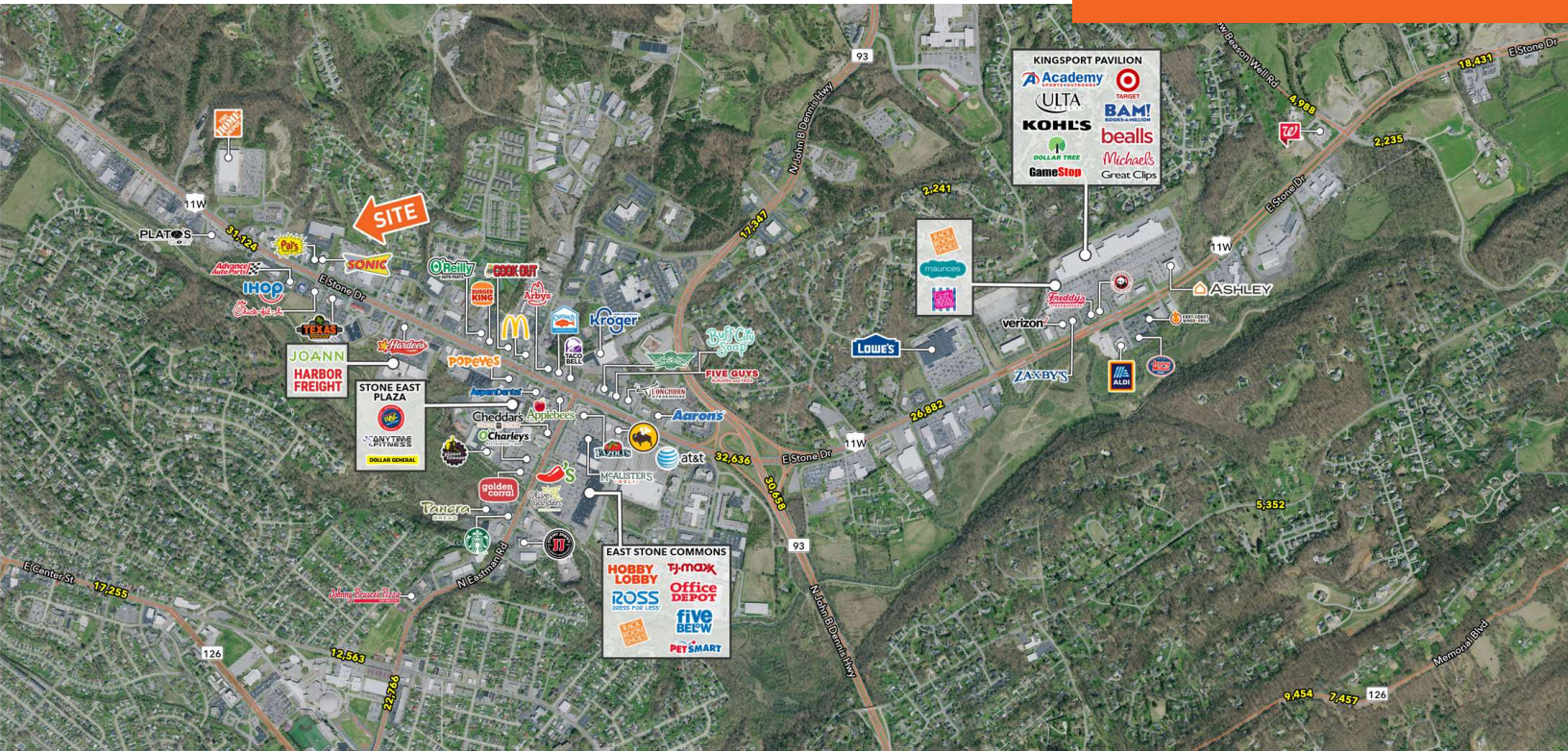


+/- 62,000 SF BOX

1116 E STONE DR, KINGSFORT, TN 37660

AVAILABLE



LOCATION DESCRIPTION

Located in the Tri-Cities region of East Tennessee, approximately 22 miles west of Bristol and 22 miles north of Johnson City. The property is located on East Stone Drive (31,000 ADT), Kingsport's primary retail corridor. This property offers big box vacancy in a tight market with strong growth. In 2020 U-Haul ranked the Tri-Cities as the 12th fastest growing area in America.

PROPERTY HIGHLIGHTS

- +/- 62,000 SF Box
- Can be demised to +/- 30,000 SF
- Signalized access to E Stone Drive Via Idle Hour Road
- Pylon Sign on East Stone Drive
- Traffic count is 31,000 ADT
- Daytime population of 129,094



DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
2025 Total Population	66,292	91,595	125,094
2025 Total Households	29,431	40,270	54,666
2025 Average Household Income	\$78,341	\$82,166	\$84,194



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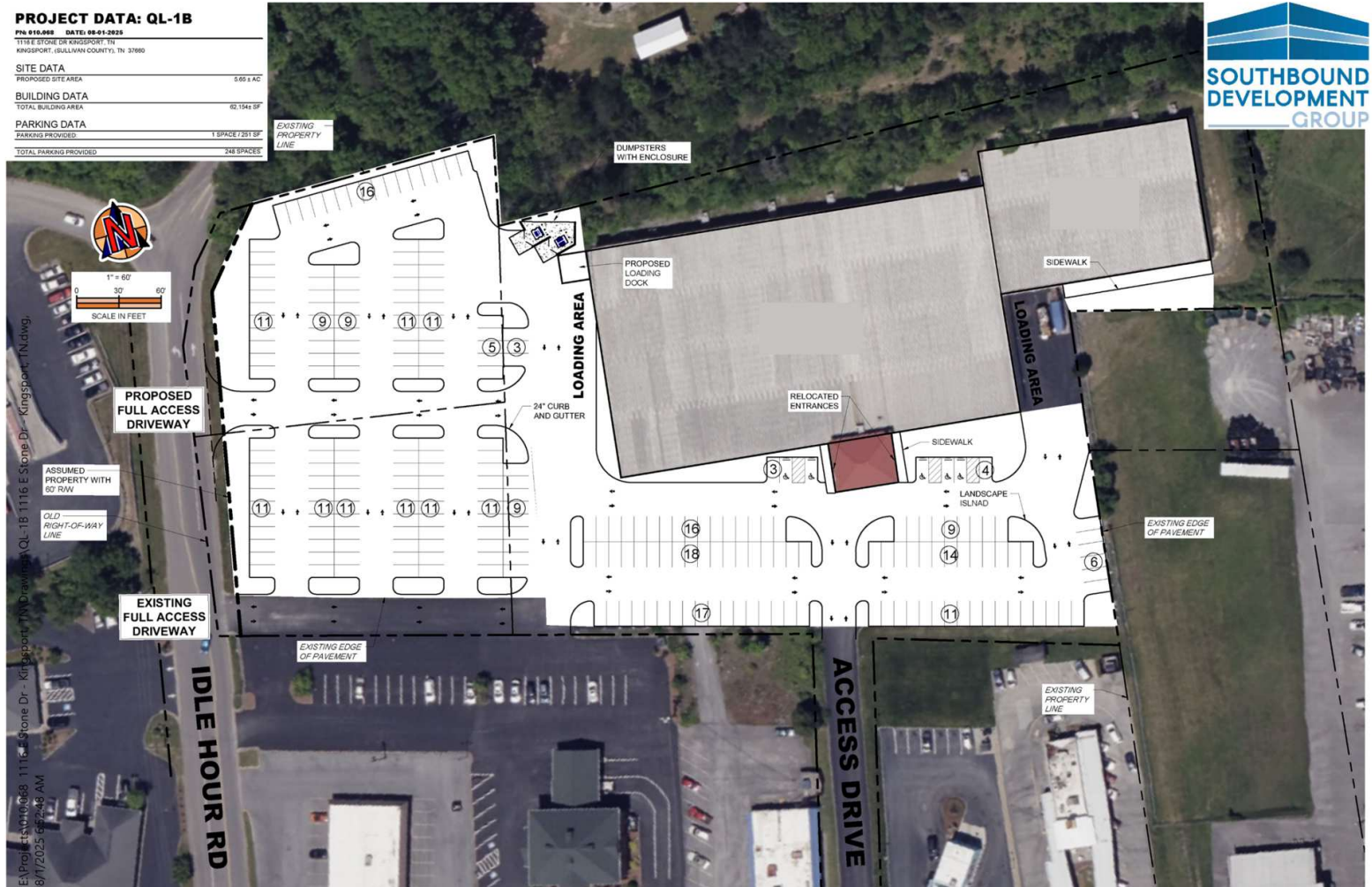
+/- 62,000 SF BOX

1116 E STONE DR, KINGSPORT, TN 37660

AVAILABLE

PROJECT DATA: QL-1B

PN 610.060	DATE: 08-01-2025
1116 E STONE DR KINGSPORT, TN	
KINGSPORT, SULLYMAN COUNTY, TN 37660	
SITE DATA	
PROPOSED SITE AREA	5.65 ± AC
BUILDING DATA	
TOTAL BUILDING AREA	62,194 SF
PARKING DATA	
PARKING PROVIDED	1 SPACE/281 SF
TOTAL PARKING PROVIDED	248 SPACES



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