



**±0.84 ACRE PAD SITE FOR SALE/GROUND LEASE | KINGSPORT, TN**

1800 E STONE DR | KINGSPORT, TN 37660



## LISTED BY

### Chase Roswall

(423) 573-7710 (Direct)  
(423) 612-2576 (Mobile)  
chaser@ira-realty.com

### Will Keirle, CBRE

513-706-0340 (Mobile)  
Will.keirle@cbre.com



2151 Volunteer Parkway | Bristol, TN 37620

(423) 968-5971 (Office)

(423) 968-3275 (Fax)

Website: [www.ira-realty.com](http://www.ira-realty.com)

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# EXECUTIVE SUMMARY

## KEY HIGHLIGHTS

- ±0.84 Acre Pad For Sale/Ground Lease
- Tanks Will Be Removed Along with a NFA letter
- Red-Light Intersection Along E. Stone Dr (32,000+ CPD)
- Main Retail Corridor of Kingsport
- 2 Pylon Signs
- Limited Vacancy Along E. Stone Dr





# CLOSEUP AERIAL





MIDRANGE AERIAL





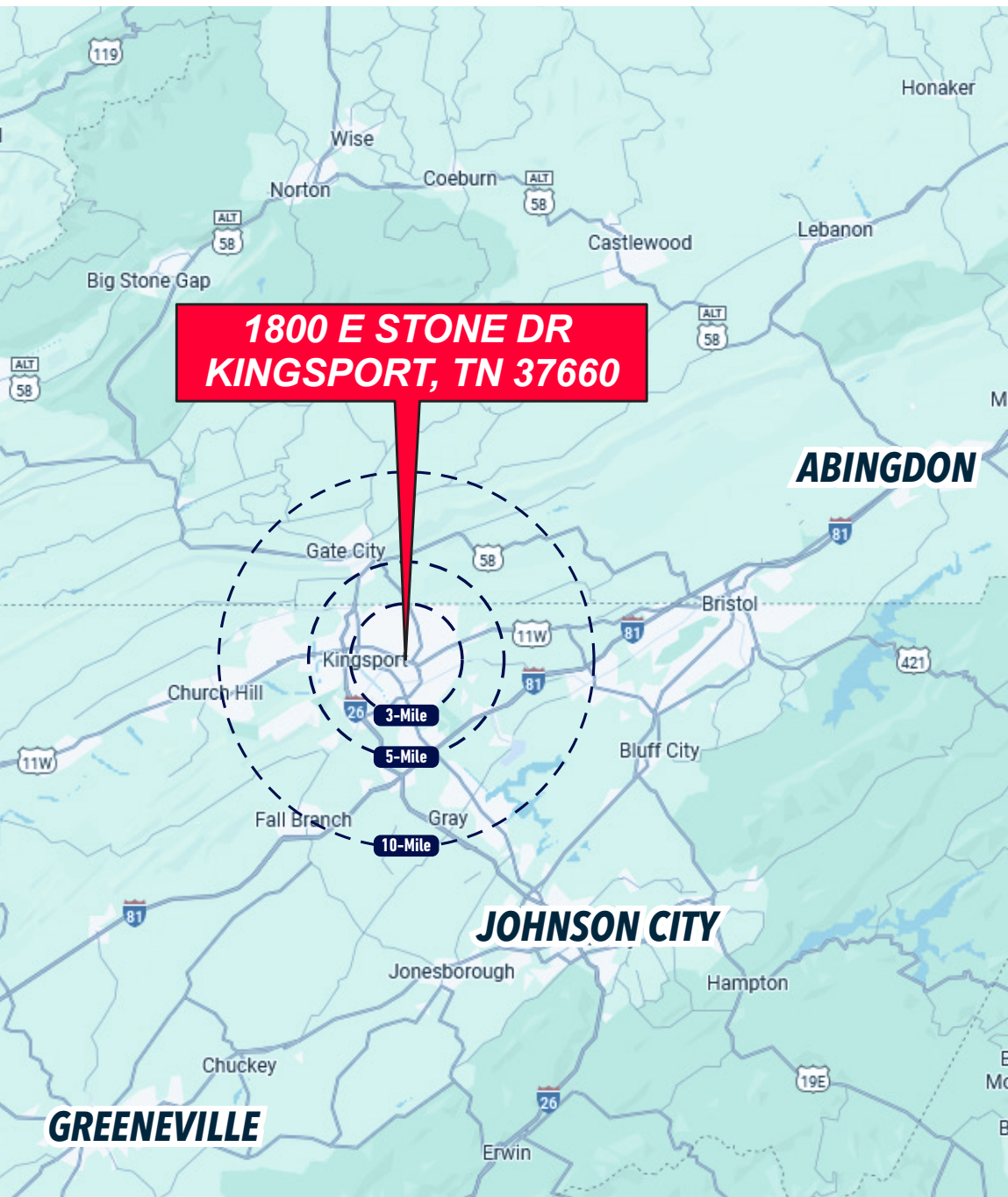
EXTERIOR PHOTOS



Kingsport, Tennessee



REGIONAL MAP & DEMOGRAPHICS



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Households	17,028	30,854	56,240
Total Population	37,8620	69,917	129,144
Average HH Income	\$81,995	\$82,543	\$89,456







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