



END-CAP SPACES FOR LEASE - JENNINGS FARM



PROPERTY DESCRIPTION

2,800 sf for lease in the former HR Block space (HR Block is relocating to a smaller space in the center) & 2,100SF available on the other End-Cap. Other tenants in the center include Dollar Tree, HR Block, Cato, Smart Cuts, Nail & Wax, China Star, Tobacco & Vape, and Eastman Credit Union (ATM)

PROPERTY HIGHLIGHTS

- 2,800 sf End-Cap for lease in the former HR Block space
- 2,100 sf End-Cap for lease in the former GameStop space
- Move-in Ready
- Building and Pylon Signage Available

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LOCATION DESCRIPTION

Highly visible end-cap spaces for lease at Jennings Farm in Kingsport, TN. This Walmart and Lowe's shadow center sits at a hard-corner intersection on W. Stone Dr. (30k+ CPD). Nearby retailers include Walmart, Lowe's, Tractor Supply Co., McDonald's, Walgreens, CVS & more.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	9
Available SF:	4900 SF
Lot Size:	4.9 Acres
Building Size:	26,877 SF
Traffic Count:	30,000





RETAILER MAP



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SITE PLAN



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ADDITIONAL PHOTOS



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DEMOGRAPHICS

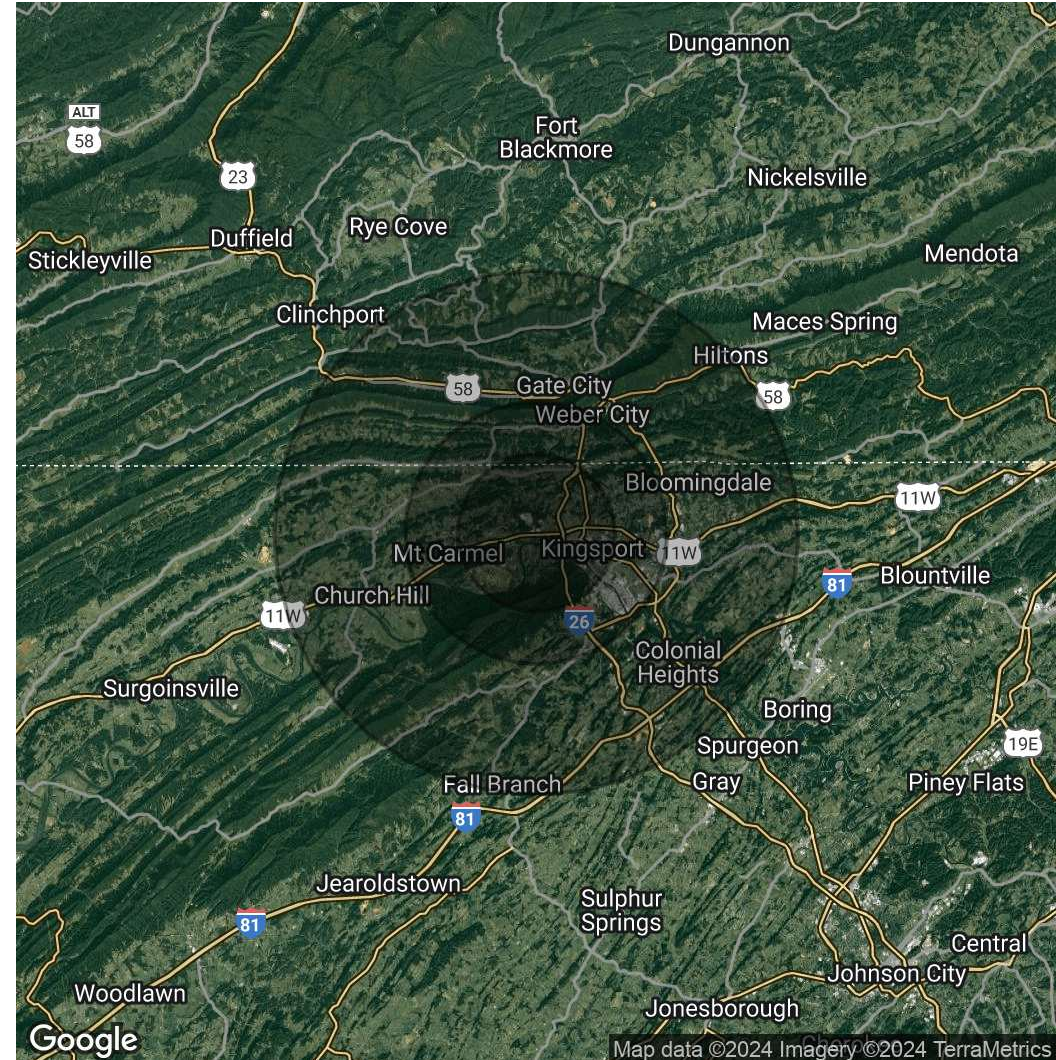
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,401	50,892	112,621
Average Age	43.6	44.5	45.5
Average Age (Male)	40.7	42.5	43.4
Average Age (Female)	45.1	46.2	47.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,653	26,062	55,520
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$51,054	\$52,765	\$58,367
Average House Value	\$134,852	\$133,864	\$159,823

TRAFFIC COUNTS

W. Stone Dr. 30,000/day

2020 American Community Survey (ACS)



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