

# Kingsport Shopping Center

1409 E Stone, Kingsport, TN 37664

*Phil Simon Enterprises*

Presented By:  
Phil Simon Enterprises



# Kingsport Shopping Center

1409 E Stone, Kingsport, TN 37664

## Property Details

Our current tenant base includes Harbor Freight, JoAnn Fabrics, Hardee's Restaurant, Salvation Army, Once Upon A Child, and Zip Express.

The Sullivan County Demographics registers a traffic count of 50,000 vehicles per day along E. Stone Drive. The Tri-Cities area has a population of 480,000 MSA, and Kingsport is home to the second-largest employer in the state, Eastman Chemical Co.

### Price: \$11.00 /SF/YR

- Indian Path Community Hospital is less than 1 mile away
- Approximately 1 mile from intersection of TN-93 (John B Dennis Hwy) and Lee Highway (US 11W)
- Proximity to Holston Valley Medical Center

View the full listing here: <https://www.loopnet.com/Listing/1409-E-Stone-Kingsport-TN/26260630/>

Rental Rate:	\$11.00 /SF/YR
Total Space Available:	26,780 SF
Max. Contiguous:	20,000 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	1
Frontage:	735' on E Stone
Gross Leasable Area:	87,653 SF
Walk Score ®:	51 (Somewhat Walkable)
Transit Score ®:	19 (Minimal Transit)
Rental Rate Mo:	\$0.92 /SF/MO

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## Listing spaces

### 1st Floor Ste H

Space Available:	1,500 SF
Rental Rate:	\$11.00 /SF/YR
Date Available:	Now
Service Type:	TBD
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	Negotiable

Located in the East Stone Drive Shopping Center, next door to Salvation Army and Tuesday Morning. Previously Carolina Best Title. High traffic counts, ample parking. Co-tenants include JoAnn Fabrics, Harbor Freight, and Zip Express. Ideal for office space; accounting firm, law office, or retail space.

### 1st Floor Ste I

Space Available:	20,000 SF
Rental Rate:	Upon Request
Date Available:	April 01, 2023
Service Type:	Negotiable
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

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## 1st Floor Ste J

Space Available:	5,280 SF
Rental Rate:	\$11.00 /SF/YR
Date Available:	30 Days
Service Type:	TBD
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

New Improvements completed in 2021: New Roof/ 2 HVAC Units/ DrywallOur current tenant base includes Harbor Freight, JoAnn Fabrics, Hardee's Restaurant, Salvation Army, Tuesday Morning, and Zip Express. The Sullivan County Demographics registers a traffic count of 50,000 vehicles per day along E. Stone Drive. The Tri-Cities area has a population of 480,000 MSA, and Kingsport is home to the second-largest employer in the state, Eastman Chemical Co.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Harbor Freight Tools	22,000	January 2021
JOANN	12,754	
Once Upon A Child	5,000	
The Salvation Army	20,000	
Tuesday Morning	25,401	August 2022

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## Location



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## Property Photos



Primary Photo



1409 E. Stone Drive- Ariel Photo (2)

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## Property Photos



1409 E. Stone Drive- Ariel Photo (3)

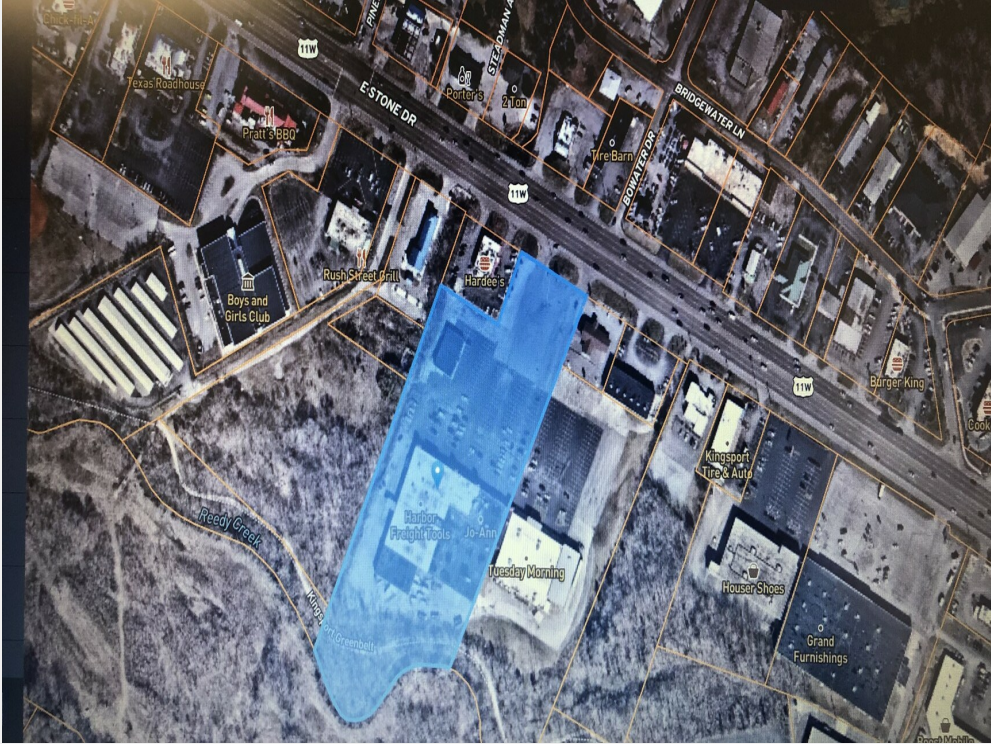


Parking Lot Photo

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## Property Photos



1409 E. Stone Dr



Building Photo



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Building Photo



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