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Randall Commercial Group, LLC

Investment Real Estate Optimized

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Standalone Retail Space | For Lease

1064 East Stone Drive | Kingsport, Tennessee 37660

Call for Pricing | 3,840 SF | NNN Lease

Recently renovated, highly visible standalone retail space located in high-traffic commercial district of Kingsport.

Disclaimer/Terms of Use for Offering Memorandum: 1064 Stone Drive | Kingsport, Tennessee 37664

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2 | Randall Commercial Group, LLC

CONTENTS

- 4 Lease Highlights
- 5 Floor Plan
- 6 Location Overview
 - Property Photos
 - Area Map
 - Location Highlights
- 9 Net Lease Group



Exclusively Listed By:

Randall Commercial Group, LLC

Elizabeth J. Randall, CCIM

President | Associate Broker

Office: 662-234-4044

Direct: 662-234-4043

Email: erandall@randallcg.com

Licensed: MS, AL, AR, GA, LA, MO, NC, SC, TN

Greg Angelo

Associate Broker

Office: 662-234-4044

Direct: 828-630-0740

Email: gangelo@randallcg.com

Licensed: GA, MS, NC, SC, TN

LEASE HIGHLIGHTS:

Asking Rent:	Call for Pricing
Lease Term:	Negotiable
Lease Type:	Triple Net Lease (NNN)
Signage:	Available

PROPERTY INFORMATION:

Address:	1064 East Stone Road Kingsport, TN 37660
Building Size:	3,840 sq. ft.*
Lot Size:	.35 acres*
Parking:	16 Spaces
Parking Ratio:	4.16 per 1,000 sq. ft.
Year Built/Renovated:	1987 / 2017
No. of Stories:	One
Foundation:	Concrete Slab
Exterior:	Masonry
Parking Surface:	Asphalt

*Source: Landlord Provided Data-Site Plan



LOCATION SUMMARY:

- Direct frontage along heavily trafficked East Stone Drive
- Sees 39,700 vehicles per day
- Located +/- 1.5 miles from Indian Path Medical Center, Holston Valley Medical Center



± 61,701

Population within
a 5-Mile Radius



± 26,855

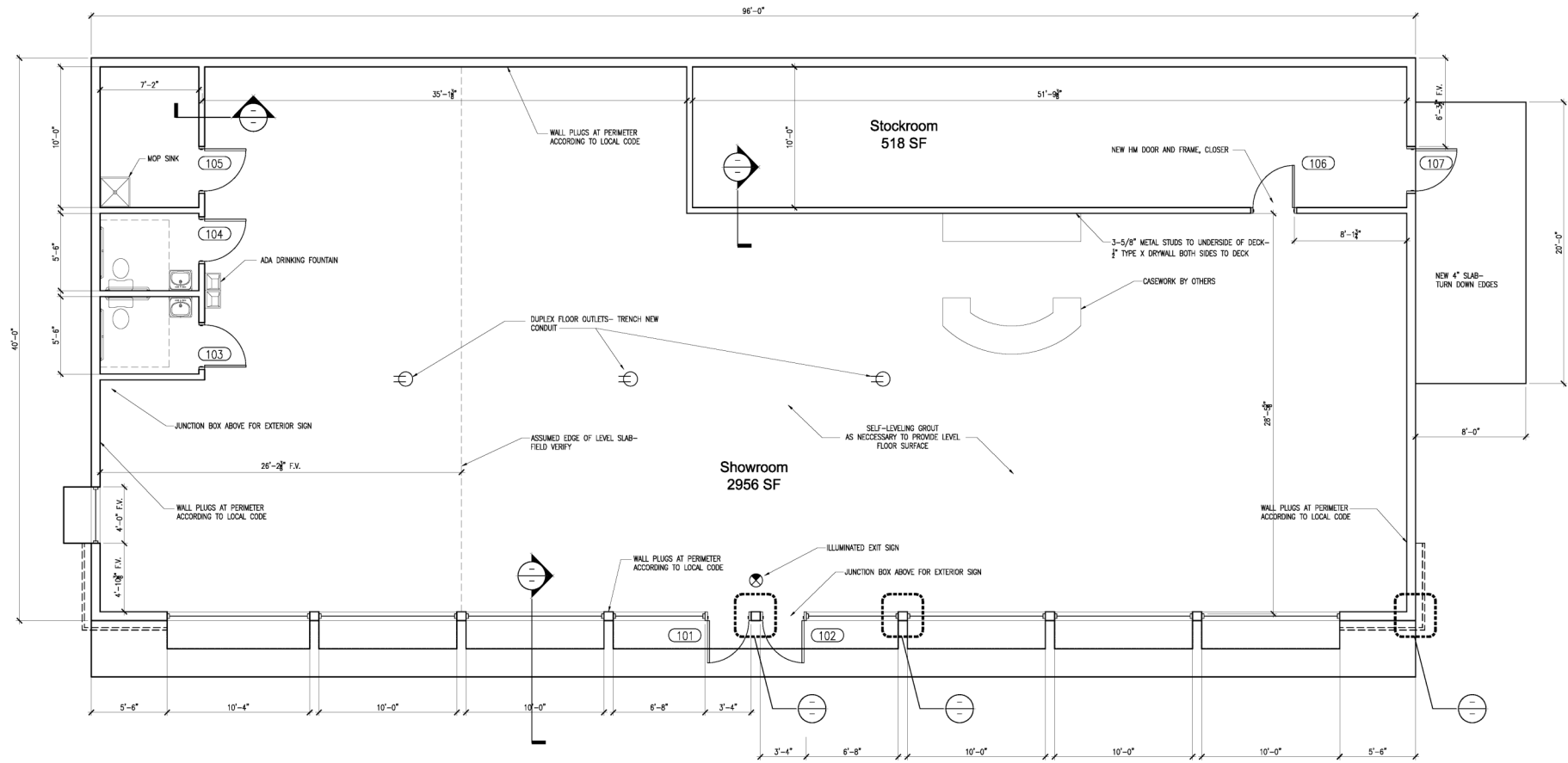
Households within
a 5-Mile Radius



± \$56,975

Avg. Household Income
within a 5-Mile Radius

FLOOR PLAN



PHOTOS



AREA MAP



Property Location

Kingsport, Tennessee is nestled in the east-central portion of the state and is the largest municipality in the Kingsport-Bristol Metropolitan Statistical Area – commonly known as the Tri-Cities region. The majority of Kingsport lies in Sullivan County, TN, and the city has a population of nearly 55,000 people. A bustling area with many commercial districts, Kingsport is also home to King’s Boat Yard, an area on the Holston River known as the head of navigation for the Tennessee River Valley. *Source: Kingsport Economic Development, KingsportTN.gov*

2019 Demos*	1-Mile	3-Mile	5-Mile
Population	7,446	33,668	61,701
Median Age	40.5	45.2	45.8
Avg. HH Income:	\$40,925	\$52,585	\$56,975

7 | **Randall** Commercial Group, LLC



Location Highlights:

- Compared to the rest of the country, Kingsport's cost of living is 12.80% Lower than the U.S. average
- Kingsport is home to Fun Fest, a nine-day summer family festival that is consistently ranked as one of the Top 20 Events to attend in the Southeast in July by the Southeast Tourism Society. More than 180,000 people attend more than 100 Fun Fest events each year
- Since 2000, Kingsport has had a population growth of 45.78 percent
- Kingsport is home to Warriors Path State Park, the most visited state park in Tennessee.
- Kingsport is near 5 national parks, 15 state parks and 6 TVA lakes. Kingsport is also near 5 national parks, 15 state parks and 6 TVA lake
- Kingsport is within a day's drive of 70 percent of the U.S. population



NET LEASE GROUP

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President | Associate Broker

Office: 662-234-4044

Direct: 662-234-4043

Email: erandall@randallcg.com

Greg Angelo

Associate Broker

Office: 662-234-4044

Direct: 828-630-0740

Email: gangelo@randallcg.com

About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenants, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

9 | **Randall Commercial Group, LLC**