



RETAIL PROPERTY FOR LEASE

# STONE EAST PLAZA

1649 East Stone Drive, Kingsport, TN 37660

**KEVIN TRUJILLO**

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615.627.3971

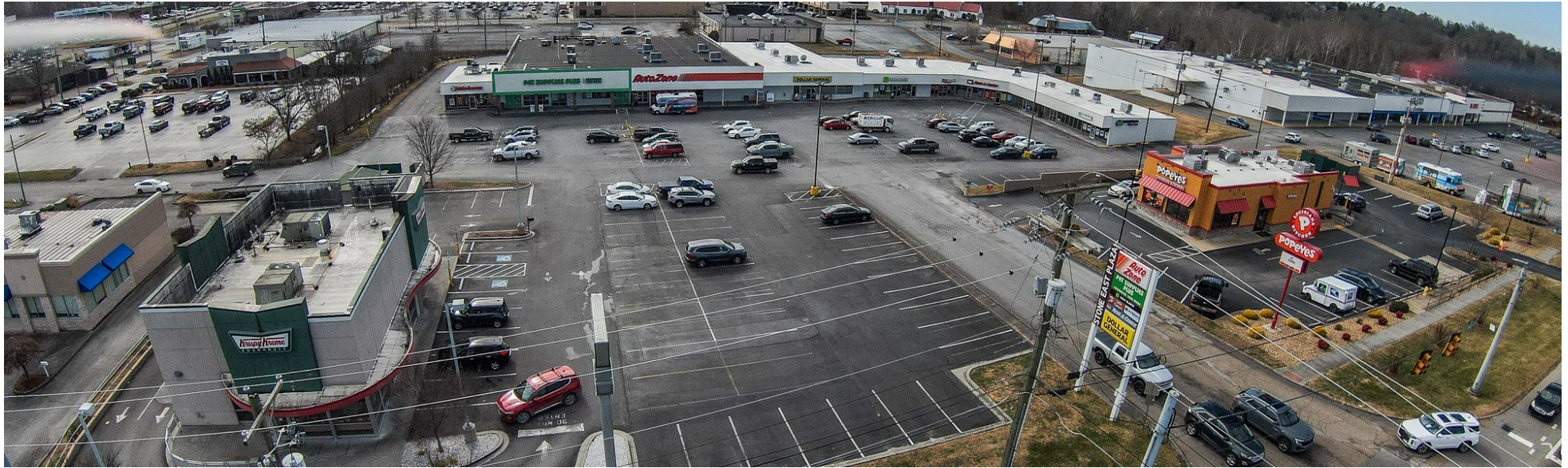
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**Baker Storey McDonald  
Properties**

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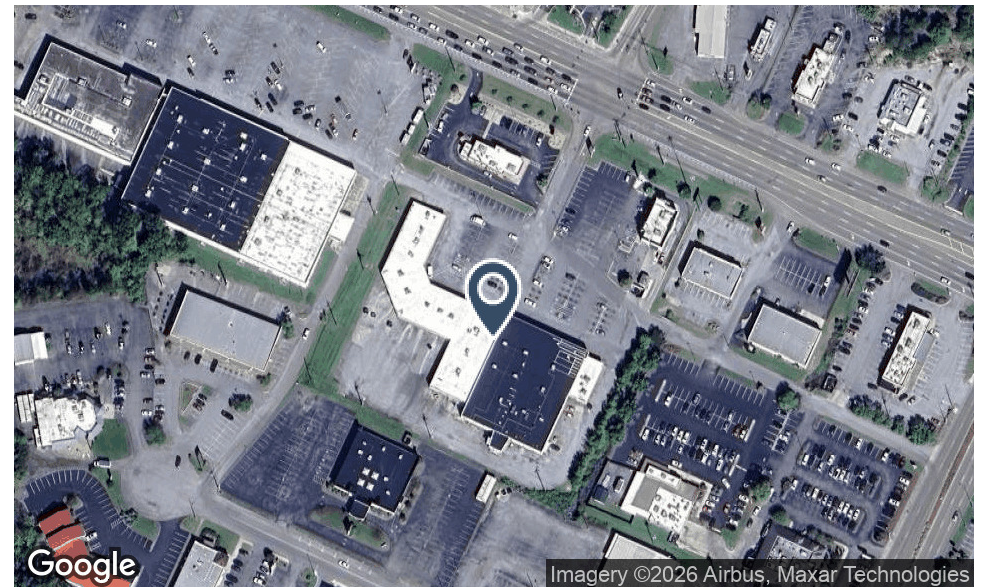


## PROPERTY DESCRIPTION

Neighborhood-center sized with +/-51,412 SF GLA Anchored/co-tenanted by national retailers such as Pet Supplies Plus, AutoZone, Applebees, and more. Positioned in the trade area of Kingsport, part of the broader Tri-Cities market — serving both local and regional consumers

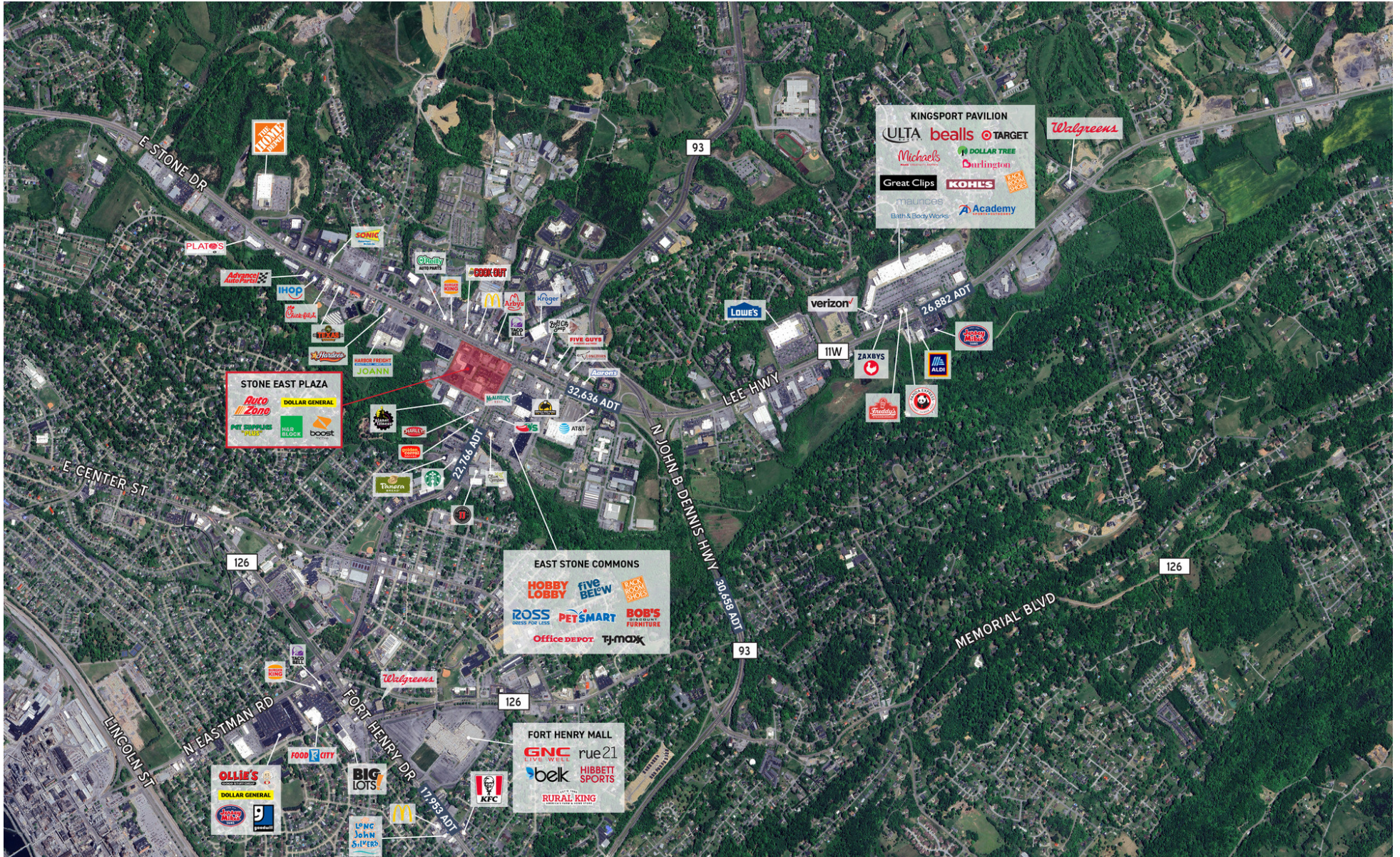
## PROPERTY HIGHLIGHTS

- Anchored by AutoZone, Pet Supplies Plus, & Dollar General
- Inline shop space available
- Over 3.5 million annual visitors to the trade 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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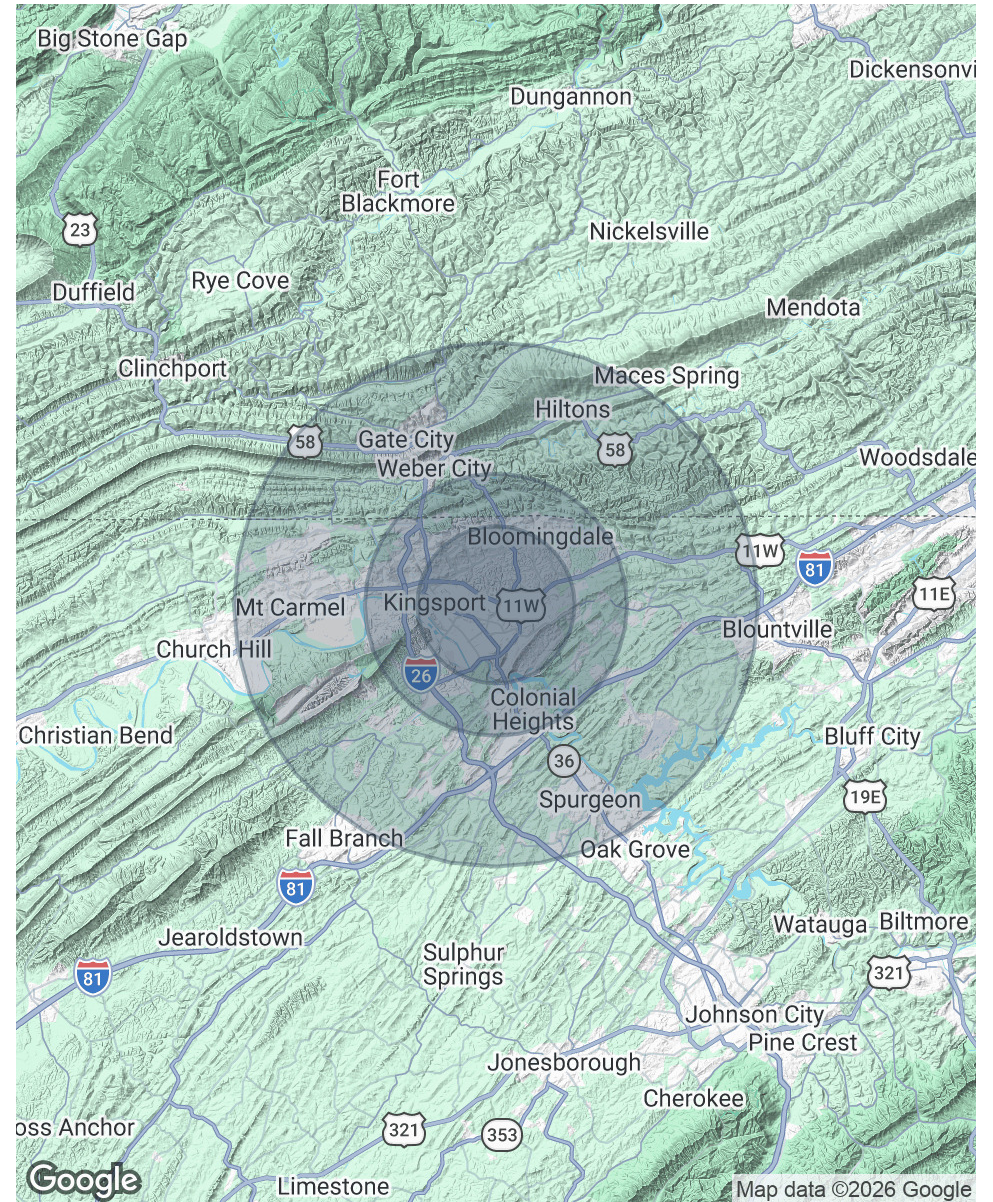
# STONE EAST PLAZA

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	34,184	65,440	123,829
Average Age	43.3	44.1	44.7
Average Age (Male)	42.1	43.2	43.5
Average Age (Female)	45.0	45.2	45.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,473	28,882	53,473
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,198	\$74,485	\$81,348
Average House Value	\$199,487	\$199,792	\$215,079

2023 American Community Survey (ACS)



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