



FOR SALE

[Drone Video Link](#)



Shops at East Stone

2637 East Stone Drive
Kingsport, TN 37660

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Tennessee #319988

Property Summary

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Retail investment opportunity in the vibrant market of East Tennessee. Nestled within a dynamic community, the location offers proximity to notable attractions like Kingsport Town Center, a prime shopping destination. A synergy of local businesses, restaurants, and entertainment venues that create a magnetic draw. With its strategic position along East Stone Drive, this shopping center benefits from high visibility and accessibility.

PROPERTY HIGHLIGHTS

- 23,876 SF building 1 and 2 combined
- 8 units
- 90% occupancy - Triple net leases
- Ample surface parking for customers and employees
- Efficient ingress and egress support smooth traffic flow
- Built 2011

OFFERING SUMMARY

Sale Price:	\$5,200,000
Number of Units:	8
Lot Size:	2.82 Acres
Building Size:	23,876 SF
NOI:	\$345,493.00
Cap Rate:	6.64%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	374	1,420
Total Population	238	950	3,571
Average HH Income	\$129,911	\$126,853	\$124,904

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Financial Summary

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INVESTMENT OVERVIEW

Price	\$5,200,000
Price per SF	\$218
Vacancy	10%
CAP Rate	6.64%

OPERATING DATA

Net Operating Income	\$345,493
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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Lendmark Financial Services	2,300 SF	9.63%	\$20.00	\$46,000.00	06/09/2022	06/08/2027
C	Nail Polish Bar	2,400 SF	10.05%	\$21.05	\$50,520.00	05/04/2018	11/30/2035
F	East Coast Wings	5,041 SF	21.11%	\$14.42	\$72,691.22	11/01/2024	12/31/2029
H	Lumber Liquidators Flooring	6,720 SF	28.15%	\$14.00	\$94,080.00	11/01/2025	10/31/2030
K	Jersey Mikes Subs	1,680 SF	7.04%	\$20.80	\$34,944.00	01/01/2023	12/31/2027
E	Robust Physical Therapy	1,200 SF	5.03%	\$16.00	\$19,200.00	09/01/2025	07/31/2030
A	Stanton Optical	2,135 SF	8.94%	\$13.14	\$28,053.90	09/23/2024	09/23/2034
C	VACANT	2,400 SF	10.05%	-	-	-	-
TOTALS		23,876 SF	100%	\$119.41	\$345,489.12		

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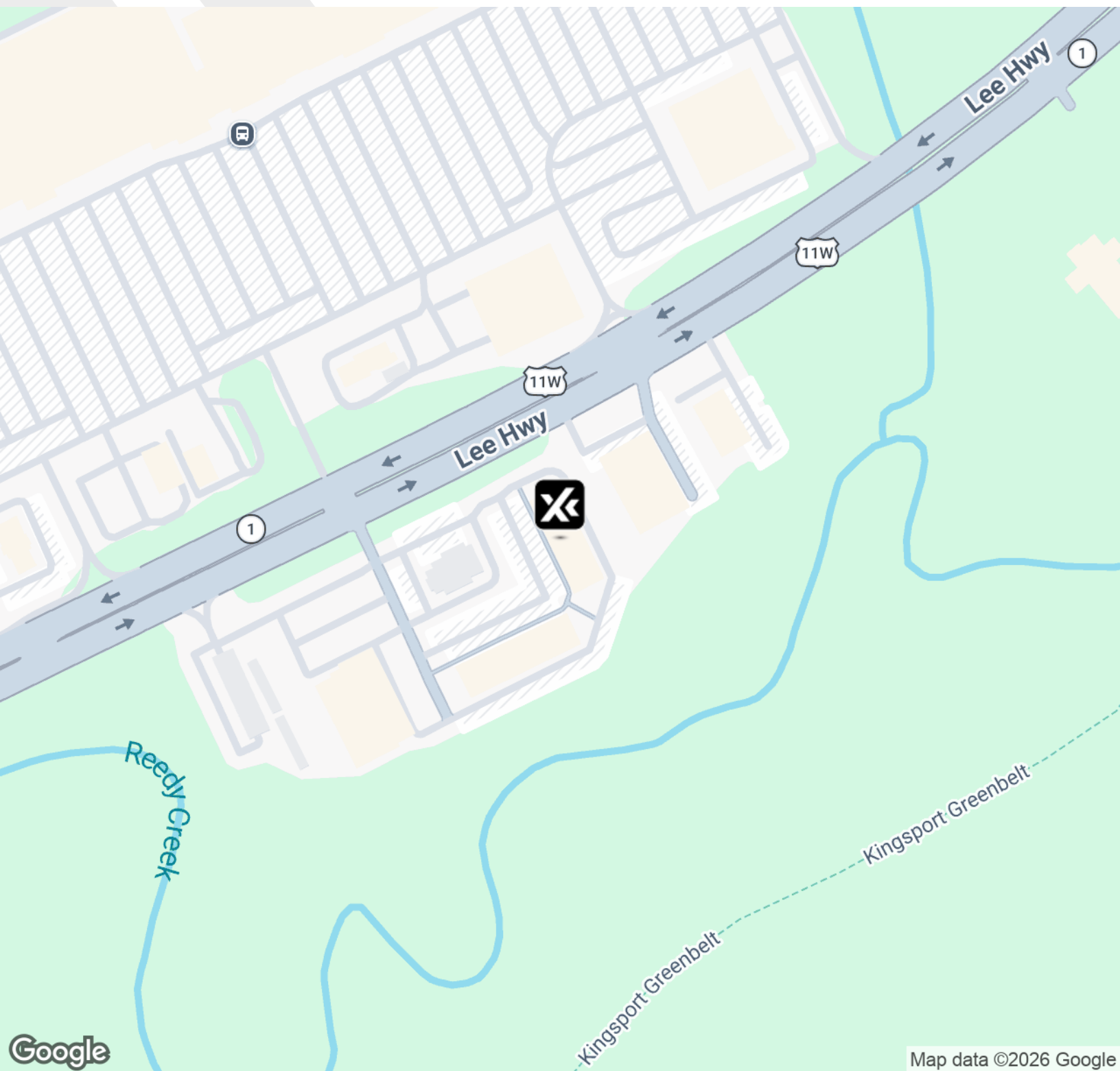
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Location Map

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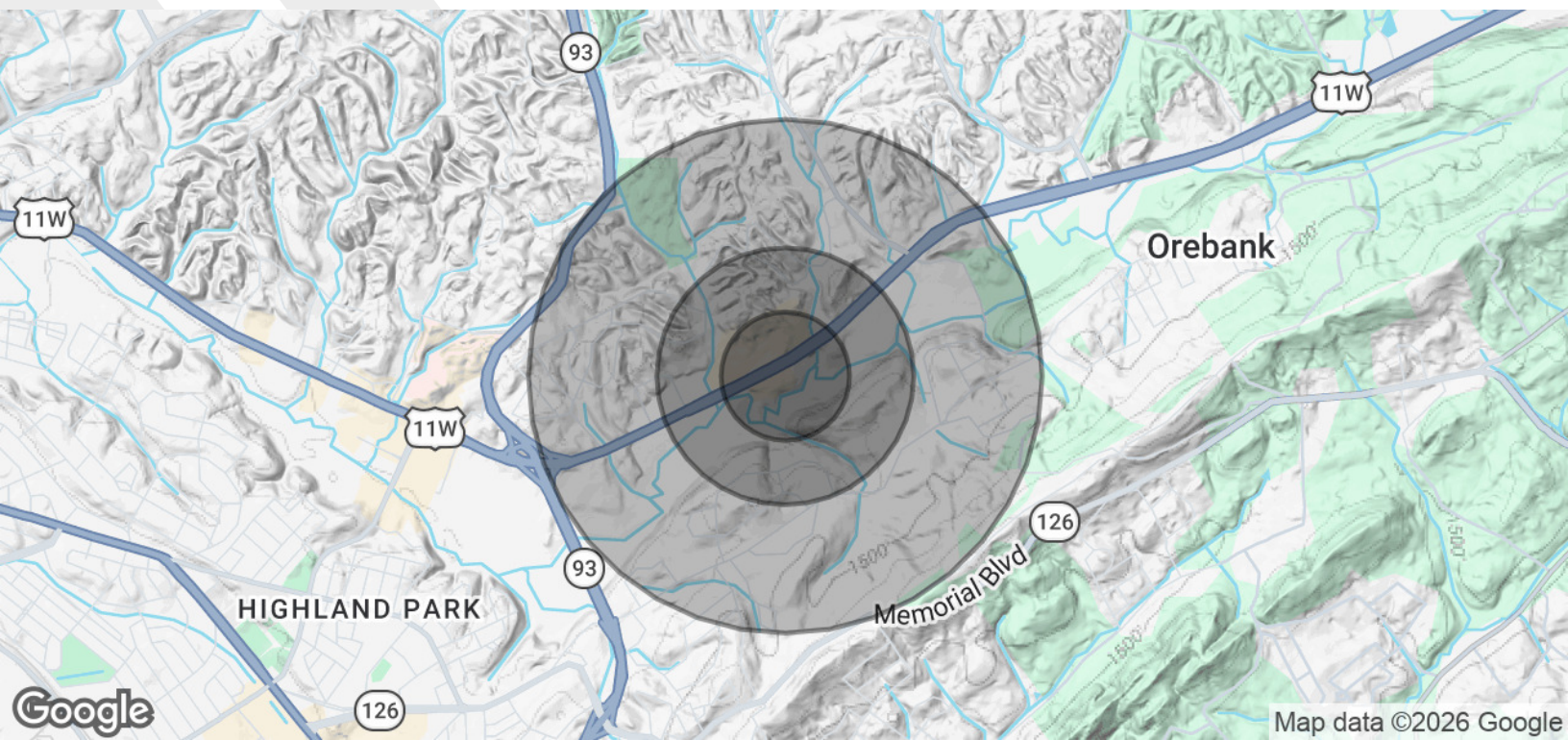
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	238	950	3,571
Average Age	45.3	45.1	45.3
Average Age (Male)	38	37.9	38.6
Average Age (Female)	51.4	51.2	50.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	374	1,420
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$129,911	\$126,853	\$124,904
Average House Value	\$359,576	\$338,403	\$322,982

2023 American Community Survey (ACS)

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Retailer Map

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Pictures

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