



RETAIL PROPERTY FOR LEASE

# FORMER O'CHARLEYS

1920 N Eastman Rd, Kingsport, TN 37664

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**Baker Storey McDonald  
Properties**



# 1920 N EASTMAN RD

Kingsport, TN 37664

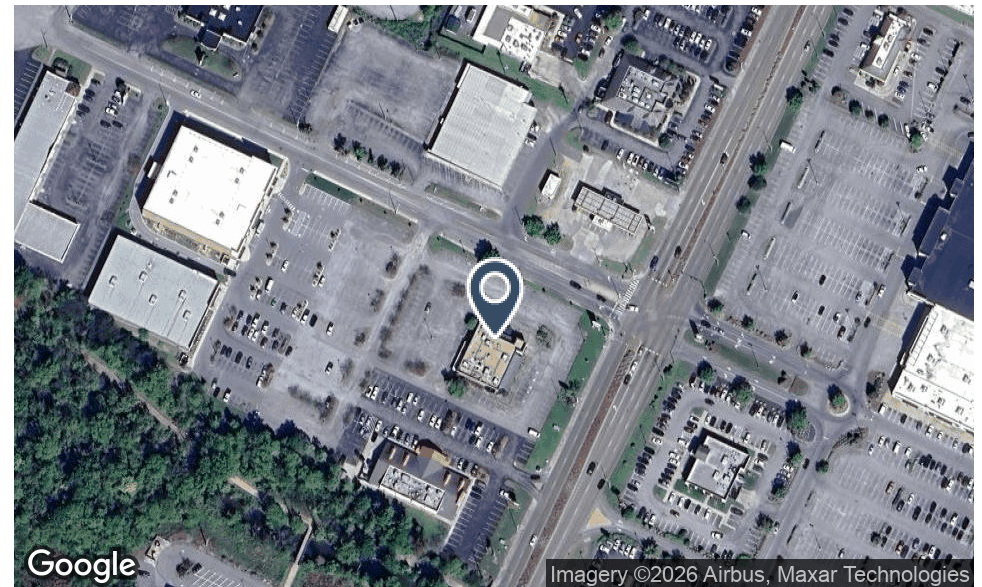


## PROPERTY DESCRIPTION

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)



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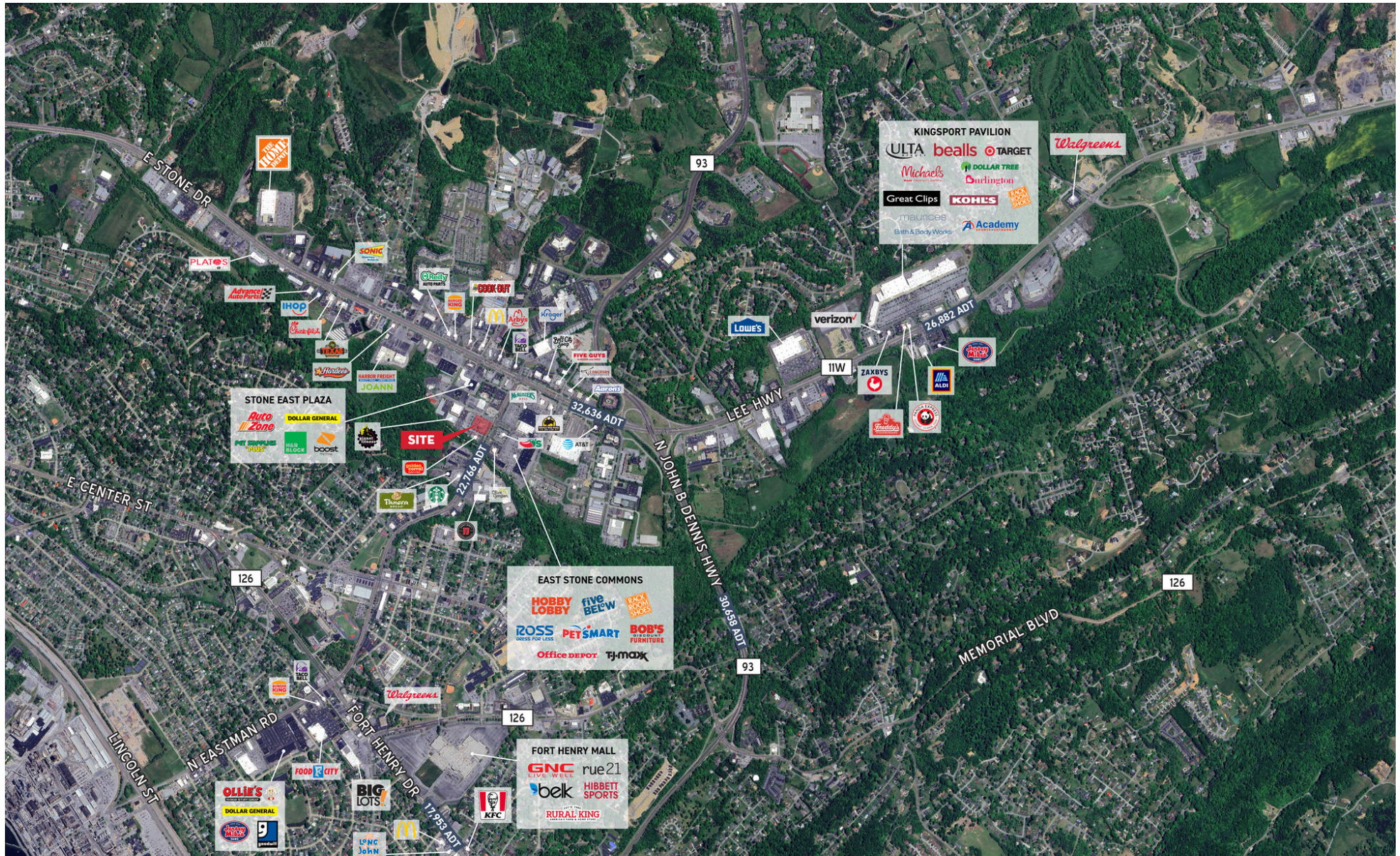
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# 1920 N EASTMAN RD - HIGH AERIAL

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# 1920 N EASTMAN RD - MID AERIAL

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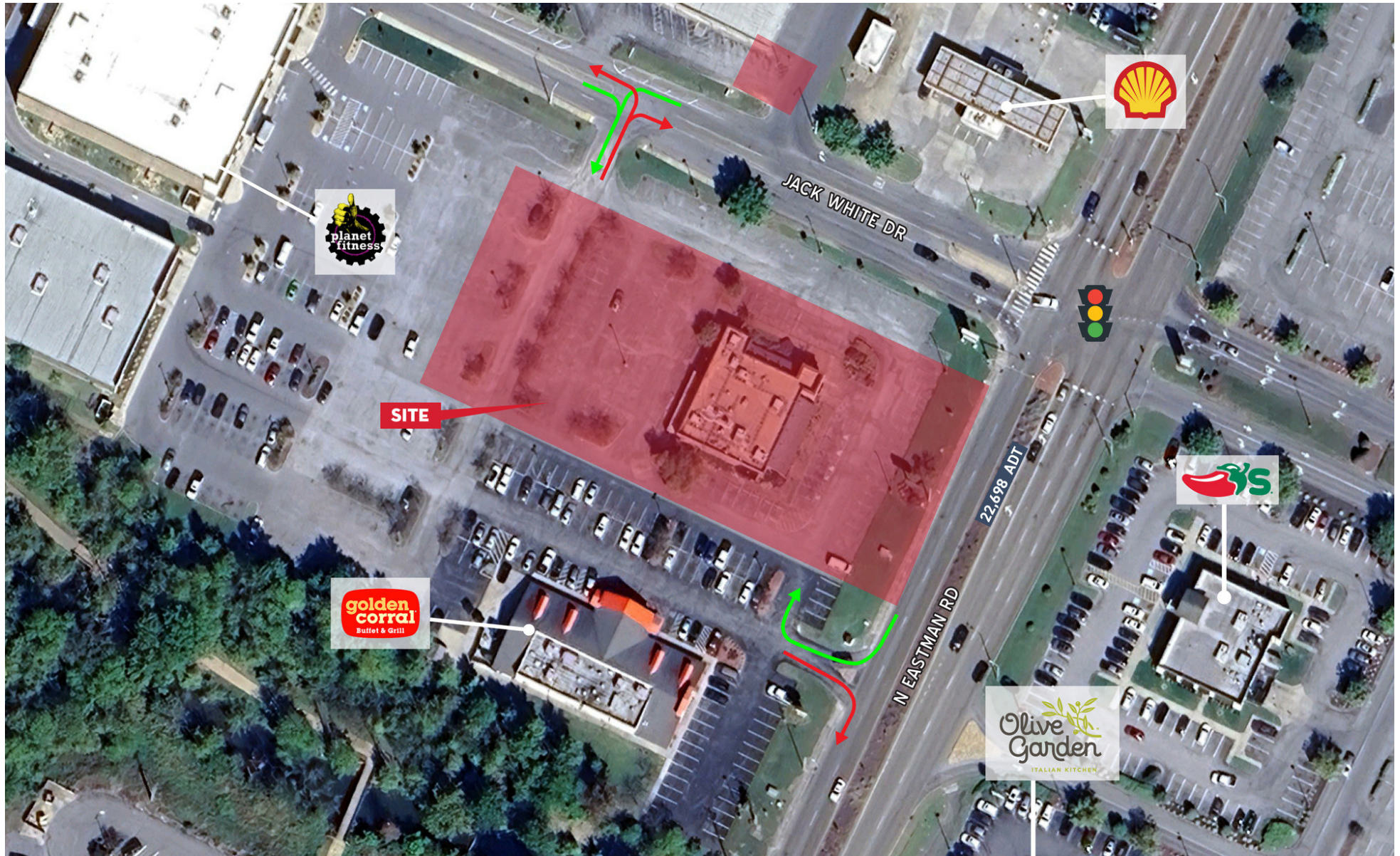
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# 1920 N EASTMAN RD - CLOSE AERIAL

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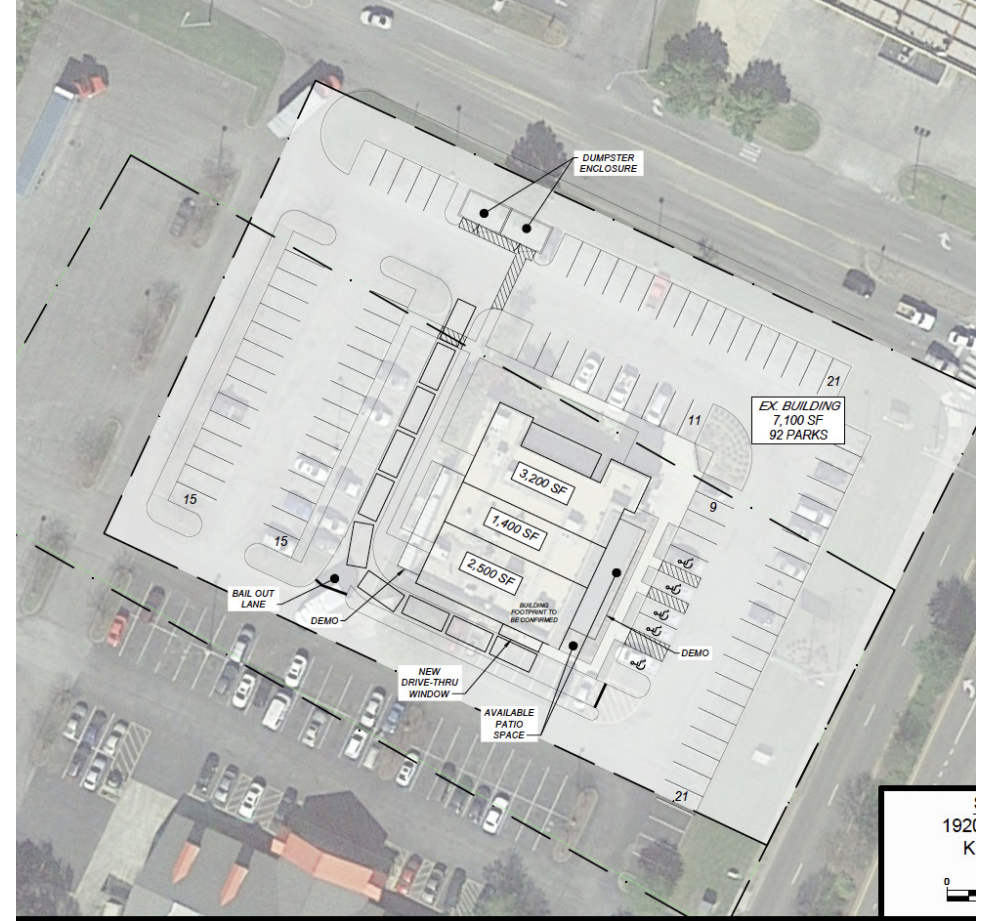
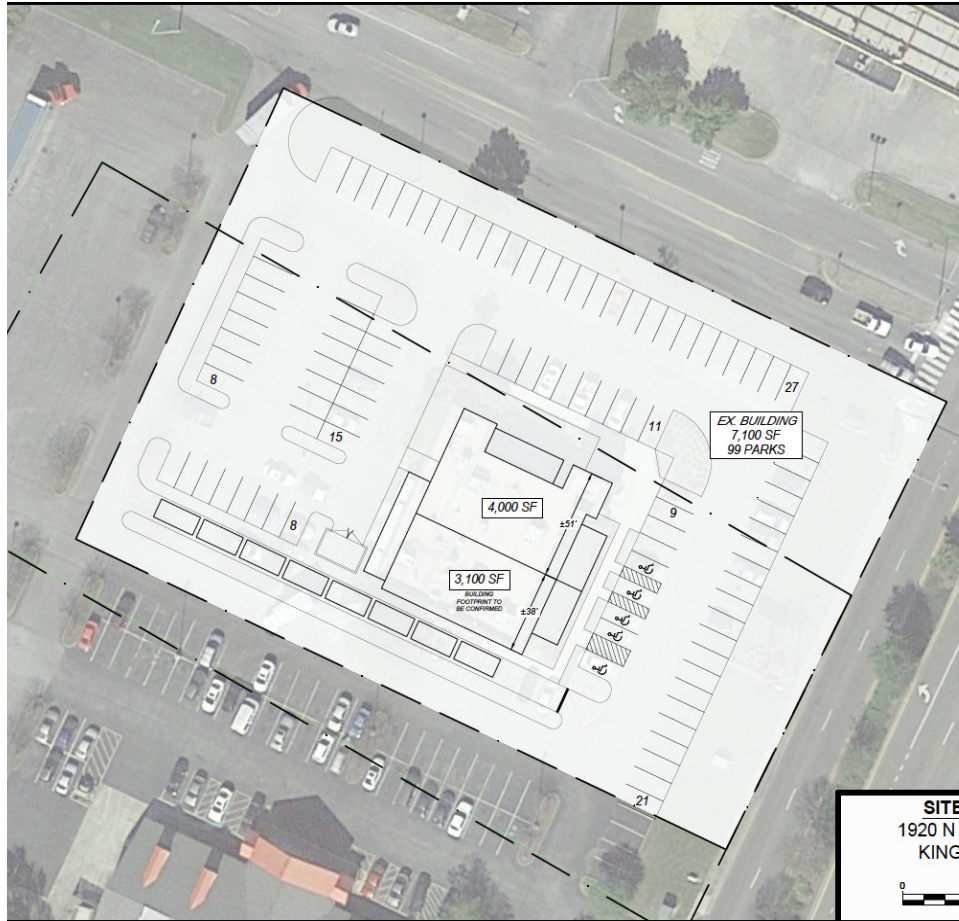
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# 1920 N EASTMAN RD - SITE PLANS

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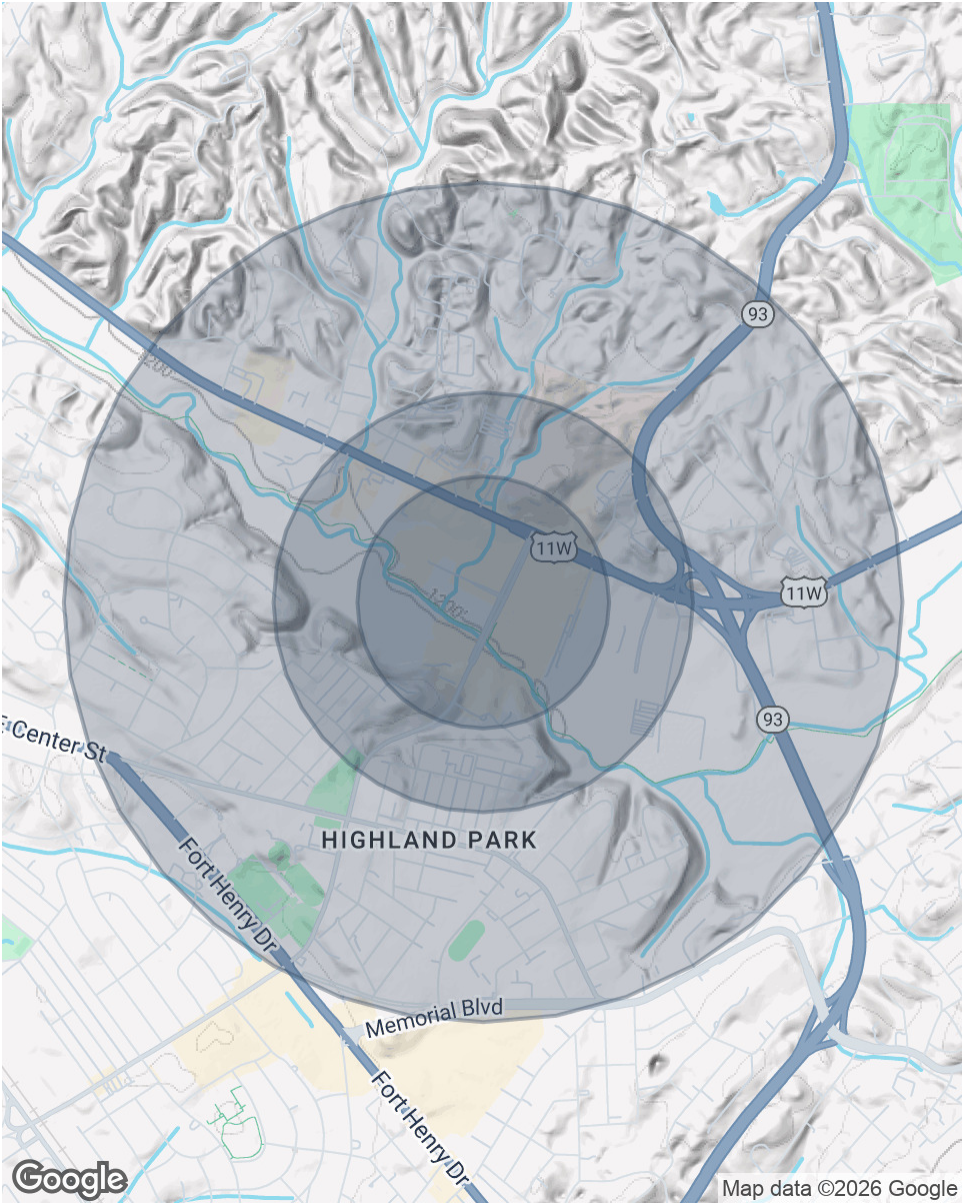
# 1920 N EASTMAN RD

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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