCOX DRIVE OFFICE BUILDING

1361 South Wilcox Drive  
Kingsport, TN 37660

## Location

Across from Kingsport Aquatic Center and new Eastman Credit Union Support Center

## Available for Sale

7,252 SF office building  
\$1,269,100

## Highlights

### Upper Level (4,852 SF)

- Waiting room and reception area
- 9 offices and 12 hard-walled cubicles
- 2 conference rooms
- Break room
- Server room
- Copier area
- Men's and women's restrooms
- Hard ceiling with surface-mounted lights
- Pull-down attic access

### Lower Level (2,400 SF)

- Direct access to rear parking area
- Admin/reception desk
- 2 offices and 8 hard-walled cubicles
- Conference room
- Break room
- File storage area
- Copier area
- Men's and women's restrooms
- Mechanical/electrical room
- Drop-ceiling with lay-in lights

Zoned B-3: Highway-oriented business district  
32 parking spaces

## Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	24,597	64,134	133,656
Median HH Income	\$38,377	\$44,728	\$52,751
Median Age	47.6	47.2	46.5

## Contact

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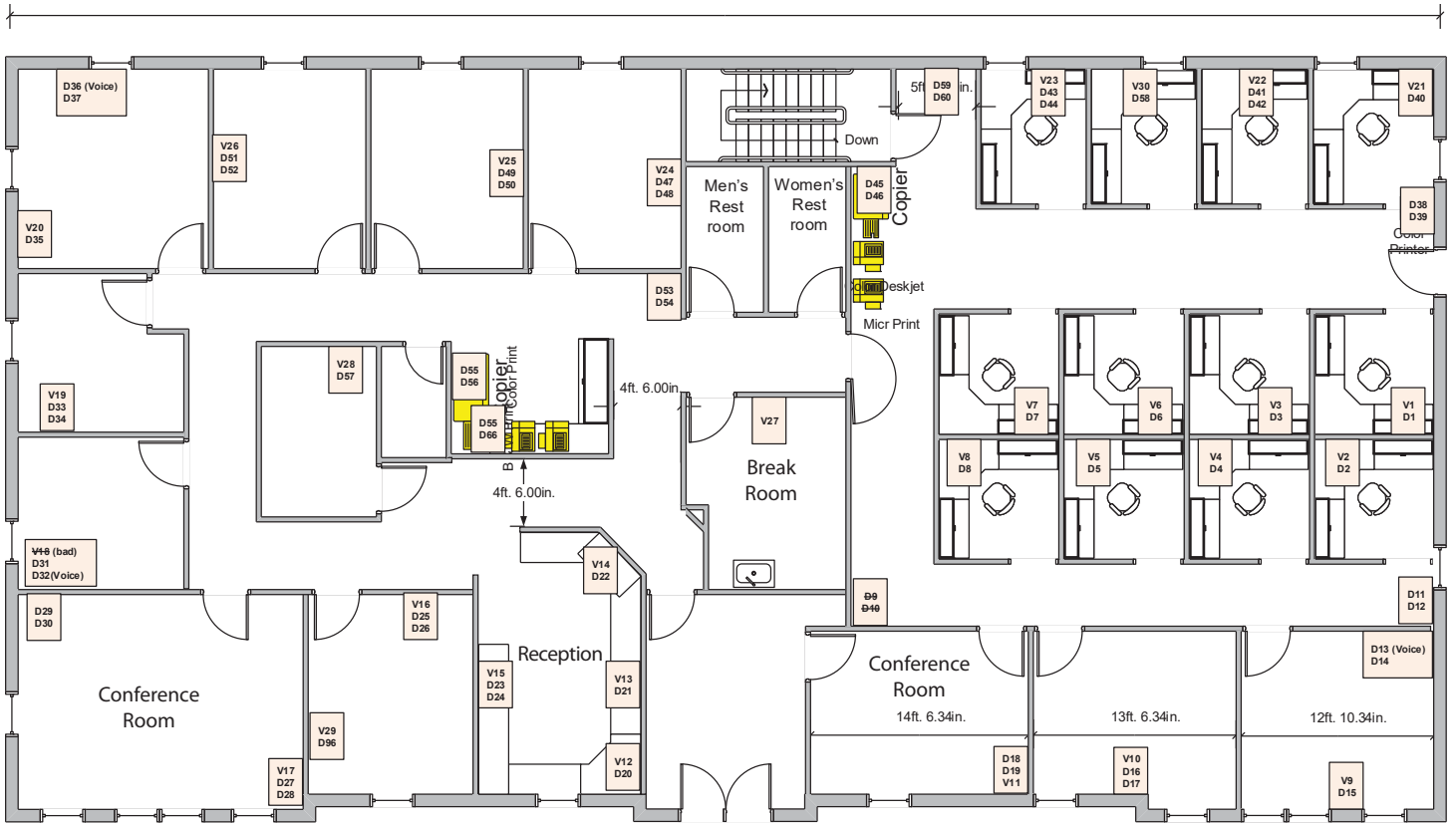
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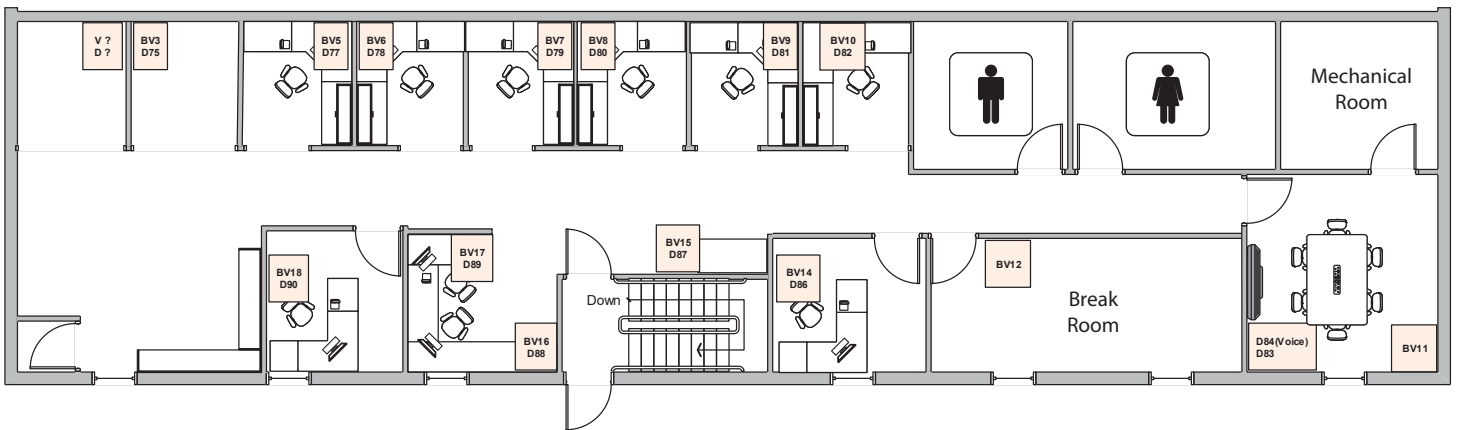




# Upper Level



# Lower Level





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