



RETAIL PROPERTY FOR LEASE

FORMER O'CHARLEYS

1920 N Eastman Rd, Kingsport, TN 37664

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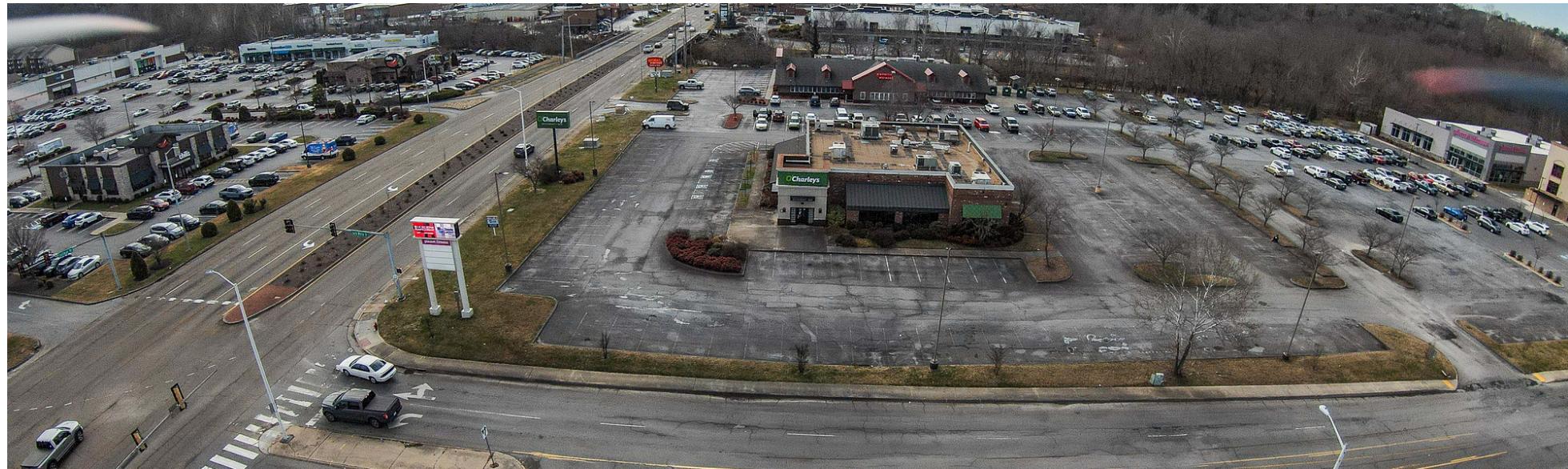
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**Baker Storey McDonald
Properties**

1920 N EASTMAN RD

Kingsport, TN 37664

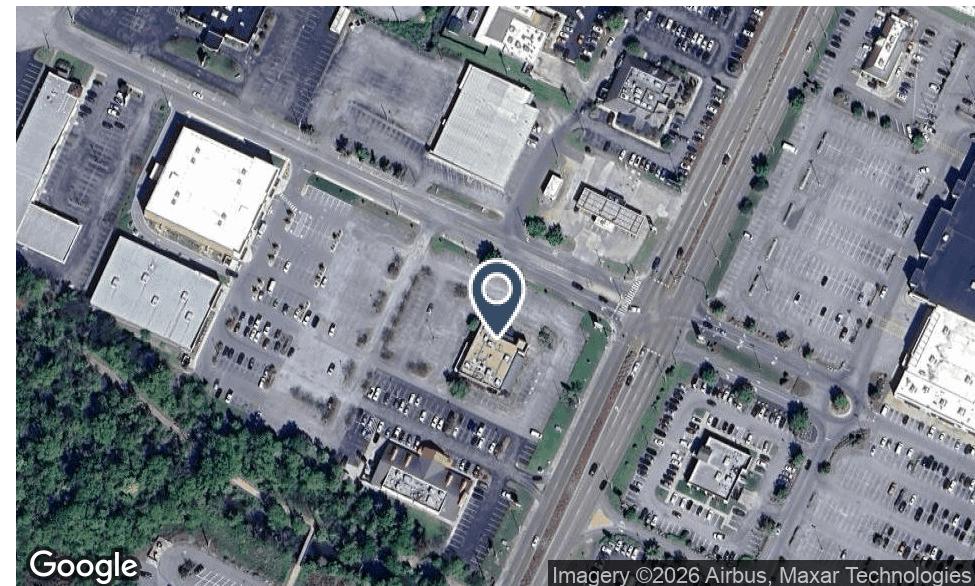


PROPERTY DESCRIPTION

Introducing a prime commercial space for lease at 1920 N Eastman Rd in Kingsport, TN. This +/- 6,943 SF former O'Charley's Restaurant offers the opportunity to ground lease or capture shop space, making it an attractive prospect for businesses seeking high visibility and ample square footage. This property presents a compelling opportunity for businesses looking to establish a presence in a high-traffic location. Make your mark in this vibrant commercial hub.

PROPERTY HIGHLIGHTS

- +/- 7,100 SF former O'Charley's Restaurant
- Opportunity to ground lease or capture shop space
- Over 3.8 million annual visitors to the area, according to Placer.ai
- More than 55,000 cars per day pass the intersection of Eastman Road and Lee Highway (US 11W)



Imagery ©2026 Airbus, Maxar Technologies

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1920 N EASTMAN RD - HIGH AERIAL

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1920 N EASTMAN RD - MID AERIAL

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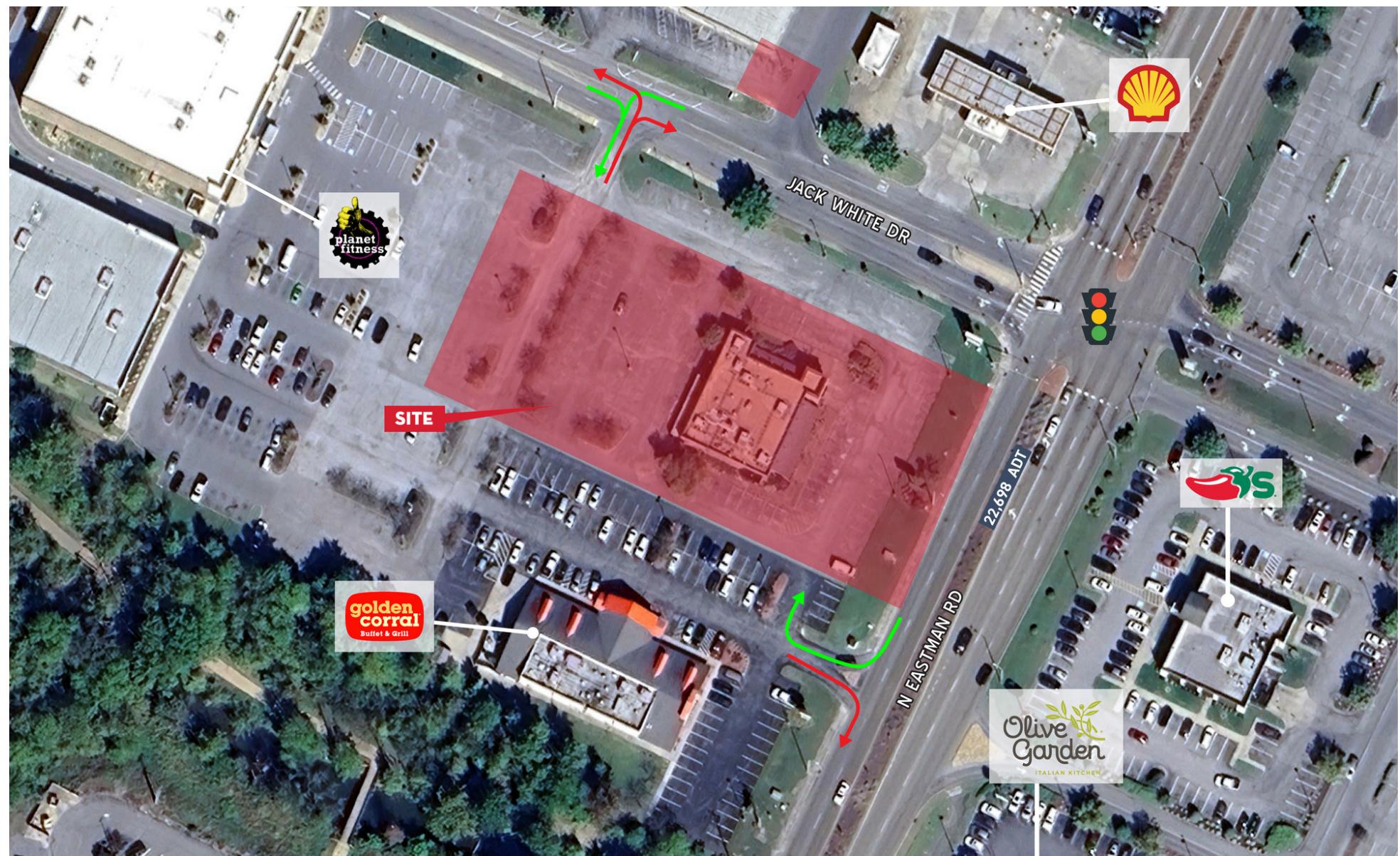
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Baker Storey McDonald Properties

1920 N EASTMAN RD - CLOSE AERIAL

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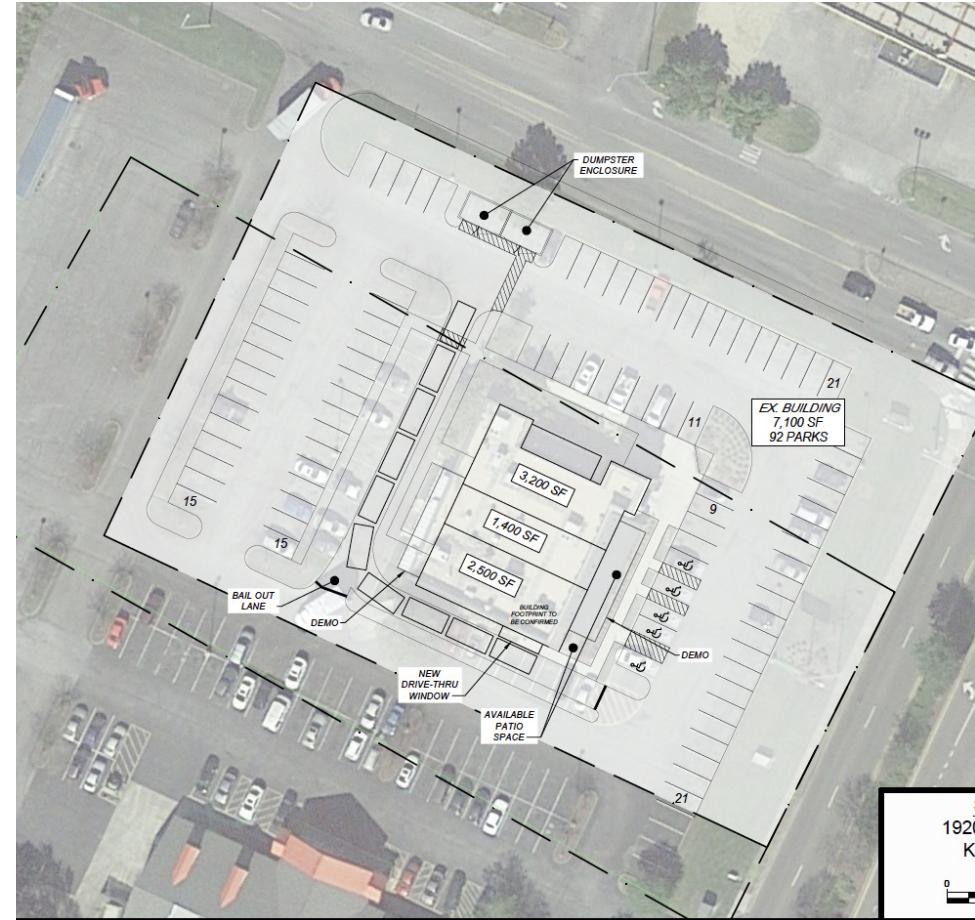
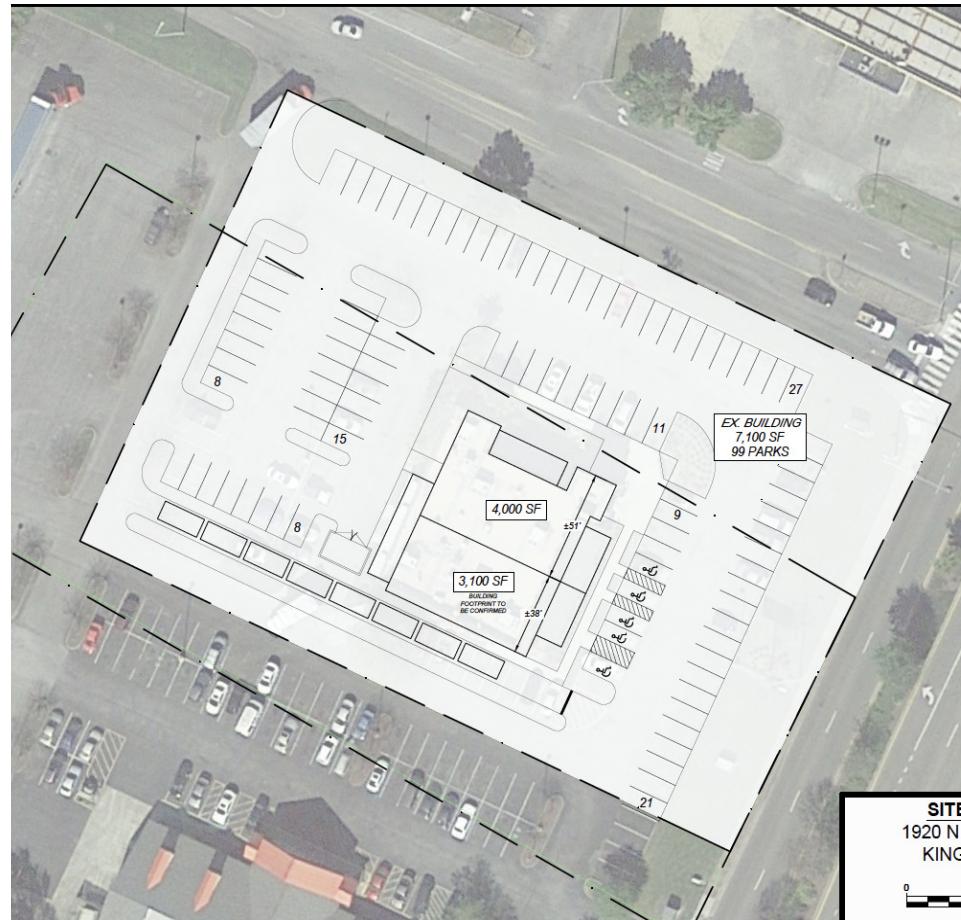
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**Baker Storey McDonald
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1920 N EASTMAN RD - SITE PLANS

Kingsport, TN 37664



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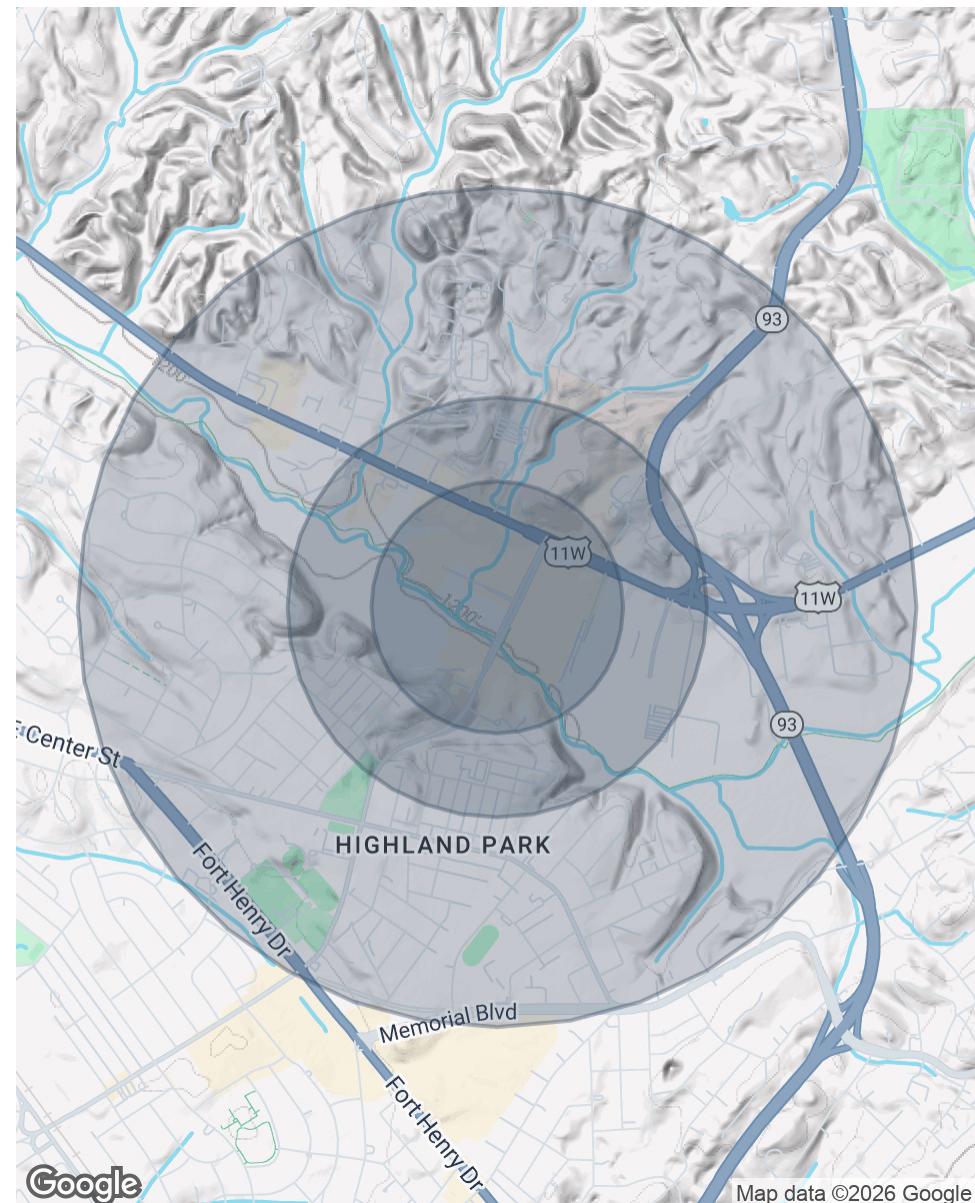
1920 N EASTMAN RD

Kingsport, TN 37664

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	242	991	5,224
Average Age	44	44	46
Average Age (Male)	42	42	44
Average Age (Female)	46	46	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	437	2,353
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$59,501	\$59,200	\$63,484
Average House Value	\$217,650	\$216,347	\$239,833

Demographics data derived from AlphaMap



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