



RETAIL PROPERTY FOR LEASE

1006 GIBSON MILL RD, KINGSPORT, TN 37660



PROPERTY DESCRIPTION

1006 Gibson Mill Road offers a versatile retail leasing opportunity designed to support a range of commercial uses. This property presents an excellent option for retailers seeking a functional layout, strong street presence, and efficient customer access. With flexible space that can be adapted to fit tenant requirements, the building is well suited for boutique retail, service-based businesses, or investor-driven occupancy strategies. Its retail configuration allows for practical merchandising, convenient circulation, and a professional setting that can be customized to align with your business goals. A compelling choice for operators and investors seeking adaptable retail space in Kingsport.

PROPERTY HIGHLIGHTS

- Retail property designed for flexible tenant use
- Suitable for boutique or service-based concepts

MAURICE (MO) WHITTEN

Retail Consultant
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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,600 SF
Lot Size:	21,345 SF
Building Size:	4,648 SF

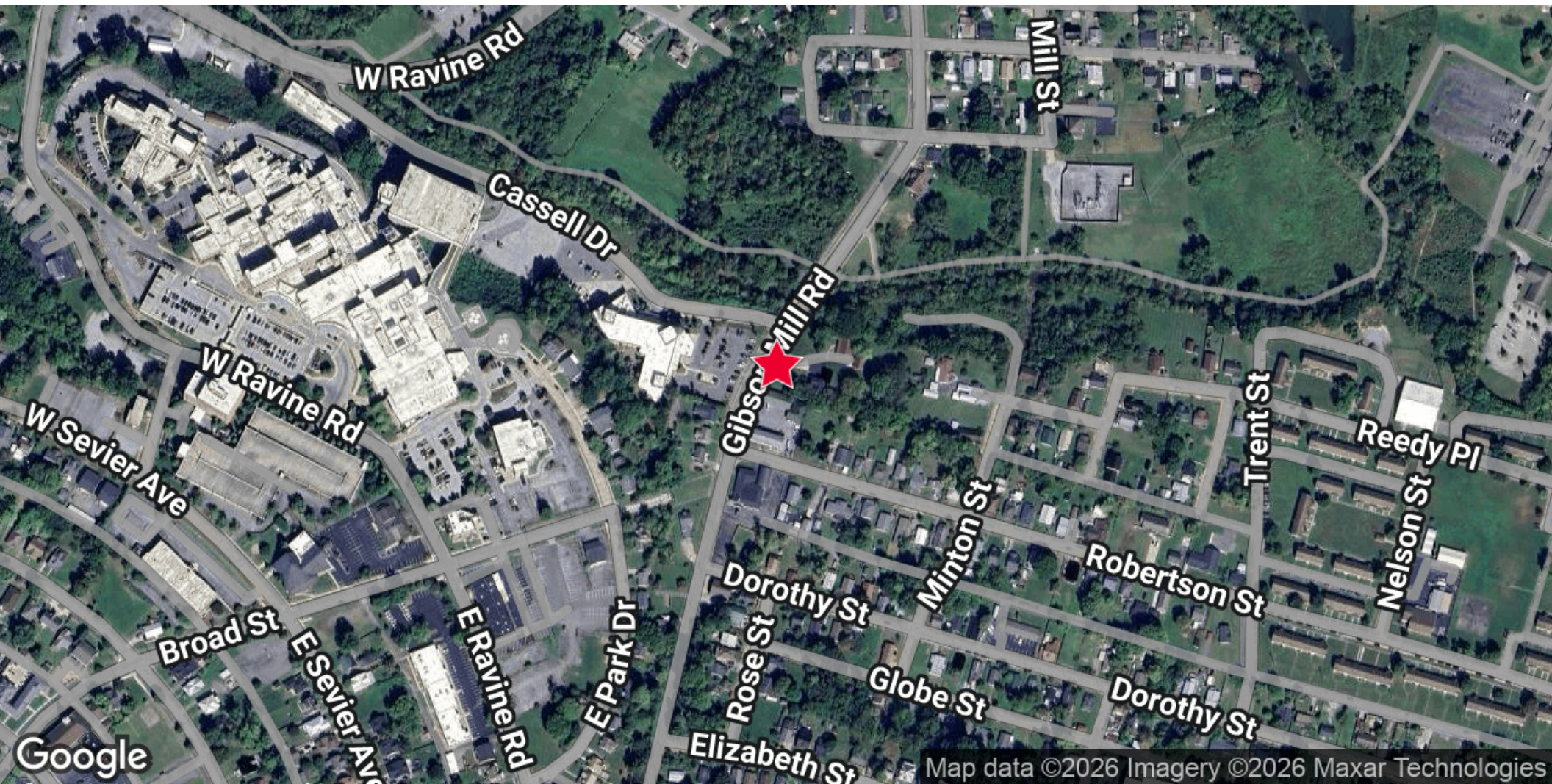
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,784	16,670	27,955
Total Population	6,135	37,221	63,131
Average HH Income	\$61,277	\$65,359	\$73,034





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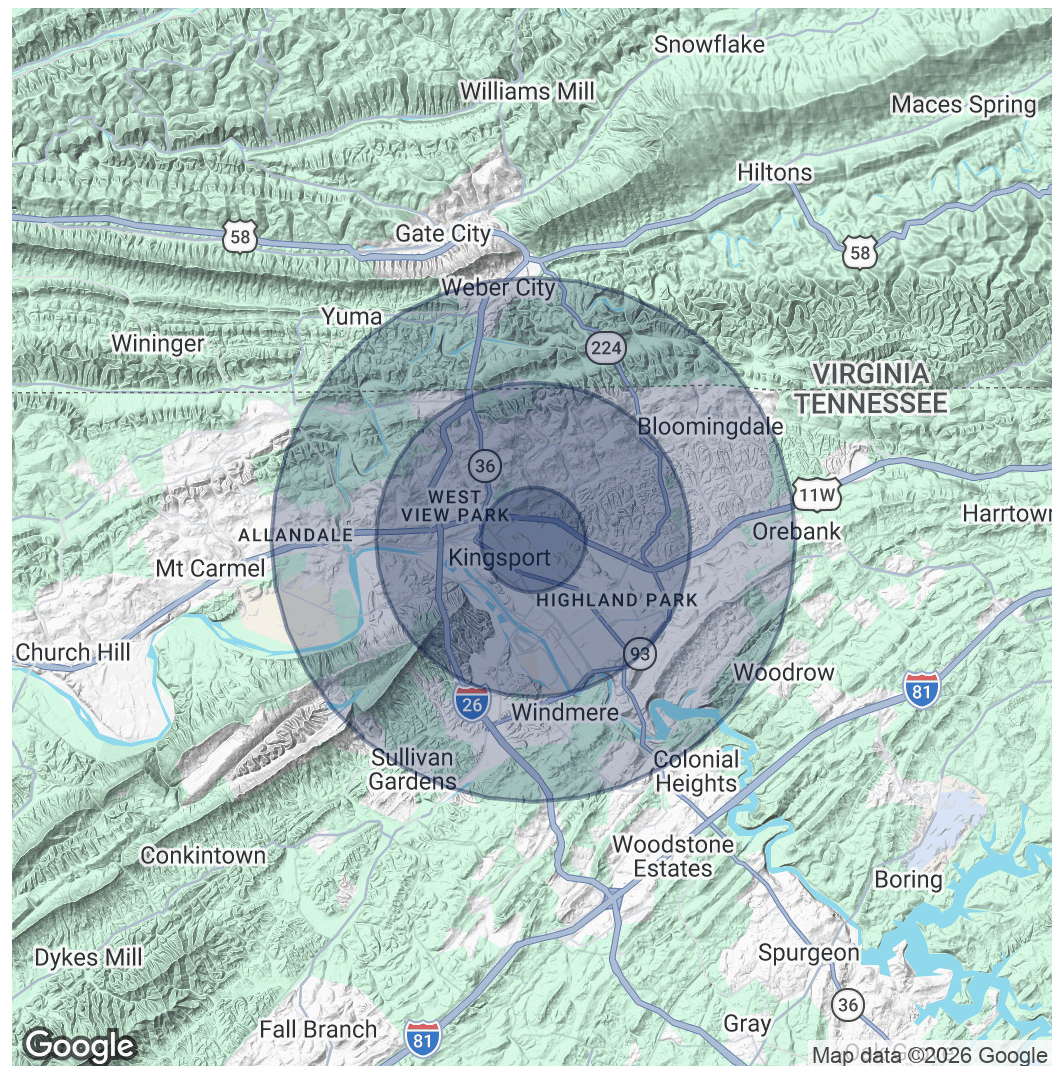


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,135	37,221	63,131
Average Age	38.3	42.8	43.4
Average Age (Male)	35.6	41.7	42.7
Average Age (Female)	40.9	43.3	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,784	16,670	27,955
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$61,277	\$65,359	\$73,034
Average House Value	\$203,395	\$173,042	\$188,927

2023 American Community Survey (ACS)



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