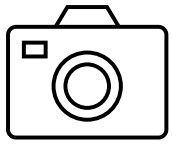


Crown Point Plaza **1,300sf Vacancy**

1233 N. Eastman Road, Suite 315
Kingsport, TN 37664





Shopping Center



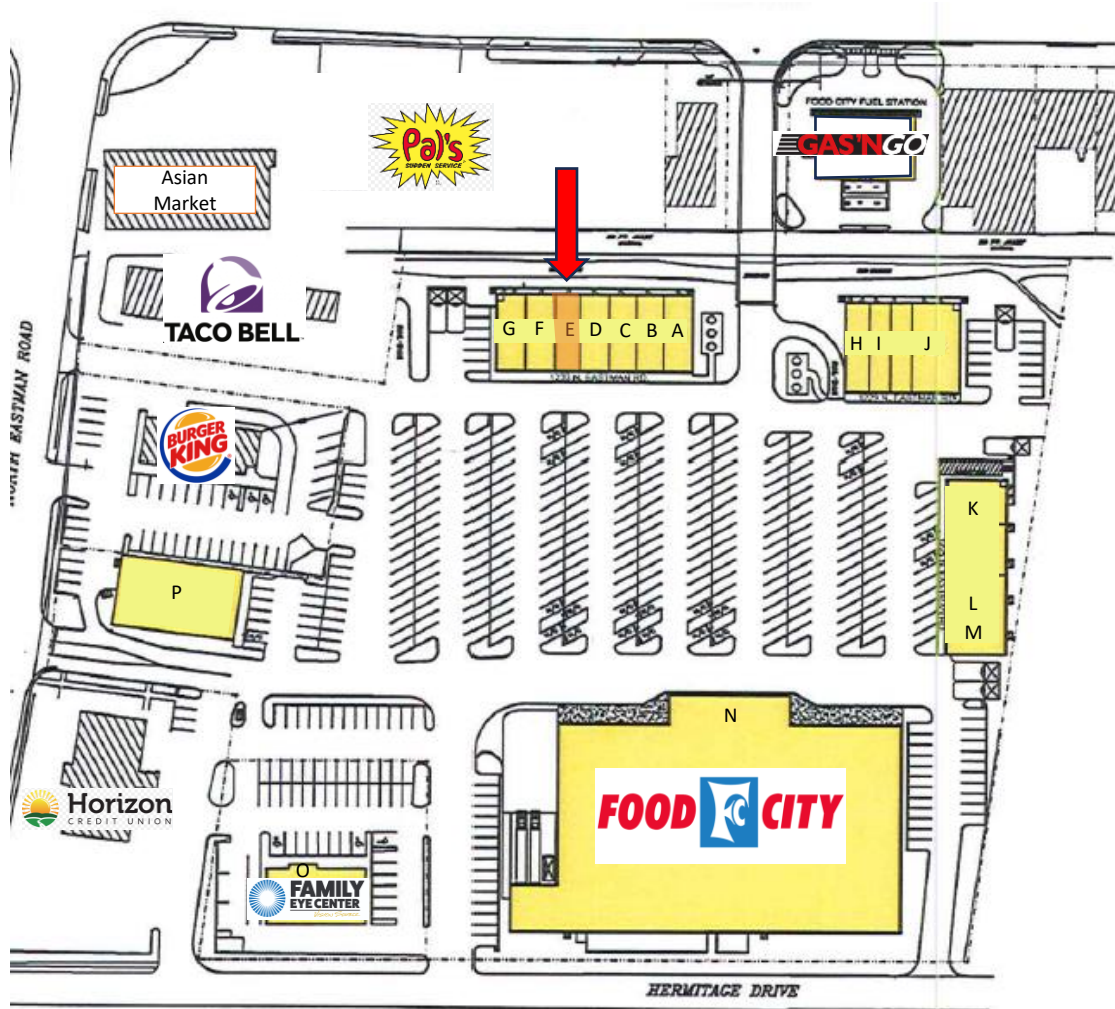


Store Front





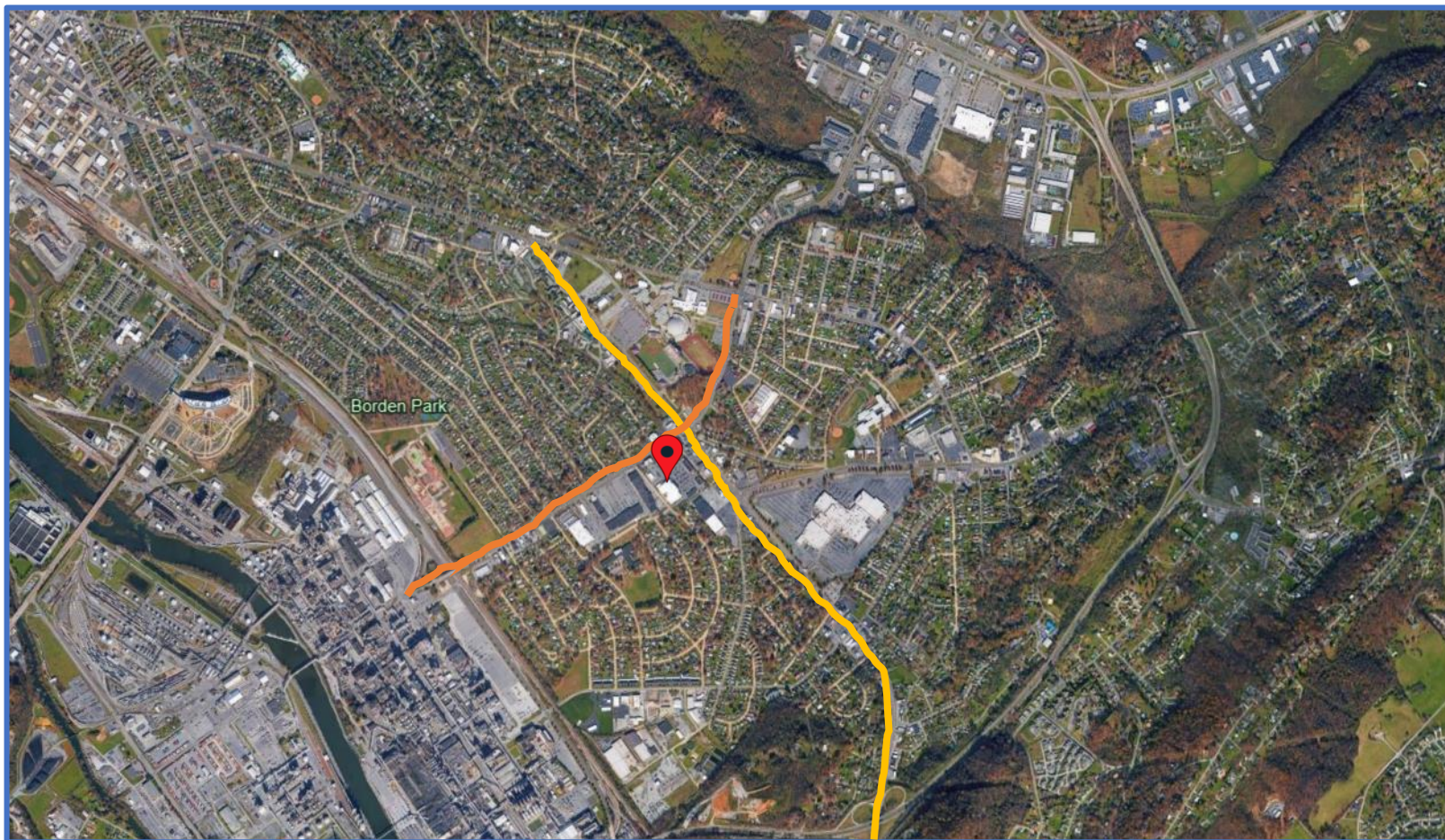
Co-Tenants





Space	Tenant
A	Subway
B	Rocky Top Vapor
C	Mariner Finance
D	Phone In 2 Cash
E	1,300sf Available
F	Foxes Pizza
G	Lily Nails
H	Tropical Smoothie
I	Liberty Tax
J	Green Acres Package Store
K	Taylor's Martial Arts Academy
L	Liberty Tax
M	Bowery Insurance Services
N	Food City (Anchor)
O	Family Eye Care
P	Ming Garden

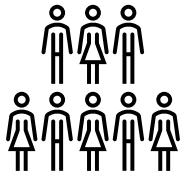


Traffic Count

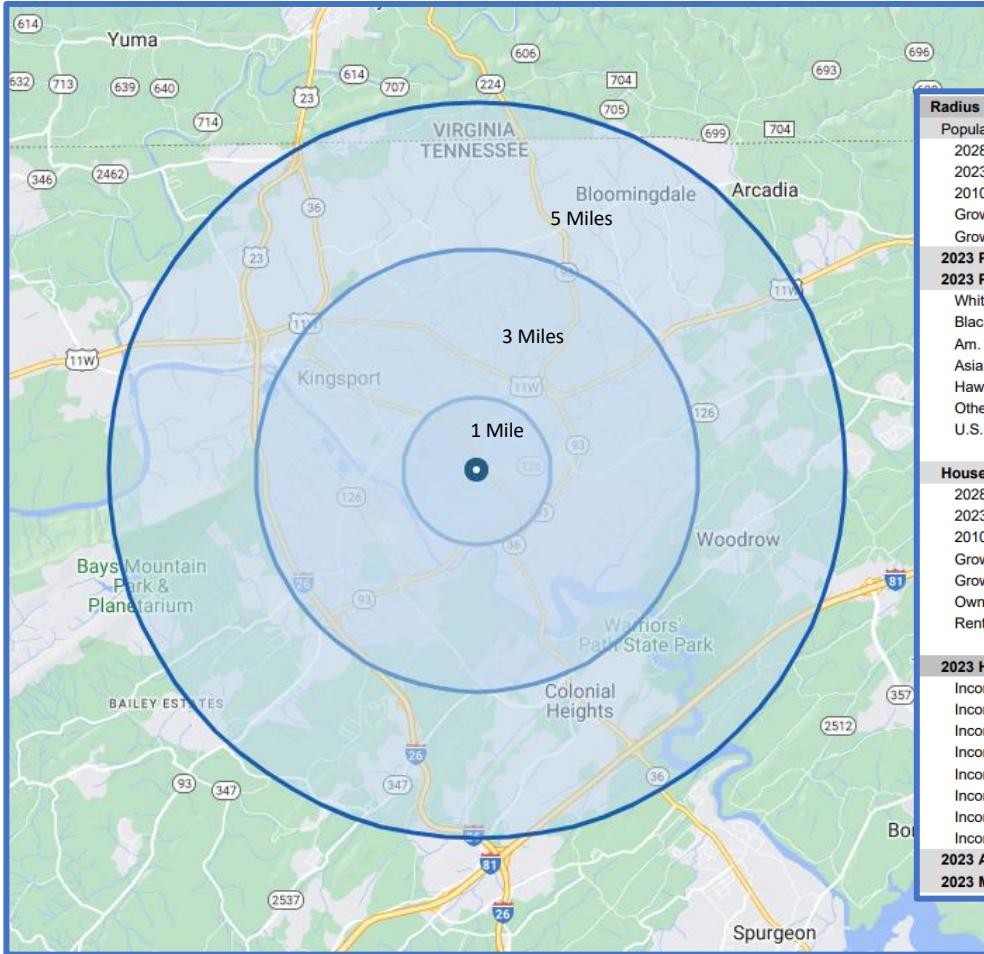


Gateway Village Shopping Center= 

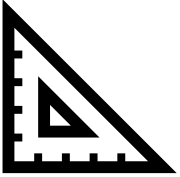
Color	Street	Vehicles Per Day
	N. Eastman Road	6,945/day
	Fort Henry Drive	14,892/day



Demographics



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	8,449	35,184	75,471
2023 Estimate	8,234	34,257	74,273
2010 Census	7,353	30,410	70,215
Growth 2023 - 2028	2.61%	2.71%	1.61%
Growth 2010 - 2023	11.98%	12.65%	5.78%
2023 Population by Hispanic Origin			
2023 Population	282	1,138	2,160
2023 Population			
White	7,551 91.71%	30,938 90.31%	69,109 93.05%
Black	357 4.34%	1,815 5.30%	2,463 3.32%
Am. Indian & Alaskan	44 0.53%	145 0.42%	306 0.41%
Asian	88 1.07%	483 1.41%	793 1.07%
Hawaiian & Pacific Island	2 0.02%	14 0.04%	38 0.05%
Other	193 2.34%	861 2.51%	1,564 2.11%
U.S. Armed Forces	0	29	43
Households			
2028 Projection	3,903	15,765	32,803
2023 Estimate	3,806	15,346	32,268
2010 Census	3,408	13,614	30,453
Growth 2023 - 2028	2.55%	2.73%	1.66%
Growth 2010 - 2023	11.68%	12.72%	5.96%
Owner Occupied	2,373 62.35%	9,204 59.98%	21,853 67.72%
Renter Occupied	1,433 37.65%	6,141 40.02%	10,415 32.28%
2023 Households by HH Income			
Income: <\$25,000	3,805 1,043 27.41%	15,344 4,411 28.75%	32,267 7,938 24.60%
Income: \$25,000 - \$50,000	1,152 30.28%	4,062 26.47%	8,638 26.77%
Income: \$50,000 - \$75,000	791 20.79%	2,832 18.46%	6,036 18.71%
Income: \$75,000 - \$100,000	424 11.14%	1,420 9.25%	3,486 10.80%
Income: \$100,000 - \$125,000	155 4.07%	871 5.68%	2,550 7.90%
Income: \$125,000 - \$150,000	72 1.89%	598 3.90%	1,447 4.48%
Income: \$150,000 - \$200,000	71 1.87%	499 3.25%	1,106 3.43%
Income: \$200,000+	97 2.55%	651 4.24%	1,066 3.30%
2023 Avg Household Income	\$56,154	\$64,051	\$65,985
2023 Med Household Income	\$42,729	\$44,278	\$48,426



Interior Dimensions (approximate)

