



END-CAP SPACE FOR LEASE - JENNINGS FARM



PROPERTY DESCRIPTION

2400 W. Stone Dr, Kingsport, TN

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, Tote Boys, Tobacco & Vape, and Eastman Credit Union (ATM)

PROPERTY HIGHLIGHTS

- 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 space 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:	2100 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

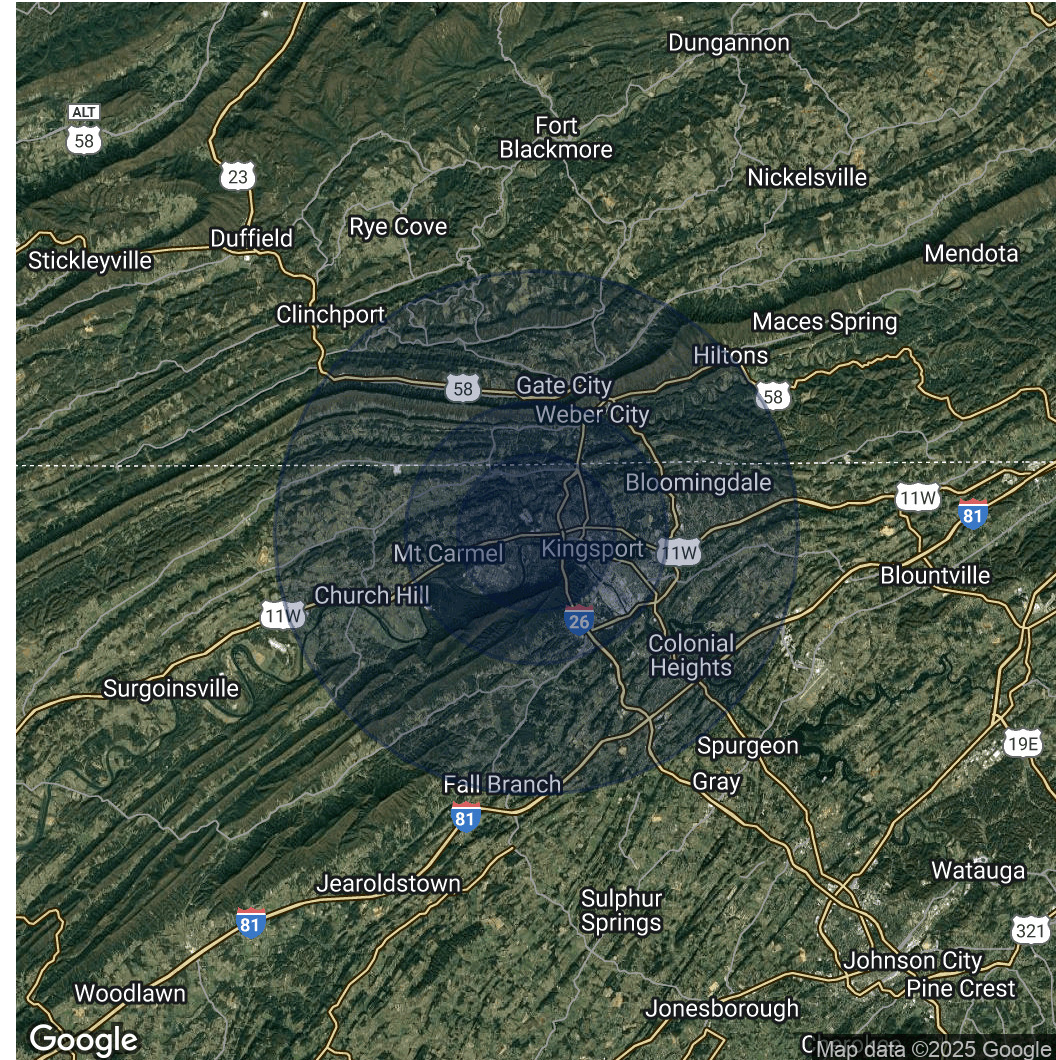
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,130	52,579	114,525
Average Age	43	44	45
Average Age (Male)	42	43	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,492	23,244	49,425
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$67,561	\$69,351	\$78,039
Average House Value	\$205,785	\$212,381	\$246,360

TRAFFIC COUNTS

W. Stone Dr.	30,000/day
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Demographics data derived from AlphaMap



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