



FOR LEASE

Reedy Creek Terrace

1880 N Eastman Road · Kingsport, TN 37664

28,617

ADT · EASTMAN RD

1.5 mi

TO EASTMAN HQ

LEASING CONTACT

Dixon Greenwood, CCIM

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THE PROPERTY

















Overview & Highlights

Reedy Creek Terrace
Kingsport, TN

LOCATION HIGHLIGHTS

- ◆ Located at a traffic light in a dense retail district just off E Stone Drive
- ◆ Large pylon sign on Eastman Road with strong street visibility
- ◆ Kingsport's Green Belt trail runs right alongside the property
- ◆ Approx. 1.5 miles from Eastman Chemical Company's 13,000-employee global headquarters
- ◆ Approx. 0.7 miles from Dobyns-Bennett High School and the Kingsport Civic Auditorium

CURRENT OCCUPANTS INCLUDE

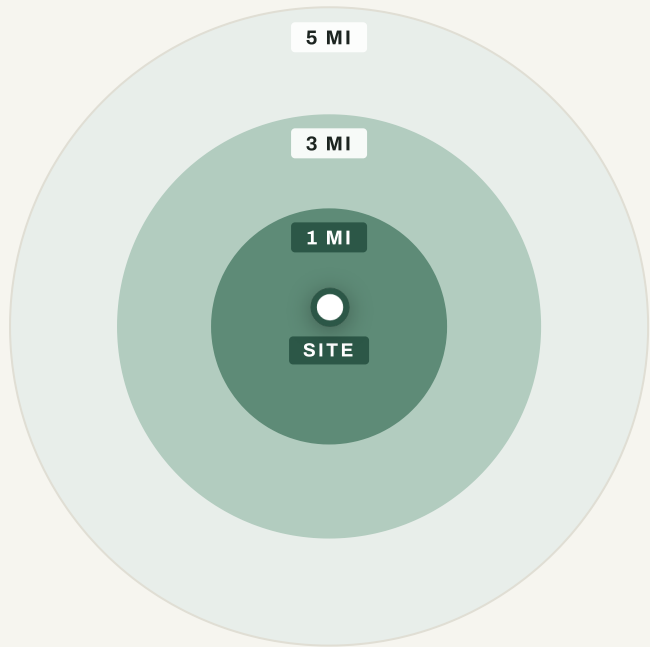
ADDRESS	1880 N Eastman Rd, Kingsport, TN 37664
PROPERTY TYPE	Multi-tenant retail & office
CONFIGURATION	Upper & lower level
PYLON SIGNAGE	Yes — Eastman Road
TRAFFIC COUNT	28,617 ADT · Eastman Rd
TRADE POSITION	Across from East Stone Commons



KINGSPORT, TN · RETAIL TRADE CORRIDOR

Demographics

Esri 2026 estimates
1, 3 & 5-mile radii



RADIUS TRADE AREA · ESRI 2026

	1 MILE	3 MILES	5 MILES
POPULATION	5,740	37,086	71,221
Median HH income	\$45,757	\$59,543	\$64,076
Median age	48.1	45.1	45.2
Households	2,722	16,858	31,644
Median net worth	\$116,511	\$150,882	\$199,903
Unemployment rate	6.7%	5.1%	4.8%

Eastman Chemical HQ

13,000 employees · 1.5 mi

Dobyns-Bennett HS & Civic Auditorium

0.7 mi

Kingsport Greenbelt

Adjacent — trail at rear

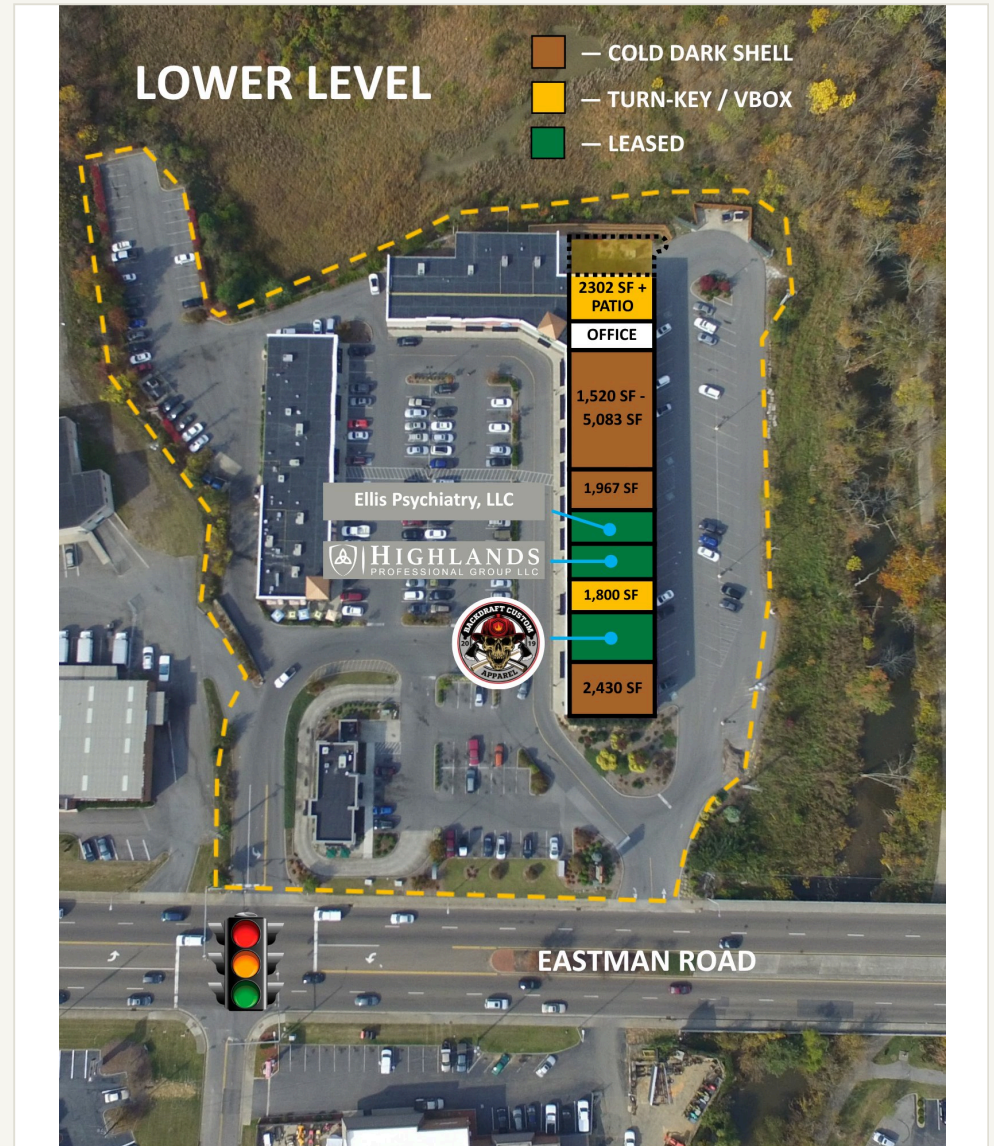
Availability Plan

■ Turn-key / vanilla box
 ■ Cold dark shell
 Future availability

↑ EASTMAN ROAD · 28,617 ADT · PYLON SIGNAGE ↑



UPPER LEVEL



LOWER LEVEL

Availability & Lease Terms

8 suites available
1,280 – 5,083 SF

SUITE	SIZE	USE	LEVEL	AVAILABLE
200	4,000 SF	Retail · Endcap	Upper	Now
285	1,890 SF	Retail / Office	Upper	3/1/26
320	1,500 SF	Retail	Upper	Now
100	2,430 SF	Office	Lower	Now
120	1,280 SF	Office	Lower	Now
150	1,967 SF	Office	Lower	Now
160–180	1,520–5,083 SF	Office · Divisible	Lower	Now
190	4,000 SF + Patio	Retail	Lower	3/1/26

Suite 320

Retail · Upper Level

1,500 SF

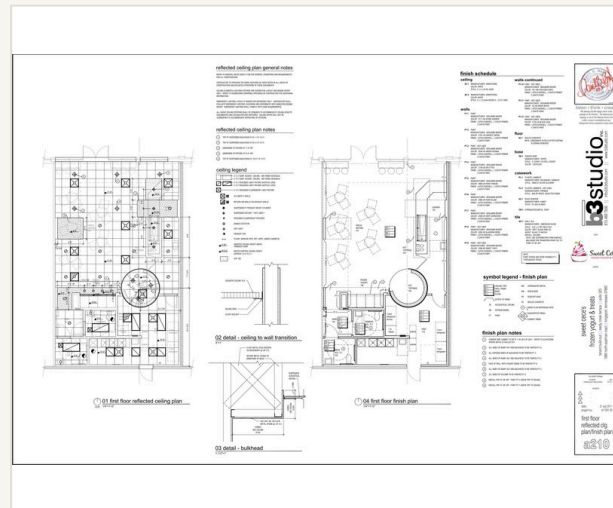
AVAILABLE NOW



SPECIFICATIONS

SIZE	1,500 SF
USE	Retail
LEVEL	Upper Level
AVAILABILITY	Available Now
CONDITION	Turn-key / vanilla box
ASKING RATE	\$16.50 / SF · NNN

Street-facing retail with pylon and storefront signage. Landlord will build to tenant specifications.

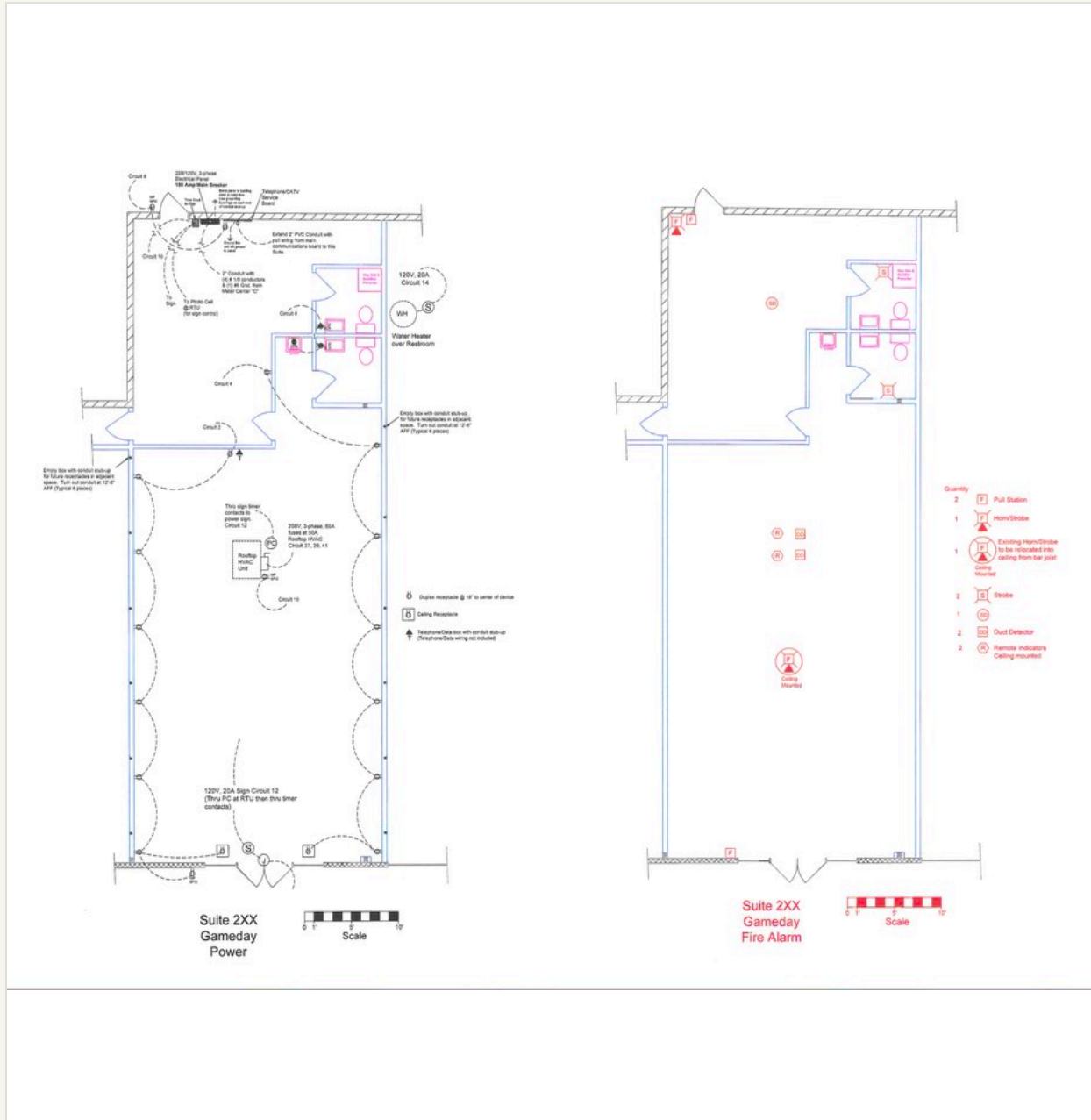


Suite 285

Retail / Office · Upper Level

1,890 SF

AVAILABLE 3/1/2026



SPECIFICATIONS

SIZE	1,890 SF
USE	Retail / Office
LEVEL	Upper Level
AVAILABILITY	Available 3/1/2026
CONDITION	To be determined
ASKING RATE	\$16.50 / SF · NNN

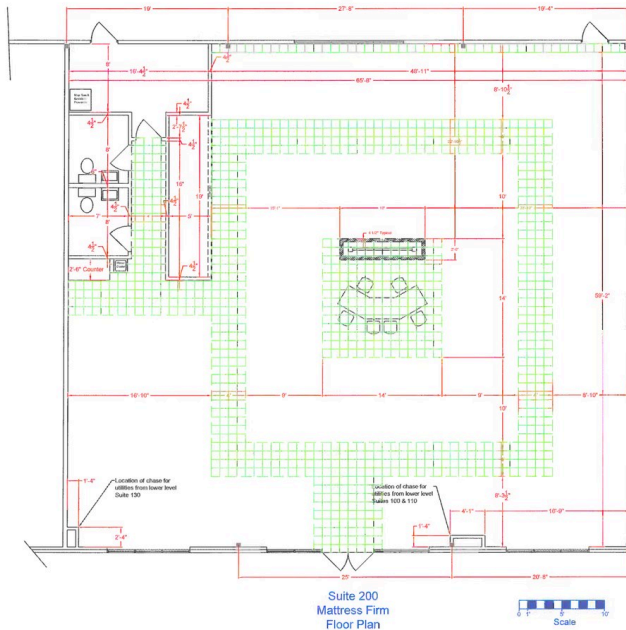
Coming available March 2026. Suite size and delivery condition confirmed on request.

Suite 200

Retail · Endcap · Upper Level

4,000 SF

AVAILABLE NOW



SPECIFICATIONS

SIZE	4,000 SF
USE	Retail · Endcap
LEVEL	Upper Level
AVAILABILITY	Available Now
CONDITION	Vanilla box / turn-key
ASKING RATE	\$16.50 / SF · NNN

Premier endcap position with maximum visibility and signage on Eastman Road.



Suite 120

Office · Lower Level

1,280 SF

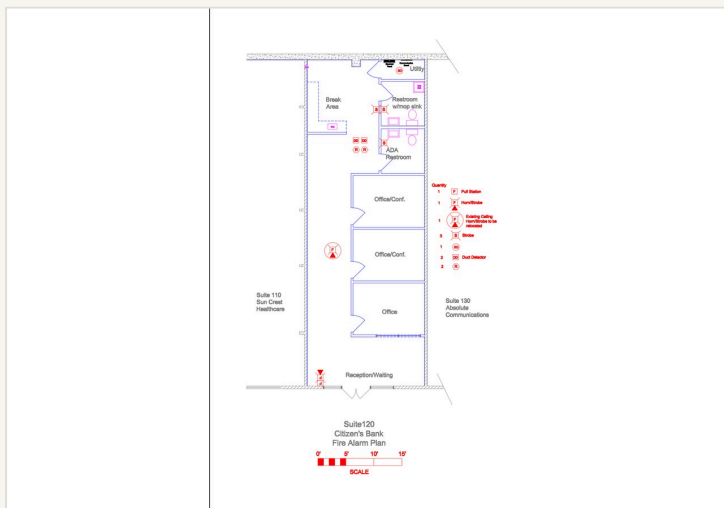
AVAILABLE NOW



SPECIFICATIONS

SIZE	1,280 SF
USE	Office
LEVEL	Lower Level
AVAILABILITY	Available Now
CONDITION	Turn-key / vanilla box
ASKING RATE	\$16.50 / SF · NNN

Efficient lower-level office suite, move-in ready. Ideal for professional services.

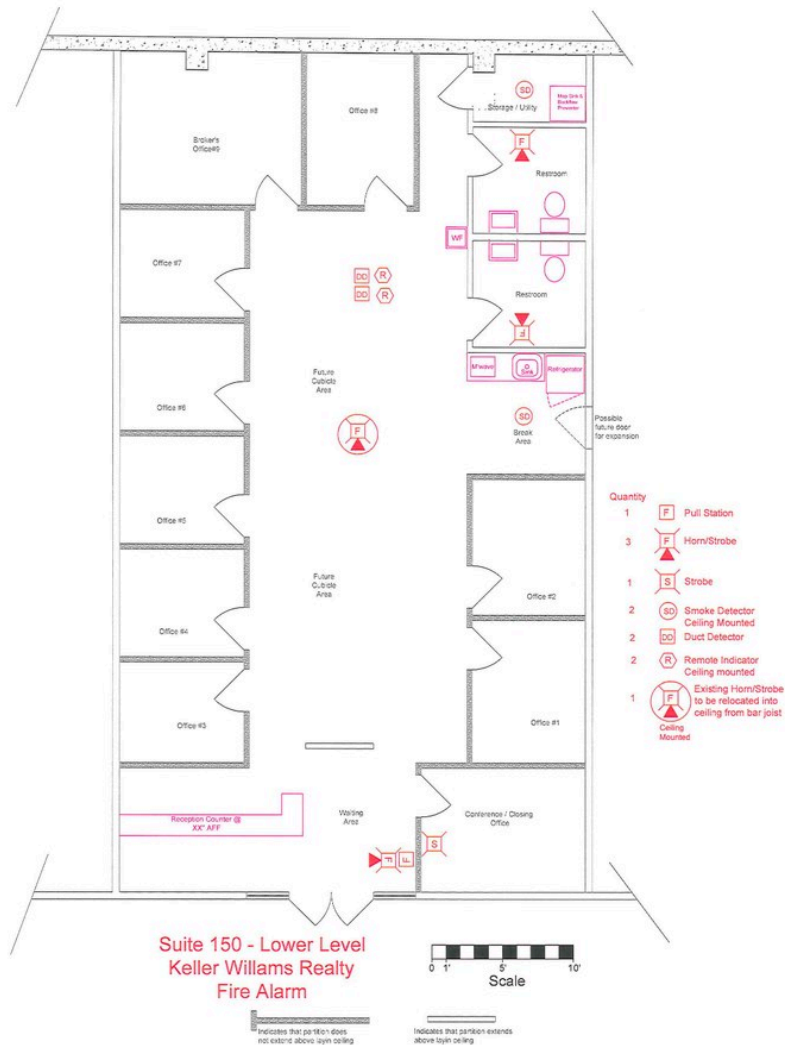


Suite 150

Office · Lower Level

1,967 SF

AVAILABLE NOW



SPECIFICATIONS

SIZE	1,967 SF
USE	Office
LEVEL	Lower Level
AVAILABILITY	Available Now
CONDITION	Turn-key / vanilla box
ASKING RATE	\$16.50 / SF · NNN

Lower-level professional office with Greenbelt-adjacent setting.

Suite 190

Retail · Lower Level

4,000 SF + Patio

AVAILABLE 3/1/2026



SPECIFICATIONS

SIZE 4,000 SF + Patio

USE Retail

LEVEL Lower Level

AVAILABILITY Available 3/1/2026

CONDITION Cold dark shell + patio

ASKING RATE \$16.50 / SF · NNN

Includes private patio. Cold dark shell — landlord will build out to tenant specifications.

